

Nassau County Comparable Sales Report

S/B/L: 62/100/683

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	78 GRANT ST FREEPORT, NY 11520	43 VAN BUREN ST FREEPORT, NY 11520	33 HUBBARD AVE 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	62100 06830	62104 02250	62106 04060	62099 05560
Sale Date		September 29, 2017	September 19, 2018	August 18, 2017
Sale Price		\$339,000	\$369,770	\$340,000
Time Adjustment Factor		1.08	1	1.09
Time Adjusted Sale Price		\$365,373	\$369,770	\$369,207
Total % Adjustment		-3.63 %	2.90 %	-3.54 %
Adjusted Sales Price		\$352,112	\$380,487	\$356,149
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	78 GRANT ST FREEPORT, NY 11520	53 ROBERT ST FREEPORT, NY 11520	73 TYLER ST FREEPORT, NY 11520	56 VAN BUREN ST FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	62100 06830	62100 06600	62105 03160	62101 00770
Sale Date		April 12, 2018	May 8, 2017	July 29, 2016
Sale Price		\$299,995	\$250,000	\$282,500
Time Adjustment Factor		1.02	1.11	1.18
Time Adjusted Sale Price		\$306,814	\$277,646	\$334,209
Total % Adjustment		4.70 %	6.53 %	1.06 %
Adjusted Sales Price		\$321,226	\$295,785	\$337,756

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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: \$311,000

As of January 2, 2019