

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	54338 05260	62102 08080			62092 04560			54558 00370		
Address	736 BAYVIEW AVE FREEPORT, NY 11520	760 GUY LOMBARDO AVE FREEPORT, NY 11520			259 GORDON PL FREEPORT, NY 11520			3537 DANIEL CRES BALDWIN, NY 11510		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3606	2893	\$36,377	5.91 %	2825	\$42,513	6.57 %	2991	\$28,941	5.00 %
Bsmt Type	None	None	0	0.00 %	None	0	0.00 %	None	0	0.00 %
Finished Bsmt	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	352	-\$24,688	-4.26 %
Style	Colonial	Contempora ry	\$30,658	4.99 %	Colonial	0	0.00 %	Splanch	\$51	0.01 %
Quality	B-	B	-\$13,448	-2.19 %	C+	\$46,781	7.23 %	C+	\$41,885	7.23 %
Bathrooms And Fixtures	3-0-10	2-1-12	-\$6,623	-1.08 %	4-0-12	-\$6,964	-1.08 %	3-1-11	-\$3,268	-0.56 %
Fireplace	0	2	-\$5,406	-0.88 %	0	0	0.00 %	0	0	0.00 %
Land Size	7786	9000	-\$5,166	-0.84 %	5000	\$15,779	2.44 %	7440	-\$8,643	-1.49 %
Year Built Depreciation	2003-99.07	1988-97.41	\$10,518	1.71 %	1999-98.59	\$3,170	0.49 %	1964-94.35	\$28,966	5.00 %
Parking	Att-220	Att-216	\$177	0.03 %	Att-280	-\$2,666	-0.41 %	Att-340	-\$4,584	-0.79 %
Porch	Op-72	Op-84	-\$480	-0.08 %	Op-63	\$401	0.06 %	0	\$3,428	0.59 %
Patio	350	0	\$8,355	1.36 %	0	\$8,785	1.36 %	338	\$180	0.03 %
Wood Deck	275	400	-\$1,158	-0.19 %	380	-\$1,038	-0.16 %	2923	-\$9,624	-1.66 %
Misc Cost Items	3900	0	\$3,900	0.63 %	0	\$3,900	0.60 %	17816	-\$13,916	-2.40 %
Water Attribute	Bay	Canal	\$106,040	17.24 %	Canal	\$111,502	17.24 %	Bay	0	0.00 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Neighborhood	Amityville, Freeport-56	Amityville, Freeport-56	0	0.00 %	Amityville, Freeport-56	0	0.00 %	Baldwin-122	-\$28,399	-4.90 %

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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	54338 05260	62088 00500			62187 08100			62187 01410		
Address	736 BAYVIEW AVE FREEPORT, NY 11520	411 GUY LOMBARDO AVE FREEPORT, NY 11520			350 BRANCH AVE FREEPORT, NY 11520			46 FAIRVIEW PL FREEPORT, NY 11520		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3606	2487	\$59,216	10.18 %	2030	\$109,871	16.17 %	3578	\$1,951	0.20 %
Bsmt Type	None	None	0	0.00 %	1/2 Bsmt/Crawl	-\$27,845	-4.10 %	None	0	0.00 %
Finished Bsmt	0	0	0	0.00 %	296	-\$24,182	-3.56 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Split Level	\$3,888	0.57 %	Contempora ry	\$47,778	4.99 %
Quality	B-	B-	0	0.00 %	B	-\$14,859	-2.19 %	B	-\$20,958	-2.19 %
Bathrooms And Fixtures	3-0-10	3-0-11	-\$3,285	-0.56 %	1-1-5	\$28,557	4.20 %	2-1-10	0	0.00 %
Fireplace	0	2	-\$5,115	-0.88 %	2	-\$5,974	-0.88 %	2	-\$8,425	-0.88 %
Land Size	7786	7500	\$1,187	0.20 %	6480	\$6,825	1.00 %	16000	-\$41,158	-4.29 %
Year Built Depreciation	2003-99.07	1991-96.69	\$14,322	2.46 %	1964-94.35	\$33,995	5.00 %	1955-93.71	\$54,818	5.72 %
Parking	Att-220	Att-500	-\$9,754	-1.68 %	Att-300	-\$3,684	-0.54 %	Att-364	-\$8,965	-0.94 %
Porch	Op-72	Op-155	-\$2,618	-0.45 %	0	\$4,023	0.59 %	0	\$5,675	0.59 %
Patio	350	0	\$7,905	1.36 %	200	\$3,020	0.44 %	0	\$13,020	1.36 %
Wood Deck	275	300	-\$237	-0.04 %	354	-\$837	-0.12 %	2222	-\$13,660	-1.43 %
Misc Cost Items	3900	3094	\$806	0.14 %	1363	\$2,537	0.37 %	0	\$3,900	0.41 %
Water Attribute	Bay	Canal	\$100,335	17.24 %	Bay	0	0.00 %	Bay	0	0.00 %
Location	0	MajorHwy	\$40,297	6.92 %	0	0	0.00 %	0	0	0.00 %
Neighborhood	Amityville, Freeport-56	Amityville, Freeport-56	0	0.00 %	Amityville, Freeport-56	0	0.00 %	Amityville, Freeport-56	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 05, 2018			Sep 29, 2017			Oct 08, 2018		
Sale Price	N/A	\$615,000			\$600,000			\$579,000		
adjRate	N/A	1.00000			1.07780			1.00000		
Time Adjustment	N/A	\$			\$46,678			\$		
Time Adjusted Sale Price	N/A	\$615,000			\$646,678			\$579,000		
Total % Adjustment	N/A	26.62 %			34.35 %			1.78 %		
Total Dollar Adjustment	N/A	\$163,743			\$222,162			\$10,330		
Adjusted Sales Price	\$831,000	\$778,743			\$868,840			\$589,330		
Adj Sales Price / SQFT	\$0.00	\$215.96			\$240.94			\$163.43		
Gross \$ Adjustment	N/A	\$228,306			\$243,500			\$196,575		
# of adjustments	N/A	13			11			13		
# of adjustments over 1 %	N/A	7			6			8		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 11, 2016			Nov 13, 2017			Jan 28, 2016		
Sale Price	N/A	\$495,000			\$640,000			\$780,000		
adjRate	N/A	1.17559			1.06177			1.22876		
Time Adjustment	N/A	\$86,915			\$39,531			\$178,433		
Time Adjusted Sale Price	N/A	\$581,915			\$679,531			\$958,433		
Total % Adjustment	N/A	34.90 %			16.97 %			3.54 %		
Total Dollar Adjustment	N/A	\$203,061			\$115,335			\$33,976		
Adjusted Sales Price	\$831,000	\$784,976			\$794,866			\$992,408		
Adj Sales Price / SQFT	\$0.00	\$217.69			\$220.43			\$275.21		
Gross \$ Adjustment	N/A	\$245,077			\$270,097			\$220,307		
# of adjustments	N/A	12			14			11		
# of adjustments over 1 %	N/A	6			7			6		

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TENTATIVE