

Nassau County Comparable Sales Report

S/B/L: 22/F-1/298

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	181 HIGH FARMS RD GLEN HEAD, NY 11545	1 HAMILTON CT GLEN HEAD, NY 11545	25 WEDGEWOOD CT GLEN HEAD, NY 11545	27 EAST WEDGEWOOD CT GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3002	OB-3002	OB-3002	OB-3002
Account Number	22 F0102980	22 F0103810	22 F0103120	22 F0103660
Sale Date		May 1, 2018	June 27, 2016	August 9, 2016
Sale Price		\$1,460,000	\$1,225,000	\$975,000
Time Adjustment Factor		1.01	1.16	1.16
Time Adjusted Sale Price		\$1,472,906	\$1,422,705	\$1,132,357
Total % Adjustment		-8.05 %	-12.99 %	-8.96 %
Adjusted Sales Price		\$1,354,341	\$1,237,872	\$1,030,930
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Subject		Sale #4	Sale #5	Sale #6
Property Address	181 HIGH FARMS RD GLEN HEAD, NY 11545	175 HIGH FARMS RD GLEN HEAD, NY 11545	20 WILDWOOD LN GREENVALE, NY 11548	22 EASTVIEW LN GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3002	OB-3002	OB-3002-OB	OB-3002-OB
Account Number	22 F0102980	22 E 03270	20100 00070	20 G 05740
Sale Date		August 15, 2017	January 14, 2015	February 21, 2017
Sale Price		\$960,000	\$1,106,000	\$1,185,000
Time Adjustment Factor		1.09	1.19	1.15
Time Adjusted Sale Price		\$1,048,321	\$1,320,430	\$1,364,191
Total % Adjustment		22.12 %	-21.55 %	-6.98 %
Adjusted Sales Price		\$1,280,217	\$1,035,857	\$1,269,037

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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: <u> \$1,175,000 </u> As of <u> January 2, 2019 </u>
