

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	62058 00420	62036 00130			54200 04030			62055 00100		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1197	1186	\$891	0.24 %	1344	-\$2,679	-2.98 %	1332	-\$9,258	-2.75 %
Style	Bungalow, Cottage	Bungalow, Cottage	0	0.00 %	Bungalow, Cottage	0	0.00 %	Old Style	-\$8,828	-2.62 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$3,332	0.99 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	5906	5050	\$3,164	0.86 %	4000	\$1,929	2.14 %	5250	\$2,165	0.64 %
Parking	Det-256	Det-360	-\$2,033	-0.55 %	Det-320	-\$311	-0.35 %	Det-324	-\$1,235	-0.37 %
Detached Gar Depr	0.97	0.97	0	0.00 %	0.97	0	0.00 %	0.98	-\$1,097	-0.33 %
Porch	Op-100/Ep-12	Op-25/Ep- 198	-\$1,849	-0.50 %	Op-109/Ep- 21	-\$81	-0.09 %	Op-228	-\$1,685	-0.50 %
Wood Deck	0	161	-\$1,486	-0.40 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	62058 00420	54200 04050			54299 00350			54077 04480		
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		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1197	1037	\$12,797	3.81 %	1375	-\$13,911	-3.55 %	832	\$28,444	9.95 %
Style	Bungalow, Cottage	Bungalow, Cottage	0	0.00 %	Bungalow, Cottage	0	0.00 %	Bungalow, Cottage	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$3,875	0.99 %	Alum/Vinyl	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$3,443	-0.88 %	0	0	0.00 %
Land Size	5906	4000	\$7,193	2.14 %	5000	\$3,567	0.91 %	5300	\$1,689	0.59 %
Parking	Det-256	Det-170	\$1,691	0.50 %	Det-160	\$2,236	0.57 %	Det-180	\$1,275	0.45 %
Detached Gar Depr	0.97	0.97	0	0.00 %	0.97	0	0.00 %	0.97	0	0.00 %
Porch	Op-100/Ep-12	Op-192/Ep-18	-\$1,464	-0.44 %	0	\$3,278	0.84 %	Ep-140	-\$444	-0.16 %
Wood Deck	0	0	0	0.00 %	266	-\$2,335	-0.60 %	0	0	0.00 %

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Parcel ID #	62058 00420	62036 00130	54200 04030	62055 00100
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
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Nov 30, 2017	Jul 30, 2018	Sep 01, 2017
Sale Price	N/A	\$345,000	\$90,000	\$309,000
adjRate	N/A	1.07133	1.00000	1.08995
Time Adjustment	N/A	\$24,610	\$	\$27,793
Time Adjusted Sale Price	N/A	\$369,610	\$90,000	\$336,793
Total % Adjustment	N/A	-0.36 %	-1.27 %	-4.93 %
Total Dollar Adjustment	N/A	-\$1,314	-\$1,142	-\$16,607
Adjusted Sales Price	\$334,000	\$368,296	\$88,858	\$320,186
Adj Sales Price / SQFT	\$0.00	\$307.68	\$74.23	\$267.49
Gross \$ Adjustment	N/A	\$9,424	\$5,001	\$27,602
# of adjustments	N/A	5	4	7
# of adjustments over 1 %	N/A	0	2	2
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	62058 00420	54200 04050	54299 00350	54077 04480
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
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 02, 2017	May 08, 2018	Mar 24, 2017
Sale Price	N/A	\$300,000	\$385,000	\$249,000
adjRate	N/A	1.11848	1.01738	1.14775
Time Adjustment	N/A	\$35,543	\$6,689	\$36,790
Time Adjusted Sale Price	N/A	\$335,543	\$391,689	\$285,790
Total % Adjustment	N/A	6.03 %	-1.72 %	10.83 %
Total Dollar Adjustment	N/A	\$20,217	-\$6,734	\$30,965
Adjusted Sales Price	\$334,000	\$355,759	\$384,955	\$316,755
Adj Sales Price / SQFT	\$0.00	\$297.21	\$321.60	\$264.62
Gross \$ Adjustment	N/A	\$23,145	\$32,646	\$31,852
# of adjustments	N/A	4	7	4
# of adjustments over 1 %	N/A	2	1	1

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TENTATIVE