

# Nassau County Comparable Sales Report

## S/B/L: 39/577/18

	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	44 STEVEN DR HEWLETT, NY 11557	915 MIDWAY WOODMERE, NY 11598	1022 DARTMOUTH LN WOODMERE, NY 11598	34 NEWPORT DR HEWLETT, NY 11557
Town/School Dist/Village	H-1014	H-1014	H-1014	H-1014
Account Number	39577 00180	39521 00300	39606 00230	39577 00020
Sale Date		December 7, 2017	July 21, 2017	September 8, 2016
Sale Price		\$870,000	\$680,000	\$525,000
Time Adjustment Factor		1.09	1.17	1.18
Time Adjusted Sale Price		\$952,194	\$793,815	\$620,827
Total % Adjustment		2.70 %	-5.50 %	2.43 %
<b>Adjusted Sales Price</b>		<b>\$977,925</b>	<b>\$750,176</b>	<b>\$635,943</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	44 STEVEN DR HEWLETT, NY 11557	6 STEVEN DR HEWLETT, NY 11557	305 HUNGRY HARBOR RD SOUTH VALLEY STREAM, NY 11581	9 SUTTON LN HEWLETT, NY 11557
Town/School Dist/Village	H-1014	H-1014-VS	H-1014-VS	H-1014
Account Number	39577 00180	39577 00100	39578 0055A	39575 00030
Sale Date		May 1, 2018	August 28, 2017	February 15, 2018
Sale Price		\$700,000	\$650,000	\$645,000
Time Adjustment Factor		1.03	1.15	1.07
Time Adjusted Sale Price		\$718,290	\$749,071	\$687,962
Total % Adjustment		-5.22 %	1.11 %	6.50 %
<b>Adjusted Sales Price</b>		<b>\$680,762</b>	<b>\$757,362</b>	<b>\$732,701</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:**           \$705,000          

**As of**           January 2, 2019