

Nassau County Comparable Sales Report

S/B/L: 52/96/61

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	227 MAPLESTREET MASSAPEQUA, NY 11758	227 MAPLESTREET MASSAPEQUA, NY 11758	251 N SUFFOLK AVE MASSAPEQUA, NY 11758	181 TORONTO AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52096 00610	52096 00610	52118 00480	52059 00440
Sale Date		April 8, 2015	March 23, 2018	January 18, 2018
Sale Price		\$362,000	\$470,000	\$367,000
Time Adjustment Factor		1.23	1.03	1.04
Time Adjusted Sale Price		\$446,197	\$482,148	\$381,320
Total % Adjustment		-1.61 %	-1.66 %	6.69 %
Adjusted Sales Price		\$439,035	\$474,129	\$406,827
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Subject		Sale #4	Sale #5	Sale #6
Property Address	227 MAPLESTREET MASSAPEQUA, NY 11758	825 NORTH CENTRAL AVE MASSAPEQUA, NY 11758	1077 JEROME ST SEAFORD, NY 11783	265 NORTH CEDAR ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52096 00610	52120 00900	52417 00060	52057 00480
Sale Date		June 16, 2016	June 11, 2018	July 20, 2016
Sale Price		\$350,000	\$457,500	\$380,000
Time Adjustment Factor		1.16	1.01	1.16
Time Adjusted Sale Price		\$406,765	\$460,428	\$439,494
Total % Adjustment		-4.25 %	2.99 %	-4.06 %
Adjusted Sales Price		\$389,461	\$474,208	\$421,640

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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: \$436,000

As of January 2, 2019