

Nassau County Comparable Sales Report

S/B/L: 52/184/1218

	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	88 TORONTO AVE MASSAPEQUA, NY 11758	88 TORONTO AVE MASSAPEQUA, NY 11758	88 TORONTO AVE MASSAPEQUA, NY 11758	55 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52184 12180	52184 12180	52184 12180	52137 00220
Sale Date		May 23, 2018	February 19, 2013	December 19, 2016
Sale Price		\$490,000	\$326,000	\$490,000
Time Adjustment Factor		1.01	1.32	1.13
Time Adjusted Sale Price		\$496,292	\$430,461	\$553,144
Total % Adjustment		-0.83 %	-0.83 %	5.02 %
Adjusted Sales Price		\$492,163	\$426,880	\$580,893
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Subject		Sale #4	Sale #5	Sale #6
Property Address	88 TORONTO AVE MASSAPEQUA, NY 11758	232 KINGS AVE MASSAPEQUA, NY 11758	75 TORONTO AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52184 12180	52117 00950	52185 14200	52418 00040
Sale Date		August 13, 2018	October 1, 2014	March 14, 2018
Sale Price		\$560,000	\$333,000	\$410,000
Time Adjustment Factor		1	1.25	1.03
Time Adjusted Sale Price		\$560,000	\$414,980	\$420,597
Total % Adjustment		5.62 %	0.65 %	6.64 %
Adjusted Sales Price		\$591,499	\$417,659	\$448,535

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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: \$486,000

As of January 2, 2019