

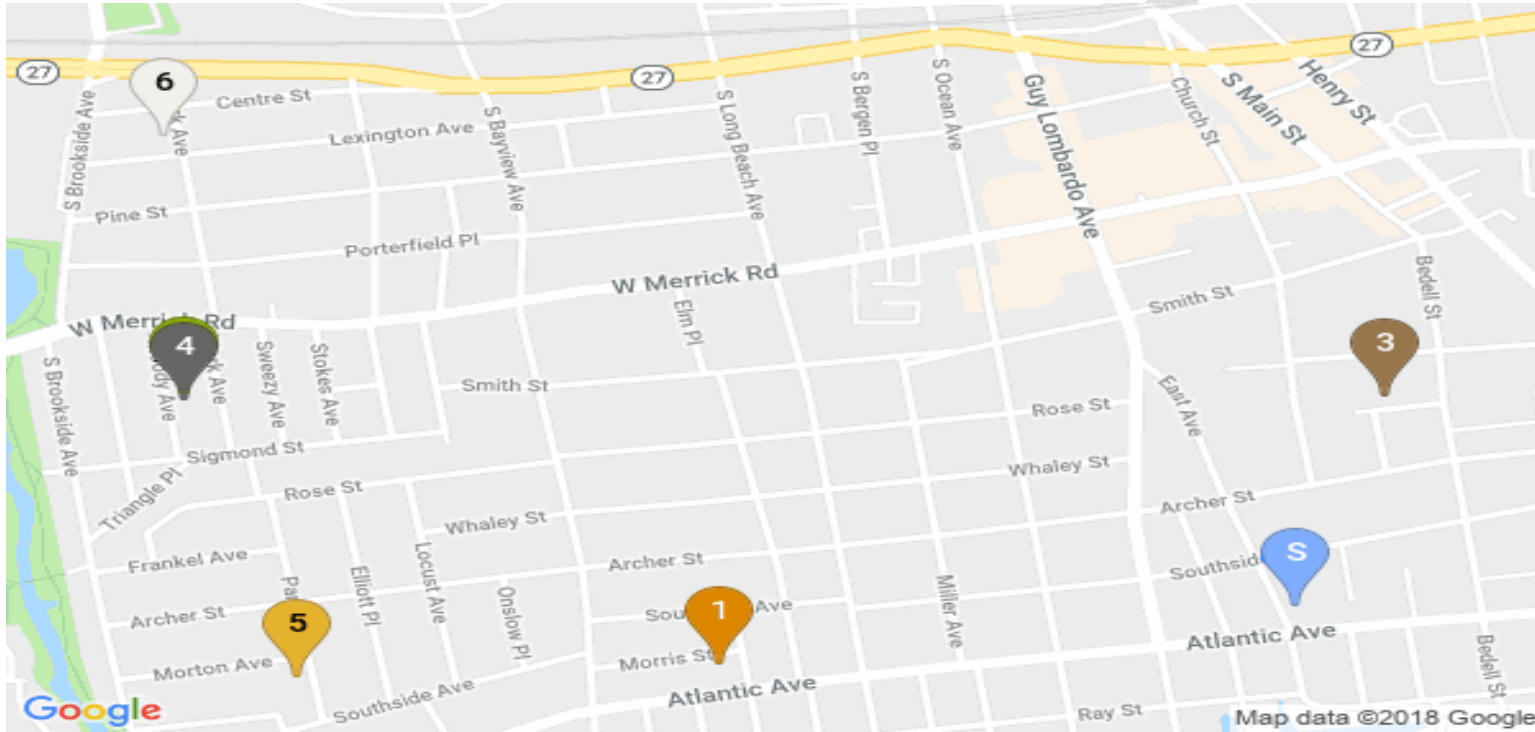
Nassau County Comparable Sales Report

S/B/L: 62/58/42

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	153 EAST AVE FREEPORT, NY 11520	11 MORRIS ST FREEPORT, NY 11520	185 MOODY AVE FREEPORT, NY 11520	22 PIERPONT PL FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	62058 00420	62036 00130	54200 04030	62055 00100
Sale Date		November 30, 2017	July 30, 2018	September 1, 2017
Sale Price		\$345,000	\$90,000	\$309,000
Time Adjustment Factor		1.07	1	1.09
Time Adjusted Sale Price		\$369,610	\$90,000	\$336,793
Total % Adjustment		-0.36 %	-1.27 %	-4.93 %
Adjusted Sales Price		\$368,296	\$88,858	\$320,186
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	153 EAST AVE FREEPORT, NY 11520	187 MOODY AVE FREEPORT, NY 11520	332 PARK AVE FREEPORT, NY 11520	44 PARK AVE FREEPORT, NY 11520
Town/School Dist/Village	H-1009-FPT	H-1009-FPT	H-1009-FPT	H-1009-FPT
Account Number	62058 00420	54200 04050	54299 00350	54077 04480
Sale Date		June 2, 2017	May 8, 2018	March 24, 2017
Sale Price		\$300,000	\$385,000	\$249,000
Time Adjustment Factor		1.12	1.02	1.15
Time Adjusted Sale Price		\$335,543	\$391,689	\$285,790
Total % Adjustment		6.03 %	-1.72 %	10.83 %
Adjusted Sales Price		\$355,759	\$384,955	\$316,755

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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: \$334,000

As of January 2, 2019