

Nassau County Comparable Sales Report

S/B/L: 21/N-1/57

 <p style="text-align: center;">Subject</p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	 <p style="text-align: center;">Sale #1</p>	<p style="text-align: center; background-color: #cccccc;">Image Not Found</p> <p style="text-align: center;">Sale #2</p>	 <p style="text-align: center;">Sale #3</p>
Property Address	52 VALENTINE AVE GLEN COVE, NY 11542	30 KNOTT DR GLEN COVE, NY 11542	60 KNOTT DR GLEN COVE, NY 11542	44 KNOTT DR GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	21 N0100570	21206 0394A	21255 00010	21206 0385A
Sale Date		September 12, 2018	December 29, 2017	September 29, 2017
Sale Price		\$1,100,000	\$640,000	\$780,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$1,100,000	\$640,000	\$780,000
Total % Adjustment		-2.55 %	25.38 %	17.36 %
Adjusted Sales Price		\$1,071,896	\$802,402	\$915,371
 <p style="text-align: center;">Subject</p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	<p style="text-align: center; background-color: #cccccc;">Image Not Found</p> <p style="text-align: center;">Sale #4</p>	 <p style="text-align: center;">Sale #5</p>	 <p style="text-align: center;">Sale #6</p>
Property Address	52 VALENTINE AVE GLEN COVE, NY 11542	20 DOXEY DR GLEN COVE, NY 11542	21 ELDRIDGE PL GLEN COVE, NY 11542	50 ROBINSON AVE GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	21 N0100570	21246 00180	21246 00150	21245 00110
Sale Date		August 15, 2017	November 8, 2017	May 16, 2018
Sale Price		\$487,000	\$560,000	\$540,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$487,000	\$560,000	\$540,000
Total % Adjustment		45.85 %	45.06 %	39.74 %
Adjusted Sales Price		\$710,307	\$812,337	\$754,599

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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: \$842,000

As of January 2, 2019