

Nassau County Comparable Sales Report

S/B/L: 52/390/2

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	3 CHERYL RD MASSAPEQUA, NY 11758	3 CHERYL RD MASSAPEQUA, NY 11758	4324 HICKSVILLE RD BETHPAGE, NY 11714	12 IRVING PL MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52390 00020	52390 00020	52310 00170	52352 00010
Sale Date		April 28, 2014	August 16, 2018	June 29, 2018
Sale Price		\$319,000	\$375,000	\$486,500
Time Adjustment Factor		1.28	1	1.01
Time Adjusted Sale Price		\$407,650	\$375,000	\$489,614
Total % Adjustment		2.20 %	12.97 %	-7.42 %
Adjusted Sales Price		\$416,610	\$423,641	\$453,269
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Subject		Sale #4	Sale #5	Sale #6
Property Address	3 CHERYL RD MASSAPEQUA, NY 11758	27 JACQUELINE RD MASSAPEQUA, NY 11758	4221 CLARISSA RD BETHPAGE, NY 11714	96 WINDHORST AVE BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52390 00020	52376 00290	52315 00130	49023 01520
Sale Date		December 19, 2017	May 24, 2017	September 4, 2018
Sale Price		\$340,000	\$305,000	\$715,291
Time Adjustment Factor		1.05	1.09	1
Time Adjusted Sale Price		\$355,527	\$333,494	\$715,291
Total % Adjustment		5.37 %	8.43 %	-8.89 %
Adjusted Sales Price		\$374,617	\$361,618	\$651,708

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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: \$422,000

As of January 2, 2019