

# Nassau County Comparable Sales Report

## S/B/L: 55/67/574

	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	29 COLONIAL AVE FREEPORT, NY 11520	19 CHELSEA CT FREEPORT, NY 11520	14 CHELSEA CT FREEPORT, NY 11520	155 FULTON AVE ROOSEVELT, NY 11575
Town/School Dist/Village	H-1008-FPT	H-1008-FPT	H-1008-FPT	H-1008
Account Number	55067 05740	55 M 00110	55 M 00130	55412 01040
Sale Date		March 30, 2018	August 21, 2018	February 23, 2018
Sale Price		\$567,264	\$445,000	\$410,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$567,264	\$445,000	\$410,000
Total % Adjustment		-1.04 %	-1.31 %	6.54 %
<b>Adjusted Sales Price</b>		<b>\$561,343</b>	<b>\$439,163</b>	<b>\$436,822</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	29 COLONIAL AVE FREEPORT, NY 11520	110 ELLISON AVE ROOSEVELT, NY 11575	12 LONG BEACH AVE ROOSEVELT, NY 11575	64 FOREST AVE FREEPORT, NY 11520
Town/School Dist/Village	H-1008-FPT	H-1008	H-1008	H-1008-FPT
Account Number	55067 05740	55346 00850	55151 01250	55344 00190
Sale Date		January 19, 2018	May 29, 2018	May 16, 2017
Sale Price		\$380,000	\$513,916	\$385,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$380,000	\$513,916	\$385,000
Total % Adjustment		4.20 %	-2.67 %	3.59 %
<b>Adjusted Sales Price</b>		<b>\$395,954</b>	<b>\$500,209</b>	<b>\$398,826</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:** \$373,000

**As of** January 2, 2019