

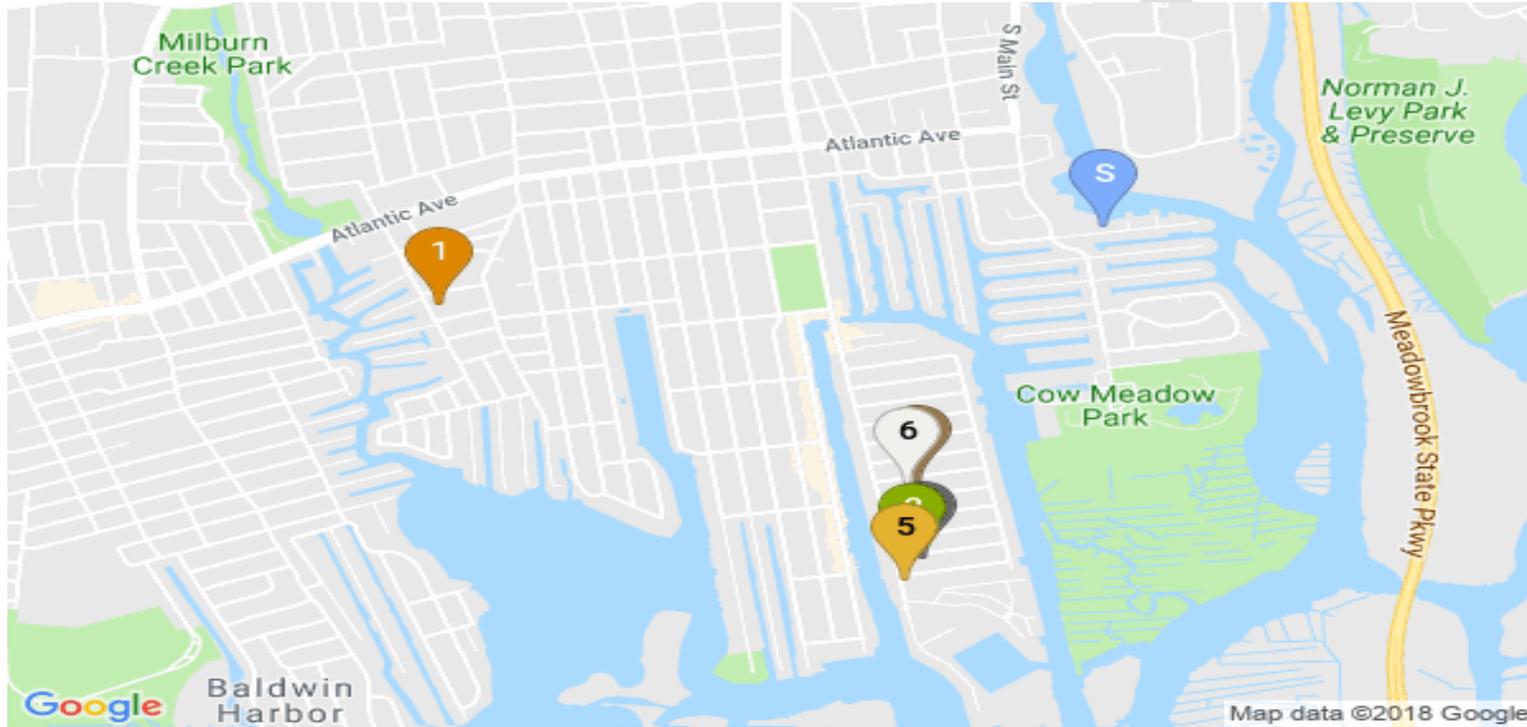
Nassau County Comparable Sales Report

S/B/L: 62/45/23

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	35 EAST BEDELL ST FREEPORT, NY 11520	149 WEST END AVE FREEPORT, NY 11520	11 HUBBARD AVE FREEPORT, NY 11520	39 ROBERT ST FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	62045 00230	54320 01210	62106 04030	62100 06630
Sale Date		October 5, 2017	March 12, 2018	October 31, 2017
Sale Price		\$295,000	\$320,000	\$240,000
Time Adjustment Factor		1.07	1.03	1.07
Time Adjusted Sale Price		\$315,577	\$329,735	\$256,740
Total % Adjustment		-2.81 %	-2.16 %	-0.69 %
Adjusted Sales Price		\$306,719	\$322,604	\$254,977
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	35 EAST BEDELL ST FREEPORT, NY 11520	23 HUBBARD AVE FREEPORT, NY 11520	871 GUY LOMBARDO AVE FREEPORT, NY 11520	27 ROBERT ST FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	62045 00230	62106 04040	62 C 04530	62100 06700
Sale Date		October 5, 2017	April 13, 2018	July 23, 2018
Sale Price		\$245,000	\$318,000	\$269,000
Time Adjustment Factor		1.07	1.02	1
Time Adjusted Sale Price		\$262,089	\$325,228	\$269,000
Total % Adjustment		-0.36 %	-0.35 %	-0.17 %
Adjusted Sales Price		\$261,144	\$324,087	\$268,543

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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: <u> \$288,000 </u>	As of <u> January 2, 2019 </u>
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