

Nassau County Comparable Sales Report

S/B/L: 21/12/27

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	40 GLENWOOD RD GLEN HEAD, NY 11545	73 GLENWOOD RD GLEN HEAD, NY 11545	71 GLENWOOD RD GLEN HEAD, NY 11545	91 GLENWOOD RD GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3001	OB-3001	OB-3001	OB-3001
Account Number	21012 00270	20046 00010	20046 00020	20045 00010
Sale Date		October 2, 2018	October 23, 2017	February 3, 2017
Sale Price		\$635,000	\$580,000	\$695,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$635,000	\$580,000	\$695,000
Total % Adjustment		-5.34 %	-10.85 %	-21.56 %
Adjusted Sales Price		\$601,108	\$517,092	\$545,163
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Subject		Sale #4	Sale #5	Sale #6
Property Address	40 GLENWOOD RD GLEN HEAD, NY 11545	41 CODY AVE GLEN HEAD, NY 11545	13 UNIVERSITY PL GLEN HEAD, NY 11545	10 PLYMOUTH DR , NY
Town/School Dist/Village	OB-3001	OB-3001	OB-3001	OB-3001
Account Number	21012 00270	20033 03680	20083 00400	21215 00220
Sale Date		September 13, 2018	October 3, 2017	September 7, 2018
Sale Price		\$412,000	\$560,000	\$525,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$412,000	\$560,000	\$525,000
Total % Adjustment		12.10 %	-16.85 %	-16.38 %
Adjusted Sales Price		\$461,869	\$465,661	\$439,030

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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> \$438,000 </u>	As of <u> January 2, 2019 </u>
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