**COMPARABLE SALES FOR {{full\_address}}**

This document contains information on recently sold properties which we have found to be most similar to your property at {{full\_address}}. We have analyzed several variables in finding these comparable properties, including the distance from your property, the square footage of the home or building, and the lot size. These comparable properties can be used to provide an estimated value of your property for the purposes of a property tax assessment challenges or a potential sale. If the sale price of these comparable properties are near or below the fair market value[[1]](#footnote-0) of your property as determined by your assessor’s office, we would strongly recommend contacting Bronze Trident to prepare an assessment challenge to lower your property taxes. Should you be interested in having a challenge prepared, or would simply like to learn more about the property tax assessment process in your town or city, please email us at [info@bronzetrident.com](mailto:info@bronzetrident.com).

# Comparable Sale Summary

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | Address | Distance to Your Property (Miles) | Square Footage | Lot Size (Acres) | Year Built | Sale Date | Sale Price |
| Your Property | {{full\_address}} | N/A | {{your\_sqrft}} | {{your\_lot}} | {{your\_year}} | {{your\_sale}} | ${{your\_price}} |
| {%tr for item in comparables %} | | | | | | | | |
| Comparable Sale {{item.comp\_number}} | {{item.comparable\_address}} | {{item.dist}} | {{item.sqrft}} | {{item.lot}} | {{item.year}} | {{item.sale}} | ${{item.price}} |
| {%tr endfor %} | | | | | | | | |

# {{your\_map}}

# 

# Your Property’s Details

{{full\_address}}

{{your\_picture}}

|  |  |
| --- | --- |
| Building Sq. Footage | {{your\_sqrft}} square feet |
| Year Built | {{your\_year}} |
| Lot Size | {{your\_lot}} acres |
| Bedrooms | {{your\_bedrooms}} |
| Bathrooms | {{your\_bathrooms}} |

{% for comp in comparables %}

Comparable Sale {{comp.comp\_number}} Property Details

{{comp.comparable\_address}}

{{comp.comp\_picture}}

|  |  |
| --- | --- |
| Building Sq. Footage | {{comp.sqrft}} square feet |
| Year Built | {{comp.year}} |
| Lot Size | {{comp.lot}} acres |
| Bedrooms | {{comp.bedrooms}} |
| Bathrooms | {{comp.bathrooms}} |
| Sale Price | ${{comp.price}} |
| Sale Date | {{comp.sale}} |

{% endfor %}

1. Please note that “fair market value” for property tax assessment purposes may be very different from the assessed value of your property. New York State uses an equalization rate to link these two valuations. Please feel free to reach out to us if you have questions. [↑](#footnote-ref-0)