

Nassau County Comparable Sales Report

S/B/L: 29/20/164

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	2 QUINCY AVE BAYVILLE, NY 11709	3 BREEZY LN BAYVILLE, NY 11709	3 SHOREWOOD DR BAYVILLE, NY 11709	31 OAKPOINT DR BAYVILLE, NY 11709
Town/School Dist/Village	OB-3006-BAY	OB-3006-BAY	OB-3006-BAY	OB-3006-BAY
Account Number	29020 01640	28006 00690	29011 01460	29075 00160
Sale Date		July 23, 2018	August 15, 2018	June 16, 2017
Sale Price		\$937,500	\$1,475,000	\$1,450,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$937,500	\$1,475,000	\$1,450,000
Total % Adjustment		25.70 %	-0.01 %	-25.72 %
Adjusted Sales Price		\$1,178,461	\$1,474,902	\$1,077,012
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Subject		Sale #4	Sale #5	Sale #6
Property Address	2 QUINCY AVE BAYVILLE, NY 11709	25 OAK POINT DR BAYVILLE, NY 11709	45 OAK POINT DR BAYVILLE, NY 11709	5 BREEZY LN BAYVILLE, NY 11709
Town/School Dist/Village	OB-3006-BAY	OB-3006-BAY	OB-3006-BAY	OB-3006-BAY
Account Number	29020 01640	29075 00320	29075 00210	28006 00710
Sale Date		April 5, 2017	May 29, 2018	September 15, 2016
Sale Price		\$1,300,000	\$1,400,000	\$900,000
Time Adjustment Factor		1	1	1.02
Time Adjusted Sale Price		\$1,300,000	\$1,400,000	\$918,293
Total % Adjustment		-21.99 %	-28.61 %	37.42 %
Adjusted Sales Price		\$1,014,153	\$999,506	\$1,261,956

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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:	\$1,145,000	As of	January 2, 2019
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