

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	55171 00070	54058 02190			55384 00040			55468 00040		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1948	1928	\$1,367	0.24 %	1954	-\$437	-0.07 %	1844	\$5,670	1.29 %
Unf Bsmt	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Old Style	0	0.00 %	Colonial	-\$14,900	-2.45 %	Old Style	0	0.00 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	3-0-9	2-1-8	\$4,361	0.77 %	2-1-8	\$4,683	0.77 %	2-0-7	\$7,251	1.65 %
Land Size	9900	7500	\$8,292	1.47 %	10425	-\$1,643	-0.27 %	8550	\$3,386	0.77 %
Parking	Det-396	Det-324	\$1,351	0.24 %	Det-414	-\$322	-0.05 %	0	\$6,241	1.42 %
Porch	Ep-239	Ep-276	-\$1,121	-0.20 %	Op-292	-\$1,479	-0.24 %	Op-192	\$1,393	0.32 %
Wood Deck	0	0	0	0.00 %	270	-\$8,621	-1.42 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	55171 00070	54052 02770			54459 00220			55386 01630		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1948	2010	-\$3,089	-0.73 %	1891	\$3,486	0.70 %	2092	-\$8,369	-1.65 %
Unf Bsmt	0	0	0	0.00 %	120	-\$4,862	-0.97 %	0	0	0.00 %
Style	Cape	Colonial	-\$10,376	-2.45 %	Cape	0	0.00 %	Old Style	0	0.00 %
Quality	C+	C+	0	0.00 %	C	\$13,778	2.76 %	C+	0	0.00 %
Bathrooms And Fixtures	3-0-9	2-1-8	\$3,261	0.77 %	3-0-9	0	0.00 %	1-1-5	\$19,763	3.91 %
Land Size	9900	6600	\$9,086	2.15 %	10000	-\$263	-0.05 %	7380	\$7,849	1.55 %
Parking	Det-396	Att-177	-\$2,485	-0.59 %	Att-420	-\$12,812	-2.56 %	Det-441	-\$692	-0.14 %
Porch	Ep-239	Op-168	\$2,014	0.48 %	Ep-149	\$2,935	0.59 %	Op-233	\$348	0.07 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Parcel ID #	55171 00070	54058 02190	55384 00040	55468 00040
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
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 22, 2018	Aug 27, 2018	Nov 30, 2017
Sale Price	N/A	\$550,000	\$607,236	\$415,000
adjRate	N/A	1.02826	1.00000	1.05731
Time Adjustment	N/A	\$15,540	\$	\$23,782
Time Adjusted Sale Price	N/A	\$565,540	\$607,236	\$438,782
Total % Adjustment	N/A	2.52 %	-3.74 %	5.46 %
Total Dollar Adjustment	N/A	\$14,251	-\$22,718	\$23,941
Adjusted Sales Price	\$472,000	\$579,791	\$584,518	\$462,723
Adj Sales Price / SQFT	\$0.00	\$297.63	\$300.06	\$237.54
Gross \$ Adjustment	N/A	\$16,493	\$32,084	\$23,941
# of adjustments	N/A	5	7	5
# of adjustments over 1 %	N/A	1	2	3

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	55171 00070	54052 02770	54459 00220	55386 01630
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
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jan 25, 2017	Nov 02, 2016	Jan 28, 2018
Sale Price	N/A	\$370,000	\$429,000	\$485,000
adjRate	N/A	1.14293	1.16532	1.04268
Time Adjustment	N/A	\$52,883	\$70,924	\$20,700
Time Adjusted Sale Price	N/A	\$422,883	\$499,924	\$505,700
Total % Adjustment	N/A	-0.38 %	0.45 %	3.74 %
Total Dollar Adjustment	N/A	-\$1,589	\$2,262	\$18,899
Adjusted Sales Price	\$472,000	\$421,294	\$502,186	\$524,599
Adj Sales Price / SQFT	\$0.00	\$216.27	\$257.80	\$269.30
Gross \$ Adjustment	N/A	\$30,311	\$38,136	\$37,021
# of adjustments	N/A	6	6	5
# of adjustments over 1 %	N/A	2	2	3

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TENTATIVE