

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	44078 0109UCA022101101	44078 0109UCA022103201			44078 0109UCA022103301			44078 0109UCA022104301		
Address	101 ROOSEVELT WAY WESTBURY, NY 11590	214 ROOSEVELT WAY WESTBURY, NY 11590			226 ROOSEVELT WAY WESTBURY, NY 11590			423 PACING WAY WESTBURY, NY 11590		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1328	1328	0	0.00 %	1328	0	0.00 %	1328	0	0.00 %

TENTATIVE

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	44078 0109UCA022101101	44078 0109UCA022106301			44078 0109UCA022107102			44078 0109UCA022106106		
Address	101 ROOSEVELT WAY WESTBURY, NY 11590	426 PACING WAY WESTBURY, NY 11590			440 PACING WAY WESTBURY, NY 11590			412 PACING WAY WESTBURY, NY 11590		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1328	1328	0	0.00 %	1328	0	0.00 %	1438	-\$25,639	-3.51 %

TEMPORARY

Nassau County Comparable Sales Report

Sales Comparison				
Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	44078 0109UCA022101101	44078 0109UCA022103201	44078 0109UCA022103301	44078 0109UCA022104301
Address	101 ROOSEVELT WAY WESTBURY, NY 11590	214 ROOSEVELT WAY WESTBURY, NY 11590	226 ROOSEVELT WAY WESTBURY, NY 11590	423 PACING WAY WESTBURY, NY 11590
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 21, 2017	Jun 25, 2018	Aug 01, 2017
Sale Price	N/A	\$630,000	\$690,000	\$779,000
adjRate	N/A	1.05839	1.00474	1.05339
Time Adjustment	N/A	\$36,784	\$3,271	\$41,593
Time Adjusted Sale Price	N/A	\$666,784	\$693,271	\$820,593
Total % Adjustment	N/A	0.00 %	0.00 %	0.00 %
Total Dollar Adjustment	N/A	\$	\$	\$
Adjusted Sales Price	\$702,500	\$666,784	\$693,271	\$820,593
Adj Sales Price / SQFT	\$0.00	\$502.10	\$522.04	\$617.92
Gross \$ Adjustment	N/A	\$	\$	\$
# of adjustments	N/A	0	0	0
# of adjustments over 1 %	N/A	0	0	0
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	44078 0109UCA022101101	44078 0109UCA022106301	44078 0109UCA022107102	44078 0109UCA022106106
Address	101 ROOSEVELT WAY WESTBURY, NY 11590	426 PACING WAY WESTBURY, NY 11590	440 PACING WAY WESTBURY, NY 11590	412 PACING WAY WESTBURY, NY 11590
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	May 02, 2017	Jun 14, 2016	Jul 07, 2017
Sale Price	N/A	\$652,600	\$695,000	\$690,000
adjRate	N/A	1.06844	1.12549	1.05839
Time Adjustment	N/A	\$44,667	\$87,217	\$40,287
Time Adjusted Sale Price	N/A	\$697,267	\$782,217	\$730,287
Total % Adjustment	N/A	0.00 %	0.00 %	-3.51 %
Total Dollar Adjustment	N/A	\$	\$	-\$25,639
Adjusted Sales Price	\$702,500	\$697,267	\$782,217	\$704,648
Adj Sales Price / SQFT	\$0.00	\$525.05	\$589.02	\$530.61
Gross \$ Adjustment	N/A	\$	\$	\$25,639

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# of adjustments	N/A	0	0	1
# of adjustments over 1 %	N/A	0	0	1

TENTATIVE