

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	62178 00190	62106 04060			62104 02250			62106 04120		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1093	985	\$10,172	2.75 %	1200	-\$8,794	-2.41 %	1185	-\$6,016	-2.09 %
Style	Bungalow, Cottage	Ranch	-\$9,692	-2.62 %	Ranch	-\$9,577	-2.62 %	Ranch	-\$7,559	-2.62 %
Fireplace	0	0	0	0.00 %	2	-\$3,212	-0.88 %	0	0	0.00 %
Land Size	4400	5000	-\$2,564	-0.69 %	5000	-\$2,534	-0.69 %	5000	-\$2,000	-0.69 %
Year Built Depreciation	1913-93.27	1953-93.49	-\$877	-0.24 %	1954-93.71	-\$1,718	-0.47 %	1955-93.71	-\$1,356	-0.47 %
Parking	Det-192	Det-300	-\$2,260	-0.61 %	Det-352	-\$3,214	-0.88 %	Det-280	-\$1,453	-0.50 %
Detached Gar Depr	0.97	0.98	-\$1,205	-0.33 %	0.98	-\$1,191	-0.33 %	0.98	-\$940	-0.33 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
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 #	62178 00190	62 C 04530			62106 04230			62099 05560		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1093	825	\$24,761	7.61 %	1005	\$8,275	2.21 %	1152	-\$5,029	-1.36 %
Style	Bungalow, Cottage	Ranch	-\$8,525	-2.62 %	Ranch	-\$9,798	-2.62 %	Ranch	-\$9,678	-2.62 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$3,246	-0.88 %
Land Size	4400	5000	-\$2,255	-0.69 %	5000	-\$2,592	-0.69 %	5000	-\$2,560	-0.69 %
Year Built Depreciation	1913-93.27	1955-93.71	-\$1,529	-0.47 %	1953-93.49	-\$887	-0.24 %	1950-93.27	0	0.00 %
Parking	Det-192	Det-300	-\$1,988	-0.61 %	Det-308	-\$2,443	-0.65 %	Det-294	-\$2,152	-0.58 %
Detached Gar Depr	0.97	0.98	-\$1,060	-0.33 %	0.98	-\$1,218	-0.33 %	0.98	-\$1,203	-0.33 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-210	-\$4,662	-1.26 %
Wood Deck	0	0	0	0.00 %	270	-\$2,254	-0.60 %	187	-\$1,676	-0.45 %
Misc Cost Items	0	578	-\$578	-0.18 %	530	-\$530	-0.14 %	0	0	0.00 %

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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		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 19, 2018			Sep 29, 2017			Nov 29, 2016		
Sale Price	N/A	\$369,770			\$339,000			\$250,000		
adjRate	N/A	1.00000			1.07780			1.15351		
Time Adjustment	N/A	\$			\$26,373			\$38,377		
Time Adjusted Sale Price	N/A	\$369,770			\$365,373			\$288,377		
Total % Adjustment	N/A	-1.74 %			-8.28 %			-6.70 %		
Total Dollar Adjustment	N/A	-\$6,426			-\$30,239			-\$19,322		
Adjusted Sales Price	\$296,000	\$363,344			\$335,134			\$269,054		
Adj Sales Price / SQFT	\$0.00	\$332.43			\$306.62			\$246.16		
Gross \$ Adjustment	N/A	\$26,771			\$30,239			\$19,322		
# of adjustments	N/A	6			7			6		
# of adjustments over 1 %	N/A	2			2			2		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	62178 00190	62 C 04530			62106 04230			62099 05560		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 13, 2018			Sep 30, 2016			Aug 18, 2017		
Sale Price	N/A	\$318,000			\$319,999			\$340,000		
adjRate	N/A	1.02273			1.16818			1.08590		
Time Adjustment	N/A	\$7,228			\$53,817			\$29,207		
Time Adjusted Sale Price	N/A	\$325,228			\$373,816			\$369,207		
Total % Adjustment	N/A	2.71 %			-3.06 %			-8.18 %		
Total Dollar Adjustment	N/A	\$8,827			-\$11,447			-\$30,204		
Adjusted Sales Price	\$296,000	\$334,055			\$362,369			\$339,002		
Adj Sales Price / SQFT	\$0.00	\$305.63			\$331.54			\$310.16		
Gross \$ Adjustment	N/A	\$40,696			\$27,997			\$30,204		
# of adjustments	N/A	7			8			8		
# of adjustments over 1 %	N/A	2			2			3		

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