

Nassau County Comparable Sales Report

S/B/L: 62/91/2

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	125 GARFIELD ST FREEPORT, NY 11520	11 ANN DR N FREEPORT, NY 11520	25 ANN DRIVE NORTH FREEPORT, NY 11520	15 LESTER AVE FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	62091 00020	62203 00110	62203 00180	54336 00090
Sale Date		August 4, 2017	July 27, 2017	June 26, 2018
Sale Price		\$439,000	\$516,000	\$452,252
Time Adjustment Factor		1.09	1.09	1.01
Time Adjusted Sale Price		\$476,711	\$564,539	\$455,653
Total % Adjustment		-9.46 %	-8.21 %	0.57 %
Adjusted Sales Price		\$431,605	\$518,183	\$458,232
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	125 GARFIELD ST FREEPORT, NY 11520	3 1ST ST FREEPORT, NY 11520	33 FOURTH ST FREEPORT, NY 11520	321 ARTHUR ST FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	62091 00020	62061 02300	62064 01110	62090 01230
Sale Date		November 23, 2015	June 29, 2017	October 21, 2016
Sale Price		\$373,500	\$360,000	\$312,000
Time Adjustment Factor		1.24	1.1	1.16
Time Adjusted Sale Price		\$464,780	\$396,826	\$362,176
Total % Adjustment		-1.08 %	2.93 %	1.65 %
Adjusted Sales Price		\$459,750	\$408,463	\$368,169

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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: \$413,000

As of January 2, 2019