

# Nassau County Comparable Sales Report

## S/B/L: 52/77/5

	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	265 N BEECH ST MASSAPEQUA, NY 11758	224 NORTH LINDEN ST MASSAPEQUA, NY 11758	211 NORTH WALNUT ST MASSAPEQUA, NY 11758	270 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52077 00050	52086 00530	52098 01440	52111 02400
Sale Date		August 1, 2016	February 20, 2015	March 31, 2017
Sale Price		\$485,000	\$565,000	\$415,000
Time Adjustment Factor		1.15	1.24	1.11
Time Adjusted Sale Price		\$558,220	\$698,965	\$459,598
Total % Adjustment		6.94 %	5.52 %	6.18 %
<b>Adjusted Sales Price</b>		<b>\$596,961</b>	<b>\$737,547</b>	<b>\$488,018</b>
	Your property has been valued using mass appraisal techniques.			<b>Comp Picture 6</b>
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	265 N BEECH ST MASSAPEQUA, NY 11758	244 HAWTHORNE ST MASSAPEQUA, NY 11758	235 LINDEN ST MASSAPEQUA, NY 11758	257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52077 00050	52111 02120	52085 00110	52223 00930
Sale Date		July 1, 2016	July 13, 2017	August 22, 2017
Sale Price		\$530,000	\$450,000	\$407,000
Time Adjustment Factor		1.16	1.08	1.07
Time Adjusted Sale Price		\$612,979	\$485,803	\$436,588
Total % Adjustment		11.81 %	16.63 %	18.82 %
<b>Adjusted Sales Price</b>		<b>\$685,351</b>	<b>\$566,576</b>	<b>\$518,738</b>

