

Nassau County Comparable Sales Report

S/B/L: 52/350/26

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	58 DANIEL RD MASSAPEQUA, NY 11758	645 KILDARE CRES SEAFORD, NY 11783	9 HASTINGS RD MASSAPEQUA, NY 11758	16 AMHERST DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52350 00260	52453 00280	52436 00390	52437 00050
Sale Date		October 1, 2018	March 16, 2018	November 1, 2018
Sale Price		\$476,375	\$451,000	\$492,500
Time Adjustment Factor		1	1.03	1
Time Adjusted Sale Price		\$476,375	\$462,657	\$492,500
Total % Adjustment		-4.80 %	3.29 %	2.94 %
Adjusted Sales Price		\$453,510	\$477,875	\$506,971
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Subject		Sale #4	Sale #5	Sale #6
Property Address	58 DANIEL RD MASSAPEQUA, NY 11758	7 PEMBROKE DR MASSAPEQUA, NY 11758	702 KILDARE CT SEAFORD, NY 11783	12 HAMPTON RD MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52350 00260	52437 00200	52447 00160	52490 00220
Sale Date		July 11, 2016	August 7, 2017	October 20, 2017
Sale Price		\$480,000	\$540,000	\$450,000
Time Adjustment Factor		1.16	1.07	1.06
Time Adjusted Sale Price		\$555,151	\$579,256	\$476,594
Total % Adjustment		3.68 %	-9.69 %	1.94 %
Adjusted Sales Price		\$575,565	\$523,113	\$485,853

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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: \$530,000

As of January 2, 2019