Nassau County Comparable Sales Report S/B/L: 62/178/19

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	491 MILLER AVE FREEPORT,	33 HUBBARD AVE FREEPORT, NY	43 VAN BUREN ST FREEPORT, NY	57 HUBBARD ST FREEPORT, NY
Troperty Address	NY 11520	11520	11520	11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	62178 00190	62106 04060	62104 02250	62106 04120
Sale Date		September 19, 2018	September 29, 2017	November 29, 2016
Sale Price		\$369,770	\$339,000	\$250,000
Time Adjustment Factor		1	1.08	1.15
Time Adjusted Sale Price		\$369,770	\$365,373	\$288,377
Total % Adjustment		-1.74 %	-8.28 %	-6.70 %
Adjusted Sales Price		\$363,344	\$335,134	\$269,054
Aujusteu Sales Frice		7505,544	7555,154	\$205, 05 4
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	\$333,134 Sale #5	\$263)634 Sale #6
	valued using mass appraisal			
Subject	valued using mass appraisal techniques. 491 MILLER AVE FREEPORT,	Sale #4 871 GUY LOMBARDO AVE	Sale #5 14 HOWARD AVE FREEPORT, NY	Sale #6 57 POLK ST FREEPORT, NY 11520 H-1009-FPT
Subject Property Address	valued using mass appraisal techniques. 491 MILLER AVE FREEPORT, NY 11520	Sale #4 871 GUY LOMBARDO AVE FREEPORT, NY 11520 H-1009-FPT 62 C 04530	Sale #5 14 HOWARD AVE FREEPORT, NY 11520	Sale #6 57 POLK ST FREEPORT, NY 11520
Subject Property Address Town/School Dist/Village	valued using mass appraisal techniques. 491 MILLER AVE FREEPORT, NY 11520 H-1009-FPT	Sale #4 871 GUY LOMBARDO AVE FREEPORT, NY 11520 H-1009-FPT 62 C 04530 April 13, 2018	Sale #5 14 HOWARD AVE FREEPORT, NY 11520 H-1009-FPT 62106 04230 September 30, 2016	Sale #6 57 POLK ST FREEPORT, NY 11520 H-1009-FPT 62099 05560 August 18, 2017
Subject Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 491 MILLER AVE FREEPORT, NY 11520 H-1009-FPT	Sale #4 871 GUY LOMBARDO AVE FREEPORT, NY 11520 H-1009-FPT 62 C 04530	Sale #5 14 HOWARD AVE FREEPORT, NY 11520 H-1009-FPT 62106 04230 September 30, 2016 \$319,999	Sale #6 57 POLK ST FREEPORT, NY 11520 H-1009-FPT 62099 05560
Subject Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 491 MILLER AVE FREEPORT, NY 11520 H-1009-FPT	Sale #4 871 GUY LOMBARDO AVE FREEPORT, NY 11520 H-1009-FPT 62 C 04530 April 13, 2018	Sale #5 14 HOWARD AVE FREEPORT, NY 11520 H-1009-FPT 62106 04230 September 30, 2016 \$319,999 1.17	Sale #6 57 POLK ST FREEPORT, NY 11520 H-1009-FPT 62099 05560 August 18, 2017
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor Time Adjusted Sale Price	valued using mass appraisal techniques. 491 MILLER AVE FREEPORT, NY 11520 H-1009-FPT	Sale #4 871 GUY LOMBARDO AVE FREEPORT, NY 11520 H-1009-FPT 62 C 04530 April 13, 2018 \$318,000 1.02 \$325,228	Sale #5 14 HOWARD AVE FREEPORT, NY 11520 H-1009-FPT 62106 04230 September 30, 2016 \$319,999 1.17 \$373,816	Sale #6 57 POLK ST FREEPORT, NY 11520 H-1009-FPT 62099 05560 August 18, 2017 \$340,000 1.09 \$369,207
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 491 MILLER AVE FREEPORT, NY 11520 H-1009-FPT	Sale #4 871 GUY LOMBARDO AVE FREEPORT, NY 11520 H-1009-FPT 62 C 04530 April 13, 2018 \$318,000 1.02	Sale #5 14 HOWARD AVE FREEPORT, NY 11520 H-1009-FPT 62106 04230 September 30, 2016 \$319,999 1.17	Sale #6 57 POLK ST FREEPORT, NY 11520 H-1009-FPT 62099 05560 August 18, 2017 \$340,000 1.09

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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:	\$296,000	As of	January 2, 2019	
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