





Nassau County Comparable Sales Report

S/B/L: 4/94/42

Image Not Found	Your property has been valued using mass appraisal techniques.	Image Not Found		Image Not Found
Subject	Sale #1	Sale #2	Sale #3	
Property Address	1 TIBBITS LN PORT WASHINGTON, NY 11050	1 TIBBITS LN PORT WASHINGTON, NY 11050	20 WEST CREEK FARMS RD PORT WASHINGTON, NY 11050	21 CORNWALL LN PORT WASHINGTON, NY 11050
Town/School Dist/Village	NH-2004-SP	NH-2004-SP	NH-2004-SP	NH-2004-SP
Account Number	04094 00420	04094 00420	04 C 02080	04 E 01010
Sale Date		September 14, 2016	February 14, 2018	July 25, 2016
Sale Price		\$1,549,000	\$850,000	\$1,250,000
Time Adjustment Factor		1.06	1.01	1.07
Time Adjusted Sale Price		\$1,644,054	\$859,697	\$1,334,253
Total % Adjustment		6.05 %	-17.86 %	-0.65 %
Adjusted Sales Price		\$1,743,544	\$706,151	\$1,325,606
Image Not Found	Your property has been valued using mass appraisal techniques.			
Subject	Sale #4	Sale #5	Sale #6	
Property Address	1 TIBBITS LN PORT WASHINGTON, NY 11050	39A BARKERS POINT RD PORT WASHINGTON, NY 11050	41 CORNWALL LN PORT WASHINGTON, NY 11050	11 SOUTH RD PORT WASHINGTON, NY 11050
Town/School Dist/Village	NH-2004-SP	NH-2004-SP	NH-2004-SP	NH-2004-SP
Account Number	04094 00420	04 C 05950	04 E 02380	05073 00770
Sale Date		May 19, 2017	May 23, 2018	June 15, 2018
Sale Price		\$1,385,000	\$1,700,000	\$1,932,000
Time Adjustment Factor		1.04	1	1
Time Adjusted Sale Price		\$1,437,015	\$1,704,828	\$1,932,000
Total % Adjustment		1.53 %	4.45 %	-0.33 %
Adjusted Sales Price		\$1,459,064	\$1,780,644	\$1,925,608

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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> \$1,306,000 </u>	As of <u> January 2, 2019 </u>
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