

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	55067 05740	55 M 00110			55 M 00130			55412 01040		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2087	1812	\$19,069	3.36 %	1787	\$16,456	3.70 %	1764	\$16,453	4.01 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Old Style	Colonial	-\$13,919	-2.45 %	Colonial	-\$10,919	-2.45 %	Old Style	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C-	\$4,819	1.18 %
Bathrooms And Fixtures	2-1-9	2-1-8	\$4,374	0.77 %	2-1-8	\$3,432	0.77 %	2-0-6	\$10,987	2.68 %
Land Size	5500	6048	-\$2,818	-0.50 %	6144	-\$2,576	-0.58 %	6750	-\$4,379	-1.07 %
Parking	0	Att-248	-\$14,868	-2.62 %	Att-200	-\$9,775	-2.20 %	Det-378	-\$5,490	-1.34 %
Porch	Op-44	Op-48	-\$283	-0.05 %	Op-150	-\$4,435	-1.00 %	0	\$2,607	0.64 %
Wood Deck	56	0	\$2,525	0.45 %	0	\$1,980	0.45 %	0	\$1,825	0.45 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	55067 05740	55346 00850			55151 01250			55344 00190		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2087	1806	\$13,079	3.44 %	1904	\$11,155	2.17 %	1890	\$9,037	2.35 %
Rec Room	0	0	0	0.00 %	425	-\$11,486	-2.24 %	0	0	0.00 %
Style	Old Style	Old Style	0	0.00 %	Colonial	-\$12,610	-2.45 %	Old Style	0	0.00 %
Quality	C	C-	\$4,466	1.18 %	C	0	0.00 %	C-	\$4,525	1.18 %
Bathrooms And Fixtures	2-1-9	2-0-6	\$10,183	2.68 %	1-1-6	\$13,772	2.68 %	1-1-5	\$15,046	3.91 %
Land Size	5500	9900	-\$11,532	-3.03 %	6000	-\$2,339	-0.46 %	9375	-\$10,616	-2.76 %
Parking	0	0	0	0.00 %	Att-200	-\$11,289	-2.20 %	Det-294	-\$4,111	-1.07 %
Porch	Op-44	Op-91	-\$1,933	-0.51 %	Op-104	-\$3,197	-0.62 %	Ep-84	-\$1,769	-0.46 %
Wood Deck	56	0	\$1,691	0.45 %	0	\$2,287	0.45 %	0	\$1,713	0.45 %

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Parcel ID #	55067 05740	55 M 00110			55 M 00130			55412 01040		
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		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 30, 2018			Aug 21, 2018			Feb 23, 2018		
Sale Price	N/A	\$567,264			\$445,000			\$410,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$567,264			\$445,000			\$410,000		
Total % Adjustment	N/A	-1.04 %			-1.31 %			6.54 %		
Total Dollar Adjustment	N/A	-\$5,921			-\$5,837			\$26,822		
Adjusted Sales Price	\$373,000	\$561,343			\$439,163			\$436,822		
Adj Sales Price / SQFT	\$0.00	\$268.97			\$210.43			\$209.31		
Gross \$ Adjustment	N/A	\$57,856			\$49,574			\$46,559		
# of adjustments	N/A	7			7			7		
# of adjustments over 1 %	N/A	3			3			5		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	55067 05740	55346 00850			55151 01250			55344 00190		
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		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jan 19, 2018			May 29, 2018			May 16, 2017		
Sale Price	N/A	\$380,000			\$513,916			\$385,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$380,000			\$513,916			\$385,000		
Total % Adjustment	N/A	4.20 %			-2.67 %			3.59 %		
Total Dollar Adjustment	N/A	\$15,954			-\$13,707			\$13,826		
Adjusted Sales Price	\$373,000	\$395,954			\$500,209			\$398,826		
Adj Sales Price / SQFT	\$0.00	\$189.72			\$239.68			\$191.10		
Gross \$ Adjustment	N/A	\$42,884			\$68,135			\$46,815		
# of adjustments	N/A	6			8			7		
# of adjustments over 1 %	N/A	4			5			5		

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TENTATIVE