

Nassau County Comparable Sales Report

S/B/L: 54/521/28

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	3489 WOODWARD ST OCEANSIDE, NY 11572	159 LINDBERGH AVE OCEANSIDE, NY 11572	3537 WOODWARD ST OCEANSIDE, NY 11572	491 ROSS PL OCEANSIDE, NY 11572
Town/School Dist/Village	H-1011	H-1011	H-1011	H-1011
Account Number	54521 00280	54342 00450	54521 00320	54521 00180
Sale Date		March 23, 2018	December 21, 2017	June 2, 2014
Sale Price		\$450,000	\$478,000	\$385,000
Time Adjustment Factor		1.01	1.03	1.25
Time Adjusted Sale Price		\$456,570	\$490,279	\$481,127
Total % Adjustment		-1.20 %	-9.92 %	-2.41 %
Adjusted Sales Price		\$451,107	\$441,652	\$469,509
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Subject		Sale #4	Sale #5	Sale #6
Property Address	3489 WOODWARD ST OCEANSIDE, NY 11572	3507 BAYFIELD BLVD OCEANSIDE, NY 11572	3506 KNIGHT ST OCEANSIDE, NY 11572	3518 KNIGHT ST OCEANSIDE, NY 11572
Town/School Dist/Village	H-1011	H-1011	H-1011	H-1011
Account Number	54521 00280	54354 00820	54354 01160	54354 01180
Sale Date		December 22, 2016	May 15, 2018	March 7, 2018
Sale Price		\$470,000	\$420,000	\$475,000
Time Adjustment Factor		1.08	1.01	1.01
Time Adjusted Sale Price		\$509,645	\$423,055	\$481,935
Total % Adjustment		-10.01 %	-8.08 %	-8.08 %
Adjusted Sales Price		\$458,640	\$388,875	\$442,998

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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: \$498,000 **As of** January 2, 2019