

Nassau County Comparable Sales Report

S/B/L: 23/63/9

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	38 VIOLA DR GLEN COVE, NY 11542	2 VIOLA DR GLEN COVE, NY 11542	26 VIOLA DR GLEN COVE, NY 11542	43 VIOLA DR GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	23063 00090	23060 00010	23063 00030	23064 00030
Sale Date		September 25, 2017	February 24, 2017	May 24, 2018
Sale Price		\$660,000	\$603,000	\$400,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$660,000	\$603,000	\$400,000
Total % Adjustment		11.71 %	18.21 %	-0.46 %
Adjusted Sales Price		\$737,302	\$712,831	\$398,178
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Subject		Sale #4	Sale #5	Sale #6
Property Address	38 VIOLA DR GLEN COVE, NY 11542	19 GRUBER DR GLEN COVE, NY 11542	5 EDWARDS LN GLEN COVE, NY 11542	17 VIOLA DR GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	23063 00090	23046 00180	23045 00140	23062 00040
Sale Date		November 1, 2017	February 9, 2015	November 7, 2016
Sale Price		\$700,000	\$747,500	\$580,000
Time Adjustment Factor		1	1.02	1
Time Adjusted Sale Price		\$700,000	\$761,349	\$580,000
Total % Adjustment		11.77 %	-1.33 %	23.63 %
Adjusted Sales Price		\$782,420	\$751,256	\$717,028

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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: \$748,000

As of January 2, 2019