

# Nassau County Comparable Sales Report

## S/B/L: 3/25/115

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	33 HEIGHTS RD MANHASSET, NY 11030	50 HEIGHTS RD MANHASSET, NY 11030	9 MADONIA CT MANHASSET, NY 11030	10 VALLEY RD MANHASSET, NY 11030
Town/School Dist/Village	NH-2006-PL	NH-2006-PL	NH-2006-PL	NH-2006-PL
Account Number	03025 01150	03 F0103990	03201 00200	03018 04130
Sale Date		September 5, 2018	September 27, 2018	November 15, 2016
Sale Price		\$1,950,000	\$1,850,000	\$2,050,000
Time Adjustment Factor		1	1	1.07
Time Adjusted Sale Price		\$1,950,000	\$1,850,000	\$2,189,876
Total % Adjustment		16.74 %	-5.15 %	1.63 %
<b>Adjusted Sales Price</b>		<b>\$2,276,436</b>	<b>\$1,754,692</b>	<b>\$2,225,615</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	33 HEIGHTS RD MANHASSET, NY 11030	1 MIDDLE DR MANHASSET, NY 11030	57 SOUTH DR MANHASSET, NY 11030	23 PARK DR MANHASSET, NY 11030
Town/School Dist/Village	NH-2006-PL	NH-2006-PL	NH-2006-PL	NH-2006-PL
Account Number	03025 01150	03013 01590	03014 01670	03014 01840
Sale Date		July 21, 2017	August 8, 2017	September 19, 2017
Sale Price		\$2,806,000	\$2,900,000	\$2,700,000
Time Adjustment Factor		1.04	1.04	1.03
Time Adjusted Sale Price		\$2,915,302	\$3,002,515	\$2,785,752
Total % Adjustment		-1.62 %	1.68 %	2.88 %
<b>Adjusted Sales Price</b>		<b>\$2,868,122</b>	<b>\$3,052,863</b>	<b>\$2,865,889</b>

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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:** \$2,494,000

**As of** January 2, 2019