

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	62091 00020	62203 00110			62203 00180			54336 00090		
Address	125 GARFIELD ST FREEPORT, NY 11520	11 ANN DR NFREEPORT, NY 11520			25 ANN DRIVE NORTH FREEPORT, NY 11520			15 LESTER AVE FREEPORT, NY 11520		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1348	1320	\$2,617	0.55 %	1320	\$3,099	0.55 %	1316	\$2,864	0.63 %
Bsmt Type	1/2 Bsmt/Crawl	Full	0	0.00 %	Full	0	0.00 %	None	\$19,469	4.27 %
Rec Room	0	940	-\$23,646	-4.96 %	627	-\$26,385	-4.67 %	0	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	3-0-9	-\$13,432	-2.38 %	2-0-6	0	0.00 %
Fireplace	0	0	0	0.00 %	4	-\$9,882	-1.75 %	0	0	0.00 %
Land Size	7500	6600	\$3,329	0.70 %	6600	\$3,942	0.70 %	6400	\$3,951	0.87 %
Year Built Depreciation	1957-93.27	1960-93.93	-\$3,332	-0.70 %	1960-93.49	-\$1,339	-0.24 %	1999-98.59	-\$24,574	-5.39 %
Parking	Att-276	Att-320	-\$1,353	-0.28 %	Att-320	-\$1,602	-0.28 %	Att-210	\$2,096	0.46 %
Porch	0	Op-105	-\$3,744	-0.79 %	Op-98	-\$4,238	-0.75 %	0	0	0.00 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	276	578	-\$1,928	-0.40 %	0	\$3,481	0.62 %	463	-\$1,227	-0.27 %
Pool	0	392	-\$17,050	-3.58 %	0	0	0.00 %	0	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	62091 00020	62061 02300			62064 01110			62090 01230		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1348	1534	-\$15,409	-3.32 %	1560	-\$14,835	-3.74 %	1372	-\$1,663	-0.46 %
Bsmt Type	1/2 Bsmt/Crawl	3/4 Bsmt	0	0.00 %	None	\$16,956	4.27 %	Full	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	2-0-6	1-1-5	\$5,060	1.09 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Fireplace	0	2	-\$4,086	-0.88 %	0	0	0.00 %	0	0	0.00 %
Land Size	7500	6000	\$5,680	1.22 %	5000	\$8,855	2.23 %	5000	\$8,082	2.23 %
Year Built Depreciation	1957-93.27	1926-93.27	0	0.00 %	1942-93.27	0	0.00 %	1926-93.27	0	0.00 %
Parking	Att-276	Att-157	\$4,016	0.86 %	Att-200	\$2,118	0.53 %	0	\$8,360	2.31 %
Porch	0	0	0	0.00 %	Ep-140	-\$3,904	-0.98 %	Op-92	-\$2,590	-0.72 %
Patio	0	0	0	0.00 %	0	0	0.00 %	902	-\$8,429	-2.33 %
Wood Deck	276	315	-\$291	-0.06 %	0	\$2,447	0.62 %	0	\$2,233	0.62 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	62091 00020	62203 00110			62203 00180			54336 00090		
Address	125 GARFIELD ST FREEPORT, NY 11520	11 ANN DR NFREEPORT, NY 11520			25 ANN DRIVE NORTH FREEPORT, NY 11520			15 LESTER AVE FREEPORT, NY 11520		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 04, 2017			Jul 27, 2017			Jun 26, 2018		
Sale Price	N/A	\$439,000			\$516,000			\$452,252		
adjRate	N/A	1.08590			1.09407			1.00752		
Time Adjustment	N/A	\$37,711			\$48,539			\$3,401		
Time Adjusted Sale Price	N/A	\$476,711			\$564,539			\$455,653		
Total % Adjustment	N/A	-9.46 %			-8.21 %			0.57 %		
Total Dollar Adjustment	N/A	-\$45,106			-\$46,356			\$2,579		
Adjusted Sales Price	\$413,000	\$431,605			\$518,183			\$458,232		
Adj Sales Price / SQFT	\$0.00	\$320.18			\$384.41			\$339.93		
Gross \$ Adjustment	N/A	\$56,998			\$67,401			\$54,182		
# of adjustments	N/A	8			9			6		
# of adjustments over 1 %	N/A	2			3			2		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	62091 00020	62061 02300			62064 01110			62090 01230		
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		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 23, 2015			Jun 29, 2017			Oct 21, 2016		
Sale Price	N/A	\$373,500			\$360,000			\$312,000		
adjRate	N/A	1.24439			1.10230			1.16082		
Time Adjustment	N/A	\$91,280			\$36,826			\$50,176		
Time Adjusted Sale Price	N/A	\$464,780			\$396,826			\$362,176		
Total % Adjustment	N/A	-1.08 %			2.93 %			1.65 %		
Total Dollar Adjustment	N/A	-\$5,030			\$11,637			\$5,993		
Adjusted Sales Price	\$413,000	\$459,750			\$408,463			\$368,169		
Adj Sales Price / SQFT	\$0.00	\$341.06			\$303.01			\$273.12		
Gross \$ Adjustment	N/A	\$34,542			\$49,115			\$31,358		
# of adjustments	N/A	6			6			6		
# of adjustments over 1 %	N/A	3			3			3		

Nassau County Comparable Sales Report

TENTATIVE