

Nassau County Comparable Sales Report

S/B/L: 36/503/9

	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #1	Sale #2	Sale #3
Property Address	413 ROSE LN ROCKVILLE CENTRE, NY 11570	413 ROSE LN ROCKVILLE CENTRE, NY 11570	25 NORTH WOOD RD ROCKVILLE CENTRE, NY 11570	55 KENNEDY AVE ROCKVILLE CENTRE, NY 11570
Town/School Dist/Village	H-1021	H-1021	H-1021	H-1021-RVC
Account Number	36503 00090	36503 00090	36 P0201580	36366 00150
Sale Date		July 8, 2015	September 5, 2017	July 10, 2017
Sale Price		\$640,000	\$705,000	\$792,000
Time Adjustment Factor		1.09	1.04	1.04
Time Adjusted Sale Price		\$694,985	\$730,723	\$826,801
Total % Adjustment		-0.27 %	10.02 %	4.89 %
Adjusted Sales Price		\$693,116	\$803,947	\$867,203
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Subject		Sale #4	Sale #5	Sale #6
Property Address	413 ROSE LN ROCKVILLE CENTRE, NY 11570	427 ROSE LN ROCKVILLE CENTRE, NY 11570	436 LAUREL RD ROCKVILLE CENTRE, NY 11570	458 WESTMINSTER RD ROCKVILLE CENTRE, NY 11570
Town/School Dist/Village	H-1021	H-1021	H-1021	H-1021
Account Number	36503 00090	36503 00110	36497 00380	36500 00110
Sale Date		March 12, 2018	August 30, 2016	January 31, 2018
Sale Price		\$715,000	\$745,000	\$830,000
Time Adjustment Factor		1.01	1.09	1.02
Time Adjusted Sale Price		\$725,323	\$809,006	\$848,039
Total % Adjustment		-1.07 %	-0.89 %	10.45 %
Adjusted Sales Price		\$717,557	\$801,795	\$936,644

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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: \$764,000

As of January 2, 2019