

Nassau County Comparable Sales Report

S/B/L: 6/91/3

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	9 W OVERLOOK PORT WASHINGTON, NY 11050	69 W OVERLOOK PORT WASHINGTON, NY 11050	323 E OVERLOOK PORT WASHINGTON, NY 11050	95 W OVERLOOK PORT WASHINGTON, NY 11050
Town/School Dist/Village	NH-2004	NH-2004	NH-2004	NH-2004
Account Number	06091 00030	06091 00160	06091 01180	06091 00210
Sale Date		August 30, 2018	January 12, 2018	November 9, 2015
Sale Price		\$1,560,000	\$999,500	\$1,550,000
Time Adjustment Factor		1	1.01	1.08
Time Adjusted Sale Price		\$1,560,000	\$1,013,312	\$1,678,120
Total % Adjustment		-18.37 %	15.09 %	-18.37 %
Adjusted Sales Price		\$1,273,426	\$1,166,175	\$1,369,847
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Subject		Sale #4	Sale #5	Sale #6
Property Address	9 W OVERLOOK PORT WASHINGTON, NY 11050	169 HARBOR VIEW DR PORT WASHINGTON, NY 11050	231 HARBOR VIEW DR PORT WASHINGTON, NY 11050	339 EAST OVERLOOK PORT WASHINGTON, NY 11050
Town/School Dist/Village	NH-2004	NH-2004	NH-2004	NH-2004
Account Number	06091 00030	06091 00610	06091 00730	06091 01210
Sale Date		February 1, 2017	October 15, 2018	February 23, 2017
Sale Price		\$1,150,000	\$1,020,000	\$912,000
Time Adjustment Factor		1.04	1	1.04
Time Adjusted Sale Price		\$1,195,599	\$1,020,000	\$948,162
Total % Adjustment		3.45 %	17.45 %	19.69 %
Adjusted Sales Price		\$1,236,804	\$1,198,001	\$1,134,843

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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: <u>\$1,200,000</u>	As of <u>January 2, 2019</u>
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