

Nassau County Comparable Sales Report

S/B/L: 30/66/8

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	31 WOOD LN LOCUST VALLEY, NY 11560	31 WOOD LN LOCUST VALLEY, NY 11560	31 WOOD LN LOCUST VALLEY, NY 11560	29 WOOD LN LOCUST VALLEY, NY 11560
Town/School Dist/Village	OB-3004-LT	OB-3004-LT	OB-3004-LT	OB-3004-LT
Account Number	30066 00080	30066 00080	30066 00080	30066 00090
Sale Date		July 25, 2018	June 26, 2014	October 3, 2018
Sale Price		\$854,031	\$757,500	\$990,000
Time Adjustment Factor		1	1.09	1
Time Adjusted Sale Price		\$854,031	\$825,270	\$990,000
Total % Adjustment		-1.40 %	-1.40 %	6.23 %
Adjusted Sales Price		\$842,037	\$813,680	\$1,051,638
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Subject		Sale #4	Sale #5	Sale #6
Property Address	31 WOOD LN LOCUST VALLEY, NY 11560	116 VALLEY AVE LOCUST VALLEY, NY 11560	39 WOODS LN LOCUST VALLEY, NY 11560	16 WOOD LN LOCUST VALLEY, NY 11560
Town/School Dist/Village	OB-3004-LT	OB-3004-LT	OB-3004-LT	OB-3004-LT
Account Number	30066 00080	29 M0500120	30066 00040	30065 00130
Sale Date		September 27, 2018	January 8, 2018	March 21, 2017
Sale Price		\$660,000	\$573,334	\$805,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$660,000	\$573,334	\$805,000
Total % Adjustment		7.50 %	7.85 %	6.25 %
Adjusted Sales Price		\$709,509	\$618,335	\$855,285

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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: \$778,000

As of January 2, 2019