

Nassau County Comparable Sales Report

S/B/L: 21/226/51

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	490 GLEN COVE AVE GLEN HEAD, NY 11545	960 GLEN COVE AVE GLEN HEAD, NY 11545	8 OLD FARM CT GLEN HEAD, NY 11545	480 GLEN COVE AVE GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3001	OB-3203	OB-3001	OB-3001
Account Number	21226 00510	20 G 16570	20 F 10560	21226 00520
Sale Date		November 10, 2017	June 5, 2017	May 24, 2012
Sale Price		\$640,000	\$750,000	\$420,000
Time Adjustment Factor		1	1	1.22
Time Adjusted Sale Price		\$640,000	\$750,000	\$512,527
Total % Adjustment		-4.52 %	-10.52 %	4.17 %
Adjusted Sales Price		\$611,047	\$671,075	\$533,920
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Subject		Sale #4	Sale #5	Sale #6
Property Address	490 GLEN COVE AVE GLEN HEAD, NY 11545	49 KISSAM LN GLEN HEAD, NY 11545	6NO # GARDEN CT GLEN HEAD, NY 11545	8 TODD CT GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3001	OB-3001	OB-3002	OB-3001
Account Number	21226 00510	21035 05270	20 G 16380	21226 00260
Sale Date		March 2, 2016	July 10, 2018	October 23, 2017
Sale Price		\$660,000	\$790,000	\$725,000
Time Adjustment Factor		1.04	1	1
Time Adjusted Sale Price		\$688,079	\$790,000	\$725,000
Total % Adjustment		-8.80 %	-19.27 %	-1.86 %
Adjusted Sales Price		\$627,520	\$637,742	\$711,546

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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>\$665,000</u>	As of <u>January 2, 2019</u>
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