

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	55371 00500	55229 03060			55235 00020			55246 00670		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1356	1400	-\$3,545	-0.86 %	1548	-\$20,589	-3.41 %	1686	-\$24,012	-5.32 %
Unf Bsmt	0	0	0	0.00 %	216	-\$10,088	-1.67 %	0	0	0.00 %
Year Built Depreciation	1888-90.89	1949-90.89	0	0.00 %	1903-90.89	0	0.00 %	1930-92.38	-\$7,309	-1.62 %
Style	Colonial	Cape	\$10,346	2.52 %	Old Style	\$15,173	2.52 %	Colonial	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Land Size	9375	6272	\$8,760	2.13 %	7500	\$7,098	1.18 %	5000	\$15,111	3.35 %
Parking	Det-360	0	\$5,357	1.30 %	Det-216	\$2,928	0.49 %	Det-324	\$543	0.12 %
Porch	Ep-216	0	\$8,770	2.13 %	Op-222	0	0.00 %	Op-90/Ep-35	\$2,979	0.66 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	55371 00500	55215 06330			55255 00180			55241 00300		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1356	1408	-\$4,070	-1.01 %	1570	-\$16,979	-3.73 %	1491	-\$11,123	-2.54 %
Unf Bsmt	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1888-90.89	1926-92.38	-\$6,499	-1.62 %	1913-92.38	-\$7,374	-1.62 %	1949-90.89	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Old Style	\$11,445	2.52 %	Cape	\$11,016	2.52 %
Bathrooms And Fixtures	1-0-3	1-1-5	-\$13,140	-3.28 %	1-0-3	0	0.00 %	2-0-6	-\$19,357	-4.42 %
Land Size	9375	5000	\$13,437	3.35 %	8400	\$2,627	0.58 %	9195	\$445	0.10 %
Parking	Det-360	Det-170	\$2,616	0.65 %	0	\$5,926	1.30 %	Det-200	\$2,385	0.54 %
Porch	Ep-216	Op-170	\$1,313	0.33 %	Op-328/Ep-20	-\$2,880	-0.63 %	Ep-130	\$2,637	0.60 %
Misc Cost Items	0	0	0	0.00 %	7608	-\$7,608	-1.67 %	0	0	0.00 %

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Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	55371 00500	55229 03060			55235 00020			55246 00670		
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		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 30, 2018			Aug 30, 2018			Aug 10, 2018		
Sale Price	N/A	\$400,000			\$603,207			\$451,000		
adjRate	N/A	1.02826			1.00000			1.00000		
Time Adjustment	N/A	\$11,302			\$			\$		
Time Adjusted Sale Price	N/A	\$411,302			\$603,207			\$451,000		
Total % Adjustment	N/A	7.22 %			-0.91 %			-2.81 %		
Total Dollar Adjustment	N/A	\$29,688			-\$5,477			-\$12,687		
Adjusted Sales Price	\$370,000	\$440,990			\$597,730			\$438,313		
Adj Sales Price / SQFT	\$0.00	\$325.21			\$440.80			\$323.24		
Gross \$ Adjustment	N/A	\$36,778			\$55,877			\$49,954		
# of adjustments	N/A	5			5			5		
# of adjustments over 1 %	N/A	4			4			3		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	55371 00500	55215 06330			55255 00180			55241 00300		
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		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 06, 2018			Sep 10, 2018			Apr 04, 2017		
Sale Price	N/A	\$390,000			\$455,000			\$394,490		
adjRate	N/A	1.02826			1.00000			1.11014		
Time Adjustment	N/A	\$11,019			\$			\$43,449		
Time Adjusted Sale Price	N/A	\$401,019			\$455,000			\$437,939		
Total % Adjustment	N/A	-1.58 %			-3.26 %			-3.20 %		
Total Dollar Adjustment	N/A	-\$6,344			-\$14,842			-\$13,997		
Adjusted Sales Price	\$370,000	\$394,676			\$440,158			\$423,942		
Adj Sales Price / SQFT	\$0.00	\$291.06			\$324.60			\$312.64		
Gross \$ Adjustment	N/A	\$41,074			\$54,840			\$46,964		
# of adjustments	N/A	6			7			6		
# of adjustments over 1 %	N/A	4			5			3		

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TENTATIVE