

Nassau County Comparable Sales Report

S/B/L: 4/36/558

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	111 HARBOR RD PORT WASHINGTON, NY 11050	1540 MIDDLE NECK RD PORT WASHINGTON, NY 11050	11 MARINO AVE PORT WASHINGTON, NY 11050	6 PULASKI PL PORT WASHINGTON, NY 11050
Town/School Dist/Village	NH-2004	NH-2004	NH-2004	NH-2004
Account Number	04036 05580	04009 00610	05 J 09820	04035 01130
Sale Date		April 27, 2016	October 13, 2017	November 9, 2016
Sale Price		\$515,000	\$622,800	\$465,000
Time Adjustment Factor		1.1	1.03	1.07
Time Adjusted Sale Price		\$563,940	\$640,351	\$496,728
Total % Adjustment		2.71 %	-7.86 %	7.74 %
Adjusted Sales Price		\$579,244	\$590,025	\$535,191
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Subject		Sale #4	Sale #5	Sale #6
Property Address	111 HARBOR RD PORT WASHINGTON, NY 11050	76 JUNIPER RD PORT WASHINGTON, NY 11050	25 SCHOOL ST PORT WASHINGTON, NY 11050	2 RADCLIFF AVE PORT WASHINGTON, NY 11050
Town/School Dist/Village	NH-2004	NH-2004-MH	NH-2004	NH-2004
Account Number	04036 05580	04040 00700	05 A 02600	04017 00900
Sale Date		August 22, 2017	December 4, 2017	April 25, 2018
Sale Price		\$490,000	\$534,000	\$705,000
Time Adjustment Factor		1.02	1.02	1.01
Time Adjusted Sale Price		\$498,293	\$545,248	\$709,915
Total % Adjustment		-1.77 %	-8.19 %	-10.48 %
Adjusted Sales Price		\$489,454	\$500,567	\$635,501

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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>\$569,000</u>	As of <u>January 2, 2019</u>
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