

Nassau County Comparable Sales Report

S/B/L: 48/8/16

	Your property has been valued using mass appraisal techniques.	Image Not Found	Image Not Found	
Subject		Sale #1	Sale #2	Sale #3
Property Address	178 NORTH ATLANTA AVE MASSAPEQUA, NY 11758	241 NORTH UTICA AVE MASSAPEQUA, NY 11758	192 UTICA AVE MASSAPEQUA, NY 11758	286 N UTICA AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3022	OB-3022	OB-3022	OB-3022
Account Number	48008 00160	52052 18960	48046 00570	52062 12500
Sale Date		July 14, 2017	March 29, 2016	September 28, 2017
Sale Price		\$507,000	\$432,500	\$460,000
Time Adjustment Factor		1.07	1.17	1.06
Time Adjusted Sale Price		\$543,046	\$504,233	\$487,097
Total % Adjustment		-4.29 %	2.64 %	-6.60 %
Adjusted Sales Price		\$519,750	\$517,558	\$454,925
	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #4	Sale #5	Sale #6
Property Address	178 NORTH ATLANTA AVE MASSAPEQUA, NY 11758	195 DELAWARE AVE MASSAPEQUA, NY 11758	220 UTICA AVE MASSAPEQUA, NY 11758	179 NORTH ATLANTA AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3022	OB-3022	OB-3022	OB-3022
Account Number	48008 00160	48050 00390	52053 19030	48007 00500
Sale Date		June 22, 2018	July 20, 2017	July 7, 2017
Sale Price		\$547,500	\$440,000	\$495,000
Time Adjustment Factor		1.01	1.07	1.07
Time Adjusted Sale Price		\$550,643	\$471,283	\$530,193
Total % Adjustment		-4.32 %	-5.34 %	-0.02 %
Adjusted Sales Price		\$526,852	\$446,129	\$530,065

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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: \$469,000

As of January 2, 2019