

Nassau County Comparable Sales Report

S/B/L: 34/279/344

	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #1	Sale #2	Sale #3
Property Address	220 CATHEDRAL AVE HEMPSTEAD, NY 11550	33 HILTON AVE HEMPSTEAD, NY 11550	99 SUNSET DR HEMPSTEAD, NY 11550	31 LONG DR HEMPSTEAD, NY 11550
Town/School Dist/Village	H-1001-HEM	H-1001-HEM	H-1001-HEM	H-1001-HEM
Account Number	34279 03440	34294 00110	35452 01630	35368 00480
Sale Date		July 10, 2018	December 15, 2017	October 12, 2017
Sale Price		\$499,000	\$300,000	\$489,900
Time Adjustment Factor		1	1.03	1.04
Time Adjusted Sale Price		\$499,000	\$309,018	\$508,915
Total % Adjustment		0.77 %	11.32 %	-2.66 %
Adjusted Sales Price		\$502,862	\$344,011	\$495,373
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	220 CATHEDRAL AVE HEMPSTEAD, NY 11550	66 STRATFORD RD WEST HEMPSTEAD, NY 11552	34 STRATFORD RD WEST HEMPSTEAD, NY 11552	194 CATHEDRAL AVE HEMPSTEAD, NY 11550
Town/School Dist/Village	H-1001-HEM	H-1027	H-1027	H-1001-HEM
Account Number	34279 03440	34314 0127A	34316 0115A	34279 01070
Sale Date		May 17, 2018	March 12, 2018	February 5, 2018
Sale Price		\$610,000	\$300,000	\$585,000
Time Adjustment Factor		1.01	1.02	1.02
Time Adjusted Sale Price		\$615,184	\$305,120	\$597,508
Total % Adjustment		-1.13 %	16.53 %	-0.29 %
Adjusted Sales Price		\$608,227	\$355,542	\$595,777

Nassau County Comparable Sales Report

S/B/L: 34/279/344



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: \$529,000

As of January 2, 2019