

Nassau County Comparable Sales Report

S/B/L: 29/S/5

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	.NO # MILL NCK MILL NECK, NY 11765	555 REMSENS LN OYSTER BAY, NY 11771	131 SKUNKS MISERY RD LOCUST VALLEY, NY 11560	15 STABLE CT EAST NORWICH, NY 11732
Town/School Dist/Village	OB-3004-MN	OB-3003-UB	OB-3004-LT	OB-3003-MU
Account Number	29 S 00050	24 E 00220	30 E 02550	16 A 10780
Sale Date		May 16, 2018	May 17, 2017	October 27, 2017
Sale Price		\$3,100,000	\$1,747,500	\$2,550,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$3,100,000	\$1,747,500	\$2,550,000
Total % Adjustment		62.71 %	59.77 %	80.97 %
Adjusted Sales Price		\$5,043,910	\$2,792,008	\$4,614,735
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	.NO # MILL NCK MILL NECK, NY 11765	145 COVE NECK RD COVE NECK, NY 11771	236 CLEFTS NCK MILL NECK, NY 11765	1778 JERICHO OYSTER BAY RD SYOSSET, NY 11791
Town/School Dist/Village	OB-3004-MN	OB-3009-CN	OB-3009-MN	OB-3008-MU
Account Number	29 S 00050	26 A 12370	29 N 02260	25058 00560
Sale Date		June 30, 2017	July 11, 2018	June 8, 2018
Sale Price		\$3,168,000	\$2,800,000	\$2,000,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$3,168,000	\$2,800,000	\$2,000,000
Total % Adjustment		66.88 %	76.60 %	59.80 %
Adjusted Sales Price		\$5,286,632	\$4,944,789	\$3,196,038

Nassau County Comparable Sales Report

s/B/L: 29/S/5



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: \$7,300

As of January 2, 2019