

Your property has been valued using market data from similar properties that sold in your area. Sales prices were **time-adjusted** to the end of the period, December 31, 2018, as if they were sold on that date. The **time-adjusted sales price** reflects market conditions on that date.

Physical Address	2857 WILLARD AVE OCEANSIDE, NY 11572				
<b>Property Identifier</b>	<b>38518 03040</b>				
Economic Unit Type					
Style	Cape				
Year Built & Depreciation	1947-89.34				
Total Floor Area	1250				
Quality Grade	C				
Bathrooms & Fixtures	1-0-3				
Land Size	4000			Note: Land size reflects total Economic Unit.	
Market Area	5			<b>Current Land</b>	<b>\$159,000</b>
Neighborhood	Oceanside-108			Current Improvement	\$285,000
Percent Complete	1	<b>Total Value*</b>	<b>\$444,000</b>		

\* The values represent the Tentative value for the 2021 tax year.