

Nassau County Comparable Sales Report

S/B/L: 52/349/22

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	29 THORNE AVE MASSAPEQUA, NY 11758	41 THORNE AVE MASSAPEQUA, NY 11758	96 WILLIAM RD MASSAPEQUA, NY 11758	38 MIDLAWN DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52349 00220	52349 00260	52394 00010	52349 00130
Sale Date		March 28, 2017	July 10, 2017	July 27, 2017
Sale Price		\$455,000	\$422,000	\$415,000
Time Adjustment Factor		1.11	1.08	1.08
Time Adjusted Sale Price		\$503,897	\$455,575	\$448,018
Total % Adjustment		-2.88 %	0.06 %	-7.98 %
Adjusted Sales Price		\$489,398	\$455,836	\$412,288
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Subject		Sale #4	Sale #5	Sale #6
Property Address	29 THORNE AVE MASSAPEQUA, NY 11758	48 WEST ZORANNE DR FARMINGDALE, NY 11735	12 IRVING PL MASSAPEQUA, NY 11758	9 KAY AVE BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52349 00220	49214 00240	52352 00010	46506 00090
Sale Date		June 20, 2018	June 29, 2018	May 10, 2018
Sale Price		\$485,000	\$486,500	\$390,000
Time Adjustment Factor		1.01	1.01	1.01
Time Adjusted Sale Price		\$488,104	\$489,614	\$395,008
Total % Adjustment		1.19 %	-6.23 %	2.14 %
Adjusted Sales Price		\$493,900	\$459,098	\$403,472

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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: \$428,000

As of January 2, 2019