

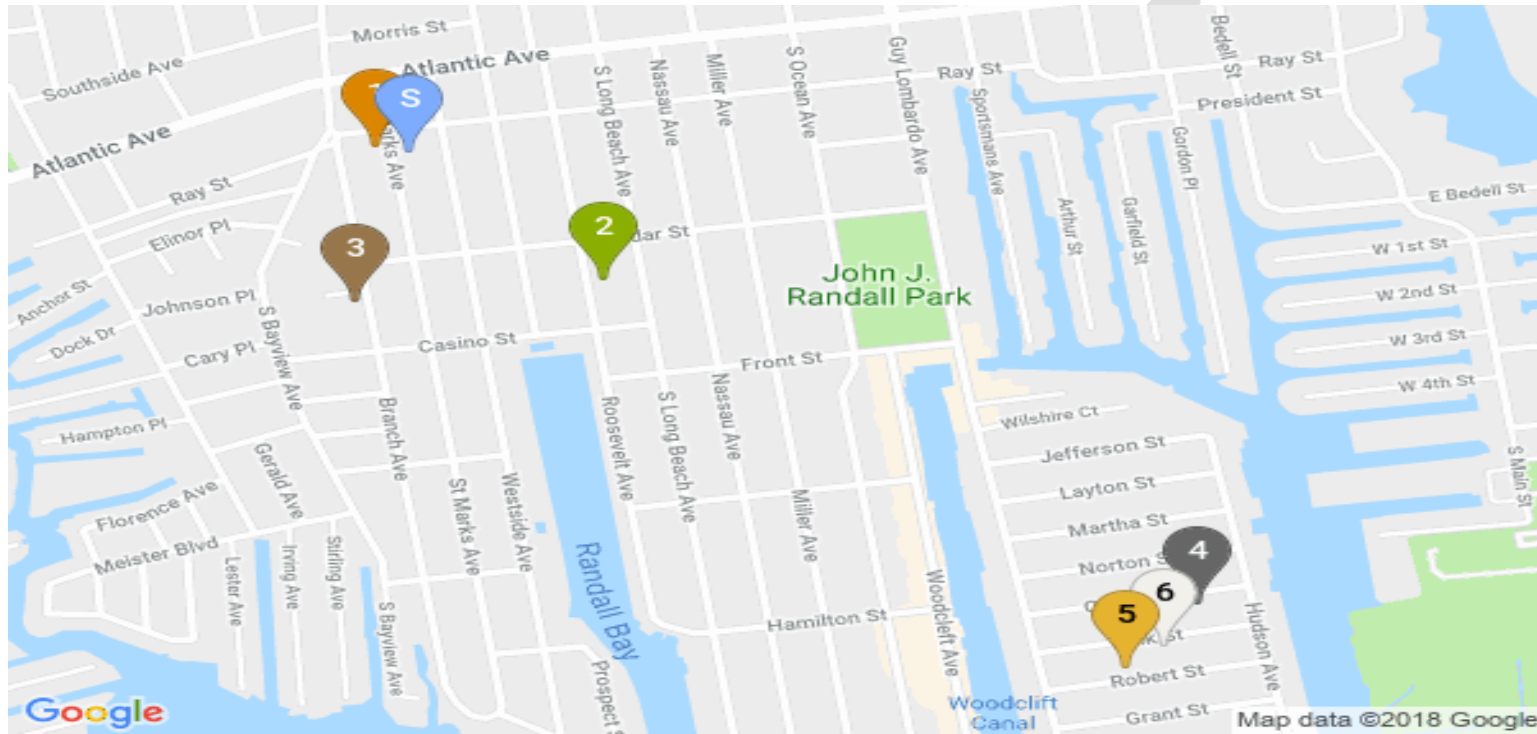
Nassau County Comparable Sales Report

S/B/L: 62/138/15

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	43 SAINT MARKS AVE FREEPORT, NY 11520	40 SAINT MARKS AVE FREEPORT, NY 11520	293 ROOSEVELT AVE FREEPORT, NY 11520	76 BRANCH AVE FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	62138 00150	62141 01030	62152 03290	62143 00530
Sale Date		March 2, 2018	October 25, 2016	March 1, 2018
Sale Price		\$385,000	\$260,000	\$360,000
Time Adjustment Factor		1.03	1.16	1.03
Time Adjusted Sale Price		\$396,712	\$301,813	\$370,952
Total % Adjustment		1.45 %	-1.90 %	-4.82 %
Adjusted Sales Price		\$402,468	\$296,089	\$353,055
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	43 SAINT MARKS AVE FREEPORT, NY 11520	77 OVERTON ST FREEPORT, NY 11520	38 ROBERT ST FREEPORT, NY 11520	57 POLK ST FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	62138 00150	62098 04860	62099 05780	62099 05560
Sale Date		December 15, 2017	October 13, 2016	August 18, 2017
Sale Price		\$267,000	\$260,000	\$340,000
Time Adjustment Factor		1.05	1.16	1.09
Time Adjusted Sale Price		\$281,376	\$301,813	\$369,207
Total % Adjustment		10.11 %	4.29 %	2.94 %
Adjusted Sales Price		\$309,816	\$314,753	\$380,058

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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: \$331,000

As of January 2, 2019