

# Nassau County Comparable Sales Report

## S/B/L: 20/G/1630

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	77 MCCOUNS LN OLD BROOKVILLE, NY	2 EDSON LN GLEN HEAD, NY 11545	5 POUND HOLLOW RD GLEN HEAD, NY 11545	35 HOAGLANDS LAND GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3002-OB	OB-3002-OB	OB-3002-OB	OB-3002-OB
Account Number	20 G 16300	20 L 06740	22 F0206610	20 L 10420
Sale Date		July 28, 2016	February 10, 2017	August 8, 2018
Sale Price		\$1,450,000	\$1,695,000	\$2,700,000
Time Adjustment Factor		1.16	1.15	1
Time Adjusted Sale Price		\$1,684,018	\$1,951,311	\$2,700,000
Total % Adjustment		-6.30 %	-0.14 %	-17.44 %
<b>Adjusted Sales Price</b>		<b>\$1,577,928</b>	<b>\$1,948,584</b>	<b>\$2,229,092</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	77 MCCOUNS LN OLD BROOKVILLE, NY	87 CHICKEN VALLEY RD OLD BROOKVILLE, NY 11545	15 PHEASANT HILL LN GLEN HEAD, NY 11545	5 CARLISLE DR GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3002-OB	OB-3002-OB	OB-3002-OB	OB-3002-OB
Account Number	20 G 16300	22 H 10300	22 F0206470	20 L 07710
Sale Date		January 3, 2018	August 10, 2015	September 16, 2016
Sale Price		\$1,900,000	\$1,700,000	\$1,400,000
Time Adjustment Factor		1.04	1.17	1.16
Time Adjusted Sale Price		\$1,985,477	\$1,986,508	\$1,625,949
Total % Adjustment		-8.24 %	-4.86 %	6.12 %
<b>Adjusted Sales Price</b>		<b>\$1,821,928</b>	<b>\$1,889,928</b>	<b>\$1,725,442</b>

# Nassau County Comparable Sales Report

## S/B/L: 20/G/1630



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:**           \$1,964,000                **As of**           January 2, 2019