

Nassau County Comparable Sales Report

S/B/L: 52/390/1

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	1 CHERYL RD MASSAPEQUA, NY 11758	27 JACQUELINE RD MASSAPEQUA, NY 11758	4324 HICKSVILLE RD BETHPAGE, NY 11714	32 KEVIN LN BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52390 00010	52376 00290	52310 00170	49199 00150
Sale Date		December 19, 2017	August 16, 2018	September 28, 2018
Sale Price		\$340,000	\$375,000	\$369,000
Time Adjustment Factor		1.05	1	1
Time Adjusted Sale Price		\$355,527	\$375,000	\$369,000
Total % Adjustment		-4.32 %	3.51 %	6.39 %
Adjusted Sales Price		\$340,159	\$388,163	\$392,586
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Subject		Sale #4	Sale #5	Sale #6
Property Address	1 CHERYL RD MASSAPEQUA, NY 11758	96 WILLIAM RD MASSAPEQUA, NY 11758	6 KAY AVE BETHPAGE, NY 11714	3993 OLD POST RD SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52390 00010	52394 00010	46497 00130	52450 00010
Sale Date		July 10, 2017	October 16, 2017	November 2, 2017
Sale Price		\$422,000	\$405,000	\$441,500
Time Adjustment Factor		1.08	1.06	1.05
Time Adjusted Sale Price		\$455,575	\$428,934	\$464,618
Total % Adjustment		-10.75 %	-9.39 %	-9.72 %
Adjusted Sales Price		\$406,588	\$388,641	\$419,440

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A comprehensive search of sales in the immediate area was completed. The sales presented are most similar in terms of property characteristics related to the subject property. All of the sales are located in the same community and are in close proximity to the Subject Property. Market derived adjustments are applied to the comparable sales for differences as related to the Subject Property. With all relevant factors considered, the indicated market value is well supported with an effective date of valuation, January 2, 2019.

Subject Market Value: \$383,000

As of January 2, 2019