

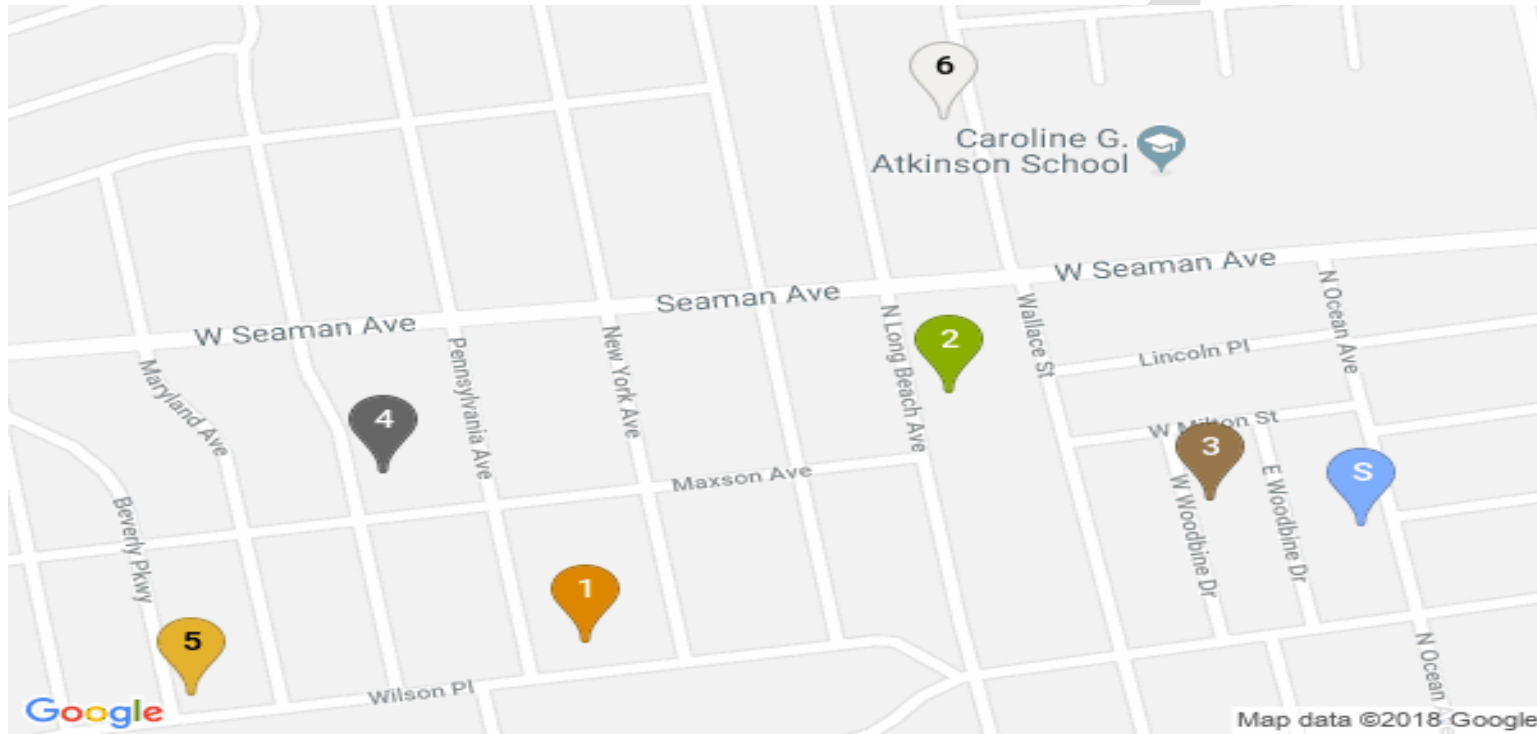
Nassau County Comparable Sales Report

S/B/L: 55/171/7

	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	163 OCEAN AVE FREEPORT, NY 11520	70 WILSON PL FREEPORT, NY 11520	208 LONG BEACH AVE FREEPORT, NY 11520	36 WOODBINE DR FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	55171 00070	54058 02190	55384 00040	55468 00040
Sale Date		March 22, 2018	August 27, 2018	November 30, 2017
Sale Price		\$550,000	\$607,236	\$415,000
Time Adjustment Factor		1.03	1	1.06
Time Adjusted Sale Price		\$565,540	\$607,236	\$438,782
Total % Adjustment		2.52 %	-3.74 %	5.46 %
Adjusted Sales Price		\$579,791	\$584,518	\$462,723
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	163 OCEAN AVE FREEPORT, NY 11520	56 DELAWARE AVE FREEPORT, NY 11520	6 BEVERLY PKWY FREEPORT, NY 11520	265 WALLACE ST FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	55171 00070	54052 02770	54459 00220	55386 01630
Sale Date		January 25, 2017	November 2, 2016	January 28, 2018
Sale Price		\$370,000	\$429,000	\$485,000
Time Adjustment Factor		1.14	1.17	1.04
Time Adjusted Sale Price		\$422,883	\$499,924	\$505,700
Total % Adjustment		-0.38 %	0.45 %	3.74 %
Adjusted Sales Price		\$421,294	\$502,186	\$524,599

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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: \$472,000

As of January 2, 2019