

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	62100 06830	62104 02250			62106 04060			62099 05560		
<b>Address</b>	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		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1077	1200	-\$10,163	-2.78 %	985	\$8,714	2.36 %	1152	-\$6,427	-1.74 %
Fireplace	2	2	0	0.00 %	0	\$3,279	0.89 %	2	0	0.00 %
Year Built Depreciation	1952-93.27	1954-93.71	-\$1,718	-0.47 %	1953-93.49	-\$877	-0.24 %	1950-93.27	0	0.00 %
Parking	Det-280	Det-352	-\$1,380	-0.38 %	Det-300	-\$399	-0.11 %	Det-294	-\$293	-0.08 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-210	-\$4,662	-1.26 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	187	-\$1,676	-0.45 %
Misc Cost Items	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 #	62100 06830	62100 06600			62105 03160			62101 00770		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1077	872	\$17,372	5.66 %	825	\$19,991	7.20 %	1017	\$5,035	1.51 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Year Built Depreciation	1952-93.27	1950-93.27	0	0.00 %	1954-93.71	-\$1,305	-0.47 %	1952-93.49	-\$793	-0.24 %
Parking	Det-280	Det-280/Cpt-180	-\$1,526	-0.50 %	Det-280	0	0.00 %	Det-280	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	194	-\$1,434	-0.47 %	0	0	0.00 %	75	-\$695	-0.21 %
Misc Cost Items	0	0	0	0.00 %	547	-\$547	-0.20 %	0	0	0.00 %

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## Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
<b>Parcel ID #</b>	62100 06830	62104 02250	62106 04060	62099 05560
<b>Address</b>	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
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Sep 29, 2017	Sep 19, 2018	Aug 18, 2017
<b>Sale Price</b>	N/A	\$339,000	\$369,770	\$340,000
<b>adjRate</b>	N/A	1.07780	1.00000	1.08590
<b>Time Adjustment</b>	N/A	\$26,373	\$	\$29,207
<b>Time Adjusted Sale Price</b>	N/A	\$365,373	\$369,770	\$369,207
<b>Total % Adjustment</b>	N/A	-3.63 %	2.90 %	-3.54 %
<b>Total Dollar Adjustment</b>	N/A	-\$13,261	\$10,717	-\$13,058
<b>Adjusted Sales Price</b>	\$311,000	\$352,112	\$380,487	\$356,149
<b>Adj Sales Price / SQFT</b>	\$0.00	\$326.94	\$353.28	\$330.69
<b>Gross \$ Adjustment</b>	N/A	\$13,261	\$13,269	\$13,058
<b># of adjustments</b>	N/A	3	4	4
<b># of adjustments over 1 %</b>	N/A	1	1	2

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	62100 06830	62100 06600	62105 03160	62101 00770
<b>Address</b>	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
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Apr 12, 2018	May 08, 2017	Jul 29, 2016
<b>Sale Price</b>	N/A	\$299,995	\$250,000	\$282,500
<b>adjRate</b>	N/A	1.02273	1.11058	1.18304
<b>Time Adjustment</b>	N/A	\$6,819	\$27,646	\$51,709
<b>Time Adjusted Sale Price</b>	N/A	\$306,814	\$277,646	\$334,209
<b>Total % Adjustment</b>	N/A	4.70 %	6.53 %	1.06 %
<b>Total Dollar Adjustment</b>	N/A	\$14,412	\$18,139	\$3,547
<b>Adjusted Sales Price</b>	\$311,000	\$321,226	\$295,785	\$337,756
<b>Adj Sales Price / SQFT</b>	\$0.00	\$298.26	\$274.64	\$313.61
<b>Gross \$ Adjustment</b>	N/A	\$20,332	\$21,843	\$6,522
<b># of adjustments</b>	N/A	3	3	3
<b># of adjustments over 1 %</b>	N/A	1	1	1

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TENTATIVE