

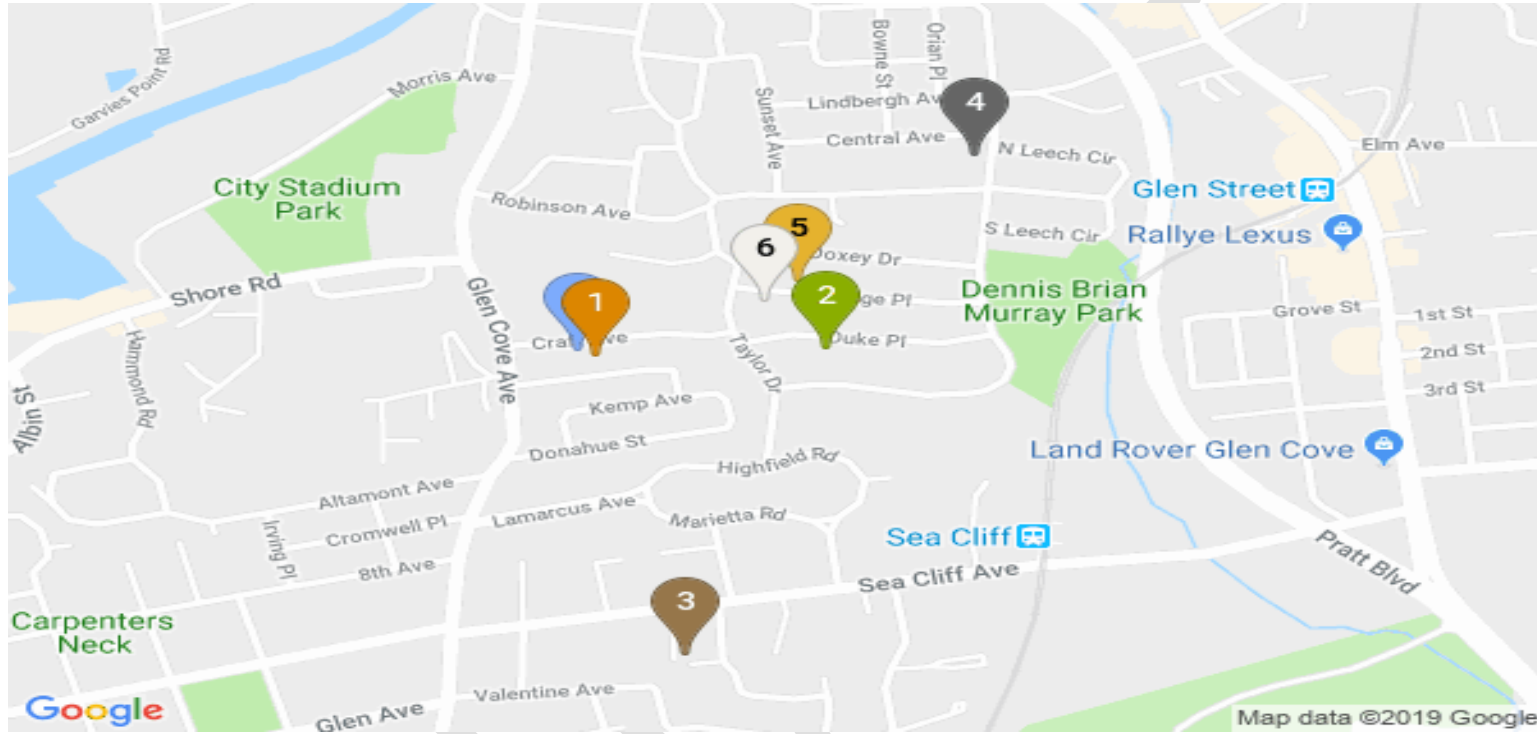
# Nassau County Comparable Sales Report

## S/B/L: 21/38/208

	Your property has been valued using mass appraisal techniques.		Image Not Found	
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	10 CRAFT AVE GLEN COVE, NY 11542	16 CRAFT AVE GLEN COVE, NY 11542	8 DUKE PL GLEN COVE, NY 11542	5 PERKINS CT GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	21038 02080	21038 01480	21248 00100	21243 00060
Sale Date		August 30, 2018	January 4, 2017	August 14, 2018
Sale Price		\$295,000	\$538,000	\$430,000
Time Adjustment Factor		1	1.01	1
Time Adjusted Sale Price		\$295,000	\$545,927	\$430,000
Total % Adjustment		11.86 %	-23.92 %	-4.13 %
<b>Adjusted Sales Price</b>		<b>\$330,000</b>	<b>\$415,351</b>	<b>\$412,229</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	10 CRAFT AVE GLEN COVE, NY 11542	4 PORTER PL GLEN COVE, NY 11542	5 ELDRIDGE PL GLEN COVE, NY 11542	2 ELDRIDGE PL GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	21038 02080	21020 00070	21246 00080	21247 00020
Sale Date		June 27, 2018	September 19, 2018	September 29, 2017
Sale Price		\$507,000	\$488,888	\$459,750
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$507,000	\$488,888	\$459,750
Total % Adjustment		-23.26 %	-25.80 %	-25.66 %
<b>Adjusted Sales Price</b>		<b>\$389,064</b>	<b>\$362,768</b>	<b>\$341,783</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:**           \$387,000          

**As of**           January 2, 2019