

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	45564 00260	45565 00100			45564 00210			45546 00110		
<b>Address</b>	574 MERYL DR WESTBURY, NY 11590	552 MARK LN WESTBURY, NY 11590			559 MARK LN WESTBURY, NY 11590			893 BROMTON DR WESTBURY, NY 11590		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1196	1196	0	0.00 %	1196	0	0.00 %	1425	-\$35,267	-4.99 %
Basement	396	571	-\$7,753	-1.27 %	571	-\$8,246	-1.27 %	354	\$2,340	0.33 %
Rec Room	273	0	\$9,097	1.49 %	0	\$9,675	1.49 %	0	\$10,530	1.49 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-1-8	-\$10,127	-1.43 %
Year Built Depreciation	1958-90.30	1958-91.64	-\$8,946	-1.47 %	1958-91.64	-\$9,515	-1.47 %	1955-90.98	-\$5,272	-0.75 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %	Brick	-\$4,807	-0.68 %
Fireplace	2	0	\$2,685	0.44 %	0	\$2,856	0.44 %	0	\$3,109	0.44 %
Parking	Att-60	Att-60	0	0.00 %	Att-60	0	0.00 %	0	\$4,054	0.57 %
Terrace Or Patio	0	Pto-80	-\$1,284	-0.21 %	Pto-264	-\$3,079	-0.47 %	Pto-324	-\$3,763	-0.53 %
Porch	Op-70	Op-70	0	0.00 %	Op-150	-\$2,600	-0.40 %	Op-216	-\$4,596	-0.65 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7344	7600	-\$1,598	-0.26 %	5800	\$11,831	1.82 %	7280	\$473	0.07 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	45564 00260	45546 00310			45560 00050			45435 00400		
<b>Address</b>	574 MERYL DR WESTBURY, NY 11590	901 STRATFORD CT WESTBURY, NY 11590			1114 ROXBURY DR WESTBURY, NY 11590			2170 REGENT CT WESTBURY, NY 11590		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1196	1425	-\$40,979	-4.99 %	1530	-\$45,866	-6.95 %	1449	-\$33,031	-5.46 %
Basement	396	330	\$4,315	0.53 %	400	-\$204	-0.03 %	354	\$2,006	0.33 %
Rec Room	273	322	-\$1,898	-0.23 %	462	-\$5,579	-0.85 %	0	\$9,026	1.49 %
Bathrooms And Fixtures	2-0-6	2-1-8	-\$11,767	-1.43 %	2-1-8	-\$9,465	-1.43 %	2-1-8	-\$8,680	-1.43 %
Year Built Depreciation	1958-90.30	1955-89.95	\$3,150	0.38 %	1955-90.98	-\$4,928	-0.75 %	1955-90.98	-\$4,519	-0.75 %
Ext Wall	Mas/Frame	Brick	-\$5,586	-0.68 %	Brick	-\$4,493	-0.68 %	Brick	-\$4,121	-0.68 %
Fireplace	2	0	\$3,612	0.44 %	0	\$2,906	0.44 %	0	\$2,665	0.44 %
Parking	Att-60	0	\$4,711	0.57 %	0	\$3,789	0.57 %	0	\$3,475	0.57 %
Terrace Or Patio	0	Pto-204	-\$3,333	-0.41 %	Pto-200	-\$2,648	-0.40 %	Pto-480	-\$3,956	-0.65 %
Porch	Op-70	0	\$4,322	0.53 %	0	\$3,476	0.53 %	0	\$3,188	0.53 %
Wood Deck	0	0	0	0.00 %	256	-\$6,248	-0.95 %	0	0	0.00 %
Land Size	7344	7150	\$1,684	0.21 %	6500	\$6,198	0.94 %	6630	\$4,758	0.79 %

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<b>Address</b>	574 MERYL DR WESTBURY, NY 11590	552 MARK LN WESTBURY, NY 11590	559 MARK LN WESTBURY, NY 11590	893 BROMTON DR WESTBURY, NY 11590
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Sep 25, 2018	Jan 15, 2016	Aug 31, 2017
<b>Sale Price</b>	N/A	\$610,000	\$547,000	\$659,000
<b>adjRate</b>	N/A	1.00000	1.18612	1.07153
<b>Time Adjustment</b>	N/A	\$	\$101,806	\$47,135
<b>Time Adjusted Sale Price</b>	N/A	\$610,000	\$648,806	\$706,135
<b>Total % Adjustment</b>	N/A	-1.28 %	0.14 %	-6.14 %
<b>Total Dollar Adjustment</b>	N/A	-\$7,799	\$923	-\$43,325
<b>Adjusted Sales Price</b>	\$613,000	\$602,201	\$649,729	\$662,810
<b>Adj Sales Price / SQFT</b>	\$0.00	\$503.51	\$543.25	\$554.19
<b>Gross \$ Adjustment</b>	N/A	\$31,362	\$47,802	\$84,338
<b># of adjustments</b>	N/A	6	7	11
<b># of adjustments over 1 %</b>	N/A	3	4	3

## Sales Comparison

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<b>Parcel ID #</b>	45564 00260	45546 00310	45560 00050	45435 00400
<b>Address</b>	574 MERYL DR WESTBURY, NY 11590	901 STRATFORD CT WESTBURY, NY 11590	1114 ROXBURY DR WESTBURY, NY 11590	2170 REGENT CT WESTBURY, NY 11590
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Feb 24, 2016	Jul 27, 2018	Oct 23, 2017
<b>Sale Price</b>	N/A	\$695,000	\$660,000	\$572,000
<b>adjRate</b>	N/A	1.18059	1.00000	1.05815
<b>Time Adjustment</b>	N/A	\$125,511	\$	\$33,262
<b>Time Adjusted Sale Price</b>	N/A	\$820,511	\$660,000	\$605,262
<b>Total % Adjustment</b>	N/A	-5.09 %	-9.55 %	-4.82 %
<b>Total Dollar Adjustment</b>	N/A	-\$41,770	-\$63,061	-\$29,188
<b>Adjusted Sales Price</b>	\$613,000	\$778,741	\$596,939	\$576,074
<b>Adj Sales Price / SQFT</b>	\$0.00	\$651.12	\$499.11	\$481.67
<b>Gross \$ Adjustment</b>	N/A	\$85,356	\$95,799	\$79,423
<b># of adjustments</b>	N/A	11	12	11
<b># of adjustments over 1 %</b>	N/A	2	2	3

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TENTATIVE