

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	62045 00230	54320 01210			62106 04030			62100 06630		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	802	850	-\$4,749	-1.50 %	837	-\$3,654	-1.11 %	800	\$167	0.07 %
Style	Bungalow, Cottage	Bungalow, Cottage	0	0.00 %	Ranch	-\$8,643	-2.62 %	Ranch	-\$6,730	-2.62 %
Quality	D+	C-	-\$989	-0.31 %	C-	-\$1,033	-0.31 %	C-	-\$804	-0.31 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,257	-0.88 %
Land Size	6000	6958	-\$2,534	-0.80 %	5000	\$3,289	1.00 %	5000	\$2,561	1.00 %
Year Built Depreciation	1930-93.27	1946-92.35	\$3,137	0.99 %	1953-93.49	-\$782	-0.24 %	1950-93.27	0	0.00 %
Parking	Att-268	Att-240	\$605	0.19 %	Det-384	-\$437	-0.13 %	Det-280	\$1,043	0.41 %
Detached Gar Depr	1	1	0	0.00 %	0.99	\$2,810	0.85 %	0.99	\$2,936	1.14 %
Porch	0	Ep-252	-\$4,514	-1.43 %	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	1320	1133	\$187	0.06 %	0	\$1,320	0.40 %	0	\$1,320	0.51 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	62045 00230	62106 04040			62 C 04530			62100 06700		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	802	825	-\$1,926	-0.73 %	825	-\$2,390	-0.73 %	800	\$175	0.07 %
Style	Bungalow, Cottage	Ranch	-\$6,870	-2.62 %	Ranch	-\$8,525	-2.62 %	Ranch	-\$7,051	-2.62 %
Quality	D+	C-	-\$821	-0.31 %	C-	-\$1,019	-0.31 %	C-	-\$843	-0.31 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,365	-0.88 %
Land Size	6000	5000	\$2,614	1.00 %	5000	\$3,244	1.00 %	5000	\$2,683	1.00 %
Year Built Depreciation	1930-93.27	1953-93.49	-\$622	-0.24 %	1955-93.71	-\$1,529	-0.47 %	1950-93.27	0	0.00 %
Parking	Att-268	0	\$5,906	2.25 %	Det-300	\$969	0.30 %	Det-280	\$1,093	0.41 %
Detached Gar Depr	1	1	0	0.00 %	0.98	\$7,367	2.27 %	0.98	\$6,093	2.27 %
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 %	257	-\$1,563	-0.58 %
Misc Cost Items	1320	547	\$773	0.29 %	578	\$742	0.23 %	0	\$1,320	0.49 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 05, 2017			Mar 12, 2018			Oct 31, 2017		
Sale Price	N/A	\$295,000			\$320,000			\$240,000		
adjRate	N/A	1.06975			1.03042			1.06975		
Time Adjustment	N/A	\$20,577			\$9,735			\$16,740		
Time Adjusted Sale Price	N/A	\$315,577			\$329,735			\$256,740		
Total % Adjustment	N/A	-2.81 %			-2.16 %			-0.69 %		
Total Dollar Adjustment	N/A	-\$8,857			-\$7,130			-\$1,764		
Adjusted Sales Price	\$288,000	\$306,719			\$322,604			\$254,977		
Adj Sales Price / SQFT	\$0.00	\$382.44			\$402.25			\$317.93		
Gross \$ Adjustment	N/A	\$16,715			\$21,967			\$17,818		
# of adjustments	N/A	7			8			8		
# of adjustments over 1 %	N/A	2			2			2		

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 05, 2017			Apr 13, 2018			Jul 23, 2018		
Sale Price	N/A	\$245,000			\$318,000			\$269,000		
adjRate	N/A	1.06975			1.02273			1.00000		
Time Adjustment	N/A	\$17,089			\$7,228			\$		
Time Adjusted Sale Price	N/A	\$262,089			\$325,228			\$269,000		
Total % Adjustment	N/A	-0.36 %			-0.35 %			-0.17 %		
Total Dollar Adjustment	N/A	-\$945			-\$1,141			-\$457		
Adjusted Sales Price	\$288,000	\$261,144			\$324,087			\$268,543		
Adj Sales Price / SQFT	\$0.00	\$325.62			\$404.10			\$334.84		
Gross \$ Adjustment	N/A	\$19,532			\$25,784			\$23,186		
# of adjustments	N/A	7			8			9		
# of adjustments over 1 %	N/A	2			2			2		

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TENTATIVE