

# Nassau County Comparable Sales Report

## S/B/L: 12/410/11

	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	2 GARNET LN PLAINVIEW, NY 11803	4 GARNET LA PLAINVIEW, NY 11803	40 GARNET LN PLAINVIEW, NY 11803	93 CENTRAL PARK RD PLAINVIEW, NY 11803
Town/School Dist/Village	OB-3019	OB-3019	OB-3019	OB-3019
Account Number	12410 00110	12410 00120	12410 00330	12410 00010
Sale Date		March 2, 2018	May 31, 2017	June 28, 2017
Sale Price		\$455,000	\$585,000	\$775,300
Time Adjustment Factor		1.02	1.07	1.07
Time Adjusted Sale Price		\$464,076	\$626,871	\$826,699
Total % Adjustment		-1.17 %	2.08 %	0.27 %
<b>Adjusted Sales Price</b>		<b>\$458,630</b>	<b>\$639,890</b>	<b>\$828,911</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	2 GARNET LN PLAINVIEW, NY 11803	17 PEARL DR PLAINVIEW, NY 11803	27 RUBY LN PLAINVIEW, NY 11803	2 PALO ALTO DR PLAINVIEW, NY 11803
Town/School Dist/Village	OB-3019	OB-3019	OB-3019	OB-3019
Account Number	12410 00110	12412 00040	12409 00140	47151 00210
Sale Date		June 28, 2018	August 4, 2017	September 29, 2016
Sale Price		\$700,000	\$570,000	\$582,500
Time Adjustment Factor		1	1.06	1.11
Time Adjusted Sale Price		\$703,465	\$601,816	\$649,213
Total % Adjustment		-1.95 %	1.37 %	-1.19 %
<b>Adjusted Sales Price</b>		<b>\$689,754</b>	<b>\$610,041</b>	<b>\$641,509</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:**           \$615,000          

**As of**           January 2, 2019