

# Nassau County Comparable Sales Report

## S/B/L: 62/178/19

|  |  |   |  |  |
|--|--|---|--|--|
|   | Your property has been valued using mass appraisal techniques. |   |   |   |
| <b>Subject</b>   |  | <b>Sale #1</b>  | <b>Sale #2</b>   | <b>Sale #3</b>   |
| Property Address   | 491 MILLER AVE FREEPORT, NY 11520                              | 33 HUBBARD AVE FREEPORT, NY 11520   | 43 VAN BUREN ST FREEPORT, NY 11520   | 57 HUBBARD ST FREEPORT, NY 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 %  |
| <b>Adjusted Sales Price</b>  |  | <b>\$363,344</b>  | <b>\$335,134</b>   | <b>\$269,054</b>   |
|  | Your property has been valued using mass appraisal techniques. |  |  |  |
| <b>Subject</b>   |  | <b>Sale #4</b>  | <b>Sale #5</b>   | <b>Sale #6</b>   |
| Property Address   | 491 MILLER AVE FREEPORT, NY 11520                              | 871 GUY LOMBARDO AVE FREEPORT, NY 11520   | 14 HOWARD 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   | 62178 00190  | 62 C 04530  | 62106 04230  | 62099 05560  |
| Sale Date  |  | April 13, 2018  | September 30, 2016   | August 18, 2017  |
| Sale Price   |  | \$318,000   | \$319,999  | \$340,000  |
| Time Adjustment Factor   |  | 1.02  | 1.17   | 1.09   |
| Time Adjusted Sale Price   |  | \$325,228   | \$373,816  | \$369,207  |
| Total % Adjustment   |  | 2.71 %  | -3.06 %  | -8.18 %  |
| <b>Adjusted Sales Price</b>  |  | <b>\$334,055</b>  | <b>\$362,369</b>   | <b>\$339,002</b>   |

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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