

# Nassau County Comparable Sales Report

## S/B/L: 16/A/81

	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	2 WALNUT AVE EAST NORWICH, NY 11732	15 VERNON AVE EAST NORWICH, NY 11732	5 GABRIELE DR EAST NORWICH, NY 11732	43 RICHARD RD EAST NORWICH, NY 11732
Town/School Dist/Village	OB-3008	OB-3008	OB-3008	OB-3008
Account Number	16 A 00810	16 A 08600	27057 00020	24014 00040
Sale Date		September 28, 2018	March 8, 2018	October 9, 2018
Sale Price		\$760,000	\$303,000	\$759,000
Time Adjustment Factor		1	1.02	1
Time Adjusted Sale Price		\$760,000	\$307,889	\$759,000
Total % Adjustment		5.84 %	-5.09 %	19.64 %
<b>Adjusted Sales Price</b>		<b>\$804,390</b>	<b>\$292,232</b>	<b>\$908,088</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	2 WALNUT AVE EAST NORWICH, NY 11732	4 HAHL LN EAST NORWICH, NY 11732	6244 NORTHERN BLVD EAST NORWICH, NY 11732	35 GABRIELE DR EAST NORWICH, NY 11732
Town/School Dist/Village	OB-3008	OB-3008	OB-3008	OB-3008
Account Number	16 A 00810	16 A 09680	16 A 08800	27057 00090
Sale Date		July 10, 2015	July 3, 2017	November 21, 2017
Sale Price		\$580,825	\$550,000	\$710,000
Time Adjustment Factor		1.09	1.06	1.04
Time Adjusted Sale Price		\$635,974	\$583,248	\$737,020
Total % Adjustment		10.50 %	8.42 %	-3.03 %
<b>Adjusted Sales Price</b>		<b>\$702,745</b>	<b>\$632,361</b>	<b>\$714,675</b>

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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:**           \$717,000          

**As of**                           January 2, 2019