

Nassau County Comparable Sales Report

S/B/L: 15/198/18

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	11 KRISTI LN WOODBURY, NY 11797	6 TURRET LN WOODBURY, NY 11797	16 KRISTI LN WOODBURY, NY 11797	44 COLGATE LN WOODBURY, NY 11797
Town/School Dist/Village	OB-3013	OB-3013	OB-3013	OB-3013
Account Number	15198 00180	14034 00100	15190 00220	15190 00080
Sale Date		June 30, 2016	August 18, 2016	May 23, 2018
Sale Price		\$1,280,000	\$990,000	\$1,225,000
Time Adjustment Factor		1.15	1.14	1.01
Time Adjusted Sale Price		\$1,470,222	\$1,125,883	\$1,239,103
Total % Adjustment		1.18 %	11.83 %	7.59 %
Adjusted Sales Price		\$1,487,600	\$1,259,071	\$1,333,164
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Subject		Sale #4	Sale #5	Sale #6
Property Address	11 KRISTI LN WOODBURY, NY 11797	40 COLGATE LN WOODBURY, NY 11797	122 BRISTOL DR WOODBURY, NY 11797	7 TURRET LN WOODBURY, NY 11797
Town/School Dist/Village	OB-3013	OB-3013	OB-3013	OB-3013
Account Number	15198 00180	15190 00060	13112 00270	14036 00270
Sale Date		September 5, 2018	March 13, 2017	August 26, 2016
Sale Price		\$985,000	\$1,350,000	\$1,150,000
Time Adjustment Factor		1	1.08	1.14
Time Adjusted Sale Price		\$985,000	\$1,452,400	\$1,307,844
Total % Adjustment		12.37 %	-8.80 %	0.99 %
Adjusted Sales Price		\$1,106,805	\$1,324,620	\$1,320,767

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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> \$1,198,000 </u>	As of <u> January 2, 2019 </u>
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