

Nassau County Comparable Sales Report

S/B/L: 52/418/2

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	4075 WICKS AVE SEAFORD, NY 11783	4063 WICKS AVE SEAFORD, NY 11783	251 N SUFFOLK AVE MASSAPEQUA, NY 11758	232 KINGS AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52418 00020	52418 00040	52118 00480	52117 00950
Sale Date		March 14, 2018	March 23, 2018	August 13, 2018
Sale Price		\$410,000	\$470,000	\$560,000
Time Adjustment Factor		1.03	1.03	1
Time Adjusted Sale Price		\$420,597	\$482,148	\$560,000
Total % Adjustment		-2.37 %	0.35 %	-3.30 %
Adjusted Sales Price		\$410,630	\$483,840	\$541,504
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	4075 WICKS AVE SEAFORD, NY 11783	14 DOVER AVE MASSAPEQUA, NY 11758	575 SUFFOLK AVE MASSAPEQUA, NY 11758	11 DOVER AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52418 00020	52336 00060	52329 00040	52335 00060
Sale Date		January 17, 2017	December 8, 2017	March 24, 2016
Sale Price		\$445,000	\$495,000	\$467,000
Time Adjustment Factor		1.12	1.05	1.18
Time Adjusted Sale Price		\$499,150	\$517,606	\$550,692
Total % Adjustment		-0.06 %	-0.37 %	-7.12 %
Adjusted Sales Price		\$498,849	\$515,674	\$511,469

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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: \$445,000

As of January 2, 2019