

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	54313 01220	62143 00550			62137 00250			62143 00570		
<b>Address</b>	500 RAY ST FREEPORT, NY 11520	86 BRANCH AVE FREEPORT, NY 11520			84 BAY AVE FREEPORT, NY 11520			94 BRANCH AVE FREEPORT, NY 11520		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1465	1676	-\$15,265	-3.45 %	1058	\$30,995	8.86 %	1190	\$20,898	5.57 %
Rec Room	656	425	\$1,430	0.32 %	504	\$686	0.20 %	637	\$82	0.02 %
Bathrooms And Fixtures	2-1-8	2-0-6	\$7,627	1.72 %	2-0-7	\$2,785	0.80 %	3-0-9	-\$2,614	-0.70 %
Land Size	6930	6450	\$1,733	0.39 %	6000	\$2,755	0.79 %	5000	\$6,723	1.79 %
Year Built Depreciation	1955-93.27	1953-93.49	-\$1,050	-0.24 %	1953-93.49	-\$830	-0.24 %	1953-93.49	-\$889	-0.24 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-80	-\$2,403	-0.64 %
Patio	0	0	0	0.00 %	120	-\$2,107	-0.60 %	0	0	0.00 %
Wood Deck	300	0	\$2,903	0.66 %	120	\$1,188	0.34 %	392	-\$513	-0.14 %

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	54313 01220	62163 03680			62147 05110			62137 00360		
<b>Address</b>	500 RAY ST FREEPORT, NY 11520	109 NASSAU AVE FREEPORT, NY 11520			337 RAY ST FREEPORT, NY 11520			75 WESTSIDE AVE FREEPORT, NY 11520		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1465	1480	-\$1,017	-0.27 %	1223	\$18,707	4.82 %	1040	\$34,287	9.35 %
Rec Room	656	0	\$18,918	4.94 %	779	-\$495	-0.13 %	780	-\$472	-0.13 %
Bathrooms And Fixtures	2-1-8	2-0-6	\$6,601	1.72 %	2-0-7	\$3,089	0.80 %	2-0-6	\$6,320	1.72 %
Land Size	6930	5250	\$5,833	1.52 %	7110	-\$541	-0.14 %	7000	-\$201	-0.05 %
Year Built Depreciation	1955-93.27	1910-93.27	0	0.00 %	1953-93.49	-\$920	-0.24 %	1953-93.49	-\$870	-0.24 %
Parking	0	0	0	0.00 %	Att-310	-\$9,590	-2.47 %	0	0	0.00 %
Porch	0	Op-49	-\$1,656	-0.43 %	0	0	0.00 %	0	0	0.00 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	300	140	\$1,132	0.30 %	0	\$2,545	0.66 %	169	\$861	0.23 %

# Nassau County Comparable Sales Report

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	54313 01220	62143 00550			62137 00250			62143 00570		
<b>Address</b>	500 RAY ST FREEPORT, NY 11520	86 BRANCH AVE FREEPORT, NY 11520			84 BAY AVE FREEPORT, NY 11520			94 BRANCH AVE FREEPORT, NY 11520		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 19, 2017			Oct 06, 2017			Aug 23, 2018		
Sale Price	N/A	\$420,000			\$327,000			\$375,000		
adjRate	N/A	1.05384			1.06975			1.00000		
Time Adjustment	N/A	\$22,614			\$22,809			\$		
Time Adjusted Sale Price	N/A	\$442,614			\$349,809			\$375,000		
Total % Adjustment	N/A	-0.59 %			10.14 %			5.68 %		
Total Dollar Adjustment	N/A	-\$2,622			\$35,472			\$21,283		
Adjusted Sales Price	\$402,000	\$439,992			\$385,281			\$396,283		
Adj Sales Price / SQFT	\$0.00	\$300.34			\$262.99			\$270.50		
Gross \$ Adjustment	N/A	\$30,008			\$41,346			\$34,121		
# of adjustments	N/A	6			7			7		
# of adjustments over 1 %	N/A	2			1			2		

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	54313 01220	62163 03680			62147 05110			62137 00360		
<b>Address</b>	500 RAY ST FREEPORT, NY 11520	109 NASSAU AVE FREEPORT, NY 11520			337 RAY ST FREEPORT, NY 11520			75 WESTSIDE AVE FREEPORT, NY 11520		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 09, 2018			Aug 30, 2016			Jul 25, 2016		
Sale Price	N/A	\$369,000			\$330,000			\$310,000		
adjRate	N/A	1.03817			1.17559			1.18304		
Time Adjustment	N/A	\$14,085			\$57,943			\$56,742		
Time Adjusted Sale Price	N/A	\$383,085			\$387,943			\$366,742		
Total % Adjustment	N/A	7.78 %			3.30 %			10.89 %		
Total Dollar Adjustment	N/A	\$29,812			\$12,795			\$39,926		
Adjusted Sales Price	\$402,000	\$412,897			\$400,738			\$406,668		
Adj Sales Price / SQFT	\$0.00	\$281.84			\$273.54			\$277.59		
Gross \$ Adjustment	N/A	\$35,156			\$35,887			\$43,010		
# of adjustments	N/A	6			7			6		
# of adjustments over 1 %	N/A	3			2			2		

# Nassau County Comparable Sales Report

TENTATIVE