

Nassau County Comparable Sales Report

S/B/L: 21/251/14

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	17 DONAHUE ST GLEN COVE, NY 11542	2 RUBY DR GLEN COVE, NY 11542	11 ORIAN PL GLEN COVE, NY 11542	4 PORTER PL GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	21251 00140	21229 00060	21027 00080	21020 00070
Sale Date		August 29, 2017	February 5, 2015	June 27, 2018
Sale Price		\$473,000	\$355,000	\$507,000
Time Adjustment Factor		1	1.1	1
Time Adjusted Sale Price		\$473,000	\$390,407	\$507,000
Total % Adjustment		15.36 %	3.87 %	-0.70 %
Adjusted Sales Price		\$545,638	\$405,521	\$503,449
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	17 DONAHUE ST GLEN COVE, NY 11542	34 MC BRADY ST GLEN COVE, NY 11542	133 SEA CLIFF AVE GLEN COVE, NY 11542	19 LEECH CIR GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	21251 00140	21229 00440	21243 00110	21024 00270
Sale Date		August 26, 2018	August 2, 2018	July 13, 2016
Sale Price		\$535,000	\$395,000	\$450,000
Time Adjustment Factor		1	1	1.06
Time Adjusted Sale Price		\$535,000	\$395,000	\$477,113
Total % Adjustment		-0.92 %	18.29 %	2.65 %
Adjusted Sales Price		\$530,061	\$467,232	\$489,770

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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: \$494,000

As of January 2, 2019