

Nassau County Comparable Sales Report

S/B/L: 32/407/113

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	46 HATHAWAY AVE ELMONT, NY 11003	2144 BAYLIS AVE ELMONT, NY 11003	10 SUSSEX RD ELMONT, NY 11003	116-23 237TH ST ELMONT, NY 11003
Town/School Dist/Village	H-1016	H-1016	H-1016	H-1016
Account Number	32407 01130	32417 03590	32379 00670	32626 00210
Sale Date		June 4, 2018	March 8, 2018	February 14, 2018
Sale Price		\$473,638	\$500,000	\$332,000
Time Adjustment Factor		1.01	1.03	1.03
Time Adjusted Sale Price		\$476,622	\$512,720	\$342,590
Total % Adjustment		-2.16 %	3.55 %	3.79 %
Adjusted Sales Price		\$466,318	\$530,905	\$355,581
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Subject		Sale #4	Sale #5	Sale #6
Property Address	46 HATHAWAY AVE ELMONT, NY 11003	123 WELLINGTON RD ELMONT, NY 11003	99 WARWICK RD ELMONT, NY 11003	159 LOCUSTWOOD BLVD ELMONT, NY 11003
Town/School Dist/Village	H-1016	H-1016	H-1016	H-1016
Account Number	32407 01130	32390 00490	32386 01180	32399 00890
Sale Date		August 30, 2017	March 31, 2017	July 24, 2018
Sale Price		\$498,000	\$450,000	\$473,000
Time Adjustment Factor		1.07	1.11	1
Time Adjusted Sale Price		\$533,619	\$497,568	\$473,000
Total % Adjustment		4.88 %	8.34 %	2.73 %
Adjusted Sales Price		\$559,667	\$539,064	\$485,909

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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>\$488,000</u>	As of <u>January 2, 2019</u>
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