

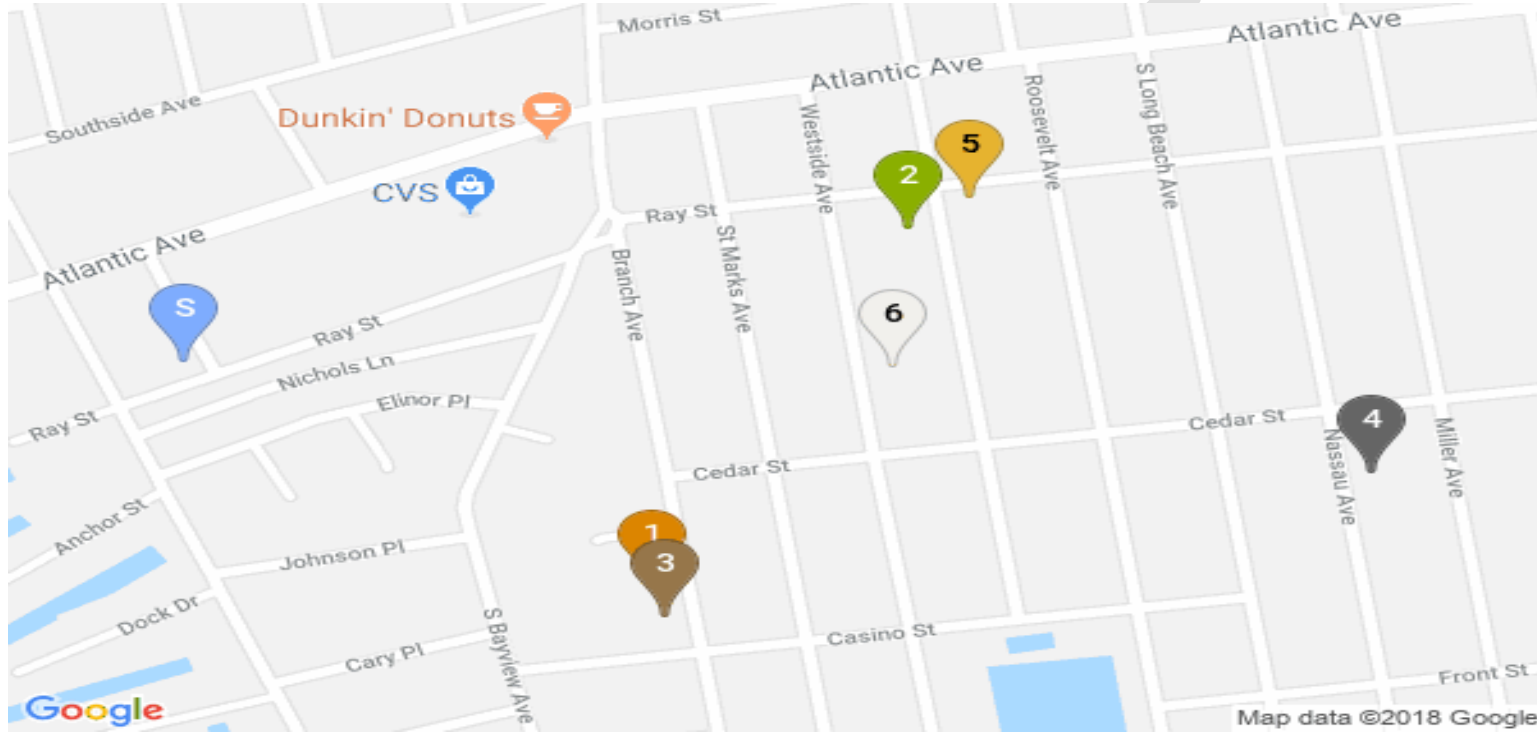
## Nassau County Comparable Sales Report

### S/B/L: 54/313/122

Image Not Found	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	500 RAY ST FREEPORT, NY 11520	86 BRANCH AVE FREEPORT, NY 11520	84 BAY AVE FREEPORT, NY 11520	94 BRANCH AVE FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	54313 01220	62143 00550	62137 00250	62143 00570
Sale Date		December 19, 2017	October 6, 2017	August 23, 2018
Sale Price		\$420,000	\$327,000	\$375,000
Time Adjustment Factor		1.05	1.07	1
Time Adjusted Sale Price		\$442,614	\$349,809	\$375,000
Total % Adjustment		-0.59 %	10.14 %	5.68 %
<b>Adjusted Sales Price</b>		<b>\$439,992</b>	<b>\$385,281</b>	<b>\$396,283</b>
Image Not Found	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	500 RAY ST FREEPORT, NY 11520	109 NASSAU AVE FREEPORT, NY 11520	337 RAY ST FREEPORT, NY 11520	75 WESTSIDE AVE FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	54313 01220	62163 03680	62147 05110	62137 00360
Sale Date		February 9, 2018	August 30, 2016	July 25, 2016
Sale Price		\$369,000	\$330,000	\$310,000
Time Adjustment Factor		1.04	1.18	1.18
Time Adjusted Sale Price		\$383,085	\$387,943	\$366,742
Total % Adjustment		7.78 %	3.30 %	10.89 %
<b>Adjusted Sales Price</b>		<b>\$412,897</b>	<b>\$400,738</b>	<b>\$406,668</b>

# Nassau County Comparable Sales Report

## S/B/L: 54/313/122



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:**           \$402,000          

**As of**           January 2, 2019