

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	62138 00150	62141 01030			62152 03290			62143 00530		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1148	1138	\$906	0.23 %	1176	-\$1,891	-0.63 %	1289	-\$11,042	-2.98 %
Bsmt Type	Full	Full	0	0.00 %	1/2 Bsmt/Crawl	0	0.00 %	Full	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,653	-0.88 %	0	0	0.00 %
Land Size	5000	4500	\$2,282	0.58 %	6000	-\$2,980	-0.99 %	5850	-\$3,157	-0.85 %
Year Built Depreciation	1940-93.27	1940-93.27	0	0.00 %	1951-93.27	0	0.00 %	1953-93.49	-\$880	-0.24 %
Parking	Det-294	Det-200	\$2,134	0.54 %	Det-300	-\$86	-0.03 %	Det-294	0	0.00 %
Porch	Ep-75	Op-60	\$434	0.11 %	0	\$1,887	0.63 %	0	\$2,320	0.63 %
Patio	0	0	0	0.00 %	0	0	0.00 %	368	-\$5,138	-1.39 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	62138 00150	62098 04860			62099 05780			62099 05560		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1148	800	\$27,797	9.88 %	956	\$14,758	4.89 %	1152	-\$335	-0.09 %
Bsmt Type	Full	1/2 Bsmt/Crawl	0	0.00 %	1/4 Bsmt/Slab	0	0.00 %	None	\$15,776	4.27 %
Quality	C	C-	\$2,068	0.73 %	C-	\$2,218	0.73 %	C-	\$2,713	0.73 %
Fireplace	0	2	-\$2,473	-0.88 %	2	-\$2,653	-0.88 %	2	-\$3,246	-0.88 %
Land Size	5000	5000	0	0.00 %	5000	0	0.00 %	5000	0	0.00 %
Year Built Depreciation	1940-93.27	1950-93.27	0	0.00 %	1950-93.27	0	0.00 %	1950-93.27	0	0.00 %
Parking	Det-294	Det-308	-\$200	-0.07 %	Det-294	0	0.00 %	Det-294	0	0.00 %
Porch	Ep-75	Op-18	\$1,249	0.44 %	Op-164	-\$1,382	-0.46 %	Op-210	-\$2,382	-0.65 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	187	-\$1,676	-0.45 %

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Parcel ID #	62138 00150	62141 01030	62152 03290	62143 00530
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
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 02, 2018	Oct 25, 2016	Mar 01, 2018
Sale Price	N/A	\$385,000	\$260,000	\$360,000
adjRate	N/A	1.03042	1.16082	1.03042
Time Adjustment	N/A	\$11,712	\$41,813	\$10,952
Time Adjusted Sale Price	N/A	\$396,712	\$301,813	\$370,952
Total % Adjustment	N/A	1.45 %	-1.90 %	-4.82 %
Total Dollar Adjustment	N/A	\$5,756	-\$5,724	-\$17,897
Adjusted Sales Price	\$331,000	\$402,468	\$296,089	\$353,055
Adj Sales Price / SQFT	\$0.00	\$350.58	\$257.92	\$307.54
Gross \$ Adjustment	N/A	\$5,756	\$9,498	\$22,536
# of adjustments	N/A	4	5	5
# of adjustments over 1 %	N/A	0	0	2
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	62138 00150	62098 04860	62099 05780	62099 05560
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
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 15, 2017	Oct 13, 2016	Aug 18, 2017
Sale Price	N/A	\$267,000	\$260,000	\$340,000
adjRate	N/A	1.05384	1.16082	1.08590
Time Adjustment	N/A	\$14,376	\$41,813	\$29,207
Time Adjusted Sale Price	N/A	\$281,376	\$301,813	\$369,207
Total % Adjustment	N/A	10.11 %	4.29 %	2.94 %
Total Dollar Adjustment	N/A	\$28,440	\$12,940	\$10,851
Adjusted Sales Price	\$331,000	\$309,816	\$314,753	\$380,058
Adj Sales Price / SQFT	\$0.00	\$269.87	\$274.18	\$331.06
Gross \$ Adjustment	N/A	\$33,787	\$21,012	\$26,127
# of adjustments	N/A	5	4	6
# of adjustments over 1 %	N/A	1	1	1

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TENTATIVE