

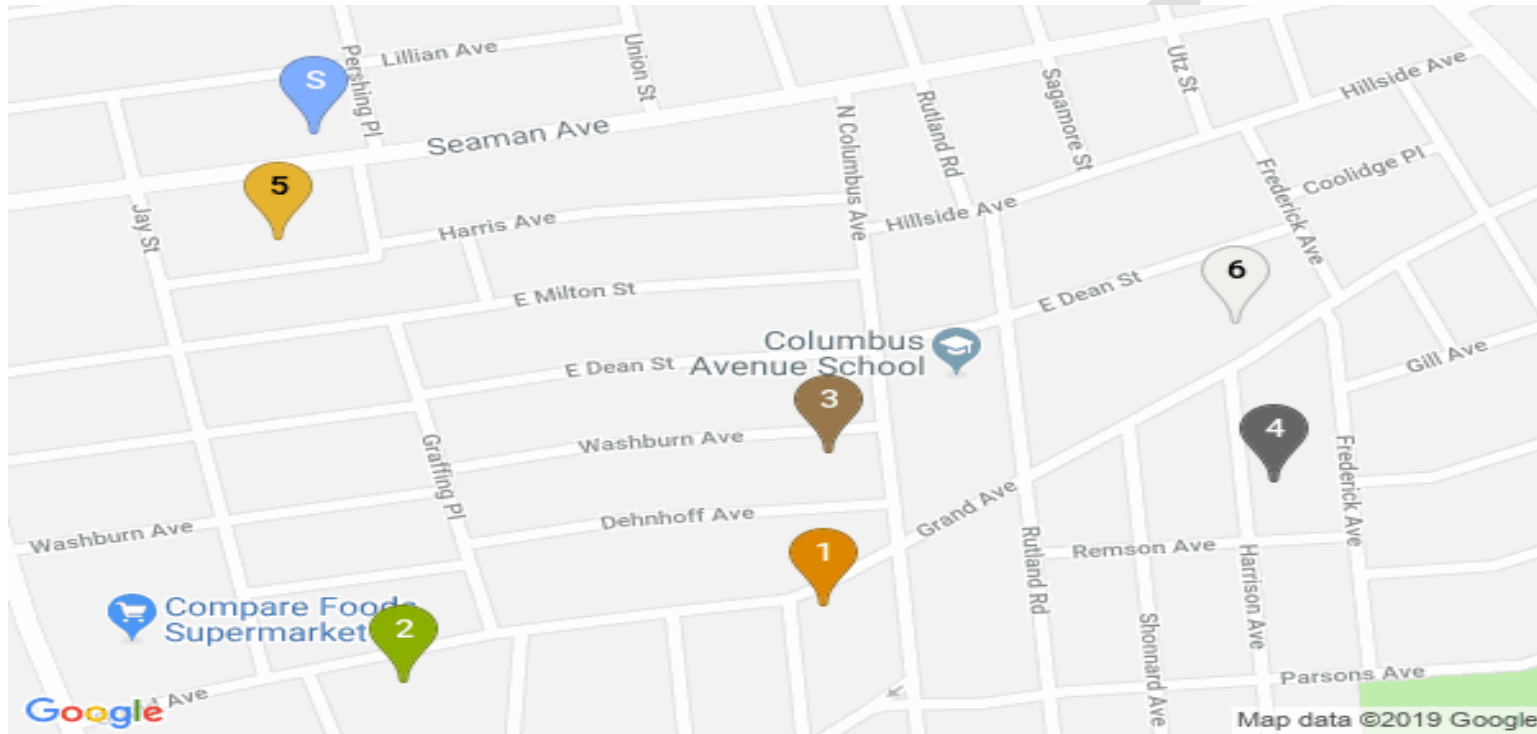
Nassau County Comparable Sales Report

s/B/L: 55/371/50

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	75 SEAMAN AVE FREEPORT, NY 11520	144 GRAND AVE FREEPORT, NY 11520	60 GRAND AVE FREEPORT, NY 11520	152 WASHBURN AVE FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	55371 00500	55229 03060	55235 00020	55246 00670
Sale Date		March 30, 2018	August 30, 2018	August 10, 2018
Sale Price		\$400,000	\$603,207	\$451,000
Time Adjustment Factor		1.03	1	1
Time Adjusted Sale Price		\$411,302	\$603,207	\$451,000
Total % Adjustment		7.22 %	-0.91 %	-2.81 %
Adjusted Sales Price		\$440,990	\$597,730	\$438,313
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	75 SEAMAN AVE FREEPORT, NY 11520	108 HARRISON AVE FREEPORT, NY 11520	65 HARRIS AVE FREEPORT, NY 11520	245 GRAND AVE FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	55371 00500	55215 06330	55255 00180	55241 00300
Sale Date		March 6, 2018	September 10, 2018	April 4, 2017
Sale Price		\$390,000	\$455,000	\$394,490
Time Adjustment Factor		1.03	1	1.11
Time Adjusted Sale Price		\$401,019	\$455,000	\$437,939
Total % Adjustment		-1.58 %	-3.26 %	-3.20 %
Adjusted Sales Price		\$394,676	\$440,158	\$423,942

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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: \$370,000

As of January 2, 2019