

Nassau County Comparable Sales Report

S/B/L: 14/A/1020

<div style="background-color: #cccccc; padding: 20px; text-align: center; font-size: 24px; font-weight: bold;">Image Not Found</div>	<p>Your property has been valued using mass appraisal techniques.</p>			
Subject		Sale #1	Sale #2	Sale #3
Property Address	2 SPRINGWOOD PATH SYOSSET, NY 11791	147 LAUREL LN SYOSSET, NY 11791	39 HILLTOP DR SYOSSET, NY 11791	28 SPRINGWOOD PATH SYOSSET, NY 11791
Town/School Dist/Village	OB-3011-LH	OB-3011-LH	OB-3011-LH	OB-3011-LH
Account Number	14 A 10200	14014 00040	14020 00050	14025 00240
Sale Date		April 7, 2017	July 22, 2016	August 29, 2018
Sale Price		\$780,000	\$1,215,000	\$1,122,500
Time Adjustment Factor		1.04	1.06	1
Time Adjusted Sale Price		\$809,103	\$1,290,365	\$1,122,500
Total % Adjustment		-5.14 %	-6.26 %	9.42 %
Adjusted Sales Price		\$767,498	\$1,209,589	\$1,228,199
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Subject		Sale #4	Sale #5	Sale #6
Property Address	2 SPRINGWOOD PATH SYOSSET, NY 11791	1560 LAUREL HOLLOW RD SYOSSET, NY 11791	6 WOODGREEN WAY SYOSSET, NY 11791	1660 MOORES HILL RD SYOSSET, NY 11791
Town/School Dist/Village	OB-3011-LH	OB-3011-LH	OB-3011-LH	OB-3011-LH
Account Number	14 A 10200	26 E 00690	14025 00210	26 E 00440
Sale Date		July 21, 2017	June 14, 2018	March 29, 2018
Sale Price		\$1,300,000	\$1,175,000	\$1,250,000
Time Adjustment Factor		1.03	1	1.01
Time Adjusted Sale Price		\$1,337,961	\$1,175,000	\$1,259,851
Total % Adjustment		-10.20 %	23.95 %	3.69 %
Adjusted Sales Price		\$1,201,437	\$1,456,423	\$1,306,362

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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: \$1,282,000

As of January 2, 2019