

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	10069 03000	11376 00200			10068 03430			11219 00760		
Address	581 JEFFERSON ST WESTBURY, NY 11590	746 FRANKLIN ST WESTBURY, NY 11590			590 JEFFERSON ST WESTBURY, NY 11590			609 OXFORD ST WESTBURY, NY 11590		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1599	1650	-\$5,164	-0.91 %	1812	-\$37,014	-3.59 %	1809	-\$18,988	-3.54 %
Upper Living Area	0	0	0	0.00 %	600	\$12,186	1.18 %	0	0	0.00 %
Basement	0	391	-\$19,838	-3.51 %	673	-\$55,877	-5.42 %	801	-\$33,073	-6.17 %
Rec Room	0	377	-\$10,976	-1.94 %	426	-\$22,189	-2.15 %	0	0	0.00 %
Style	Split Level	Split Level	0	0.00 %	Split Level	0	0.00 %	Split Level	0	0.00 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	2-1-9	2-1-8	\$3,351	0.59 %	3-0-9	0	0.00 %	3-0-9	0	0.00 %
Year Built Depreciation	1973-90.98	1955-89.25	\$10,933	1.93 %	1958-89.61	\$15,802	1.53 %	1958-89.61	\$8,214	1.53 %
Ext Wall	Alum/Vinyl	Brick	-\$6,919	-1.22 %	Alum/Vinyl	0	0.00 %	Frame	\$5,687	1.06 %
Heat System	Cntrl HtAC	Cntrl Ht	\$27,716	4.91 %	Cntrl Ht	\$50,561	4.91 %	Cntrl Ht	\$26,280	4.91 %
Fireplace	0	2	-\$2,476	-0.44 %	0	0	0.00 %	2	-\$2,348	-0.44 %
Parking	Att-172	0	\$8,474	1.50 %	Att-441	-\$17,161	-1.66 %	0	\$8,035	1.50 %
Terrace Or Patio	Pto-192	Pto-276	-\$545	-0.10 %	Pto-760	-\$4,298	-0.42 %	0	\$2,103	0.39 %
Porch	Op-60	Op-35	\$992	0.18 %	0	\$4,838	0.47 %	0	\$2,515	0.47 %
Wood Deck	42	0	\$1,345	0.24 %	0	\$2,455	0.24 %	0	\$1,276	0.24 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	324	-\$1,551	-0.29 %
Land Size	9180	12980	-\$14,787	-2.62 %	10100	-\$7,510	-0.73 %	9000	\$813	0.15 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	10069 03000	11219 00480			10247 01640			10 M 01930		
Address	581 JEFFERSON ST WESTBURY, NY 11590	610 LIVINGSTON ST WESTBURY, NY 11590			526 LIVINGSTON ST WESTBURY, NY 11590			527 LIVINGSTON ST WESTBURY, NY 11590		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1599	1772	-\$15,976	-2.96 %	1303	\$33,392	6.17 %	2402	-\$62,089	-11.22 %
Upper Living Area	0	772	\$7,778	1.44 %	0	0	0.00 %	869	\$8,723	1.58 %
Basement	0	0	0	0.00 %	475	-\$22,310	-4.12 %	108	-\$6,113	-1.10 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Split Level	Colonial	\$7,538	1.40 %	Split Level	0	0.00 %	Colonial	\$7,728	1.40 %
Quality	C+	C	\$21,393	3.96 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	2-1-9	2-1-8	\$3,202	0.59 %	1-1-7	\$6,873	1.27 %	2-0-8	\$3,282	0.59 %
Year Built Depreciation	1973-90.98	1940-87.80	\$19,567	3.62 %	1964-90.64	\$2,017	0.37 %	1970-91.64	-\$4,014	-0.73 %
Ext Wall	Alum/Vinyl	Composition	\$8,857	1.64 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl Ht	\$26,478	4.91 %	Cntrl Ht	\$26,550	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	0	2	-\$2,366	-0.44 %	0	0	0.00 %	2	-\$2,426	-0.44 %
Parking	Att-172	Att-220	-\$1,861	-0.34 %	0	\$8,118	1.50 %	Att-400	-\$8,008	-1.45 %
Terrace Or Patio	Pto-192	0	\$2,118	0.39 %	Ter-60	-\$450	-0.08 %	0	\$2,172	0.39 %
Porch	Op-60	Op-96/Ep-26	-\$1,831	-0.34 %	Op-265	-\$4,647	-0.86 %	Op-164	-\$2,857	-0.52 %
Wood Deck	42	60	-\$464	-0.09 %	0	\$1,289	0.24 %	0	\$1,318	0.24 %
Pool	0	0	0	0.00 %	512	-\$17,461	-3.23 %	486	-\$17,237	-3.11 %
Shed	0	0	0	0.00 %	120	-\$678	-0.13 %	0	0	0.00 %
Land Size	9180	8000	\$5,716	1.06 %	8000	\$5,732	1.06 %	7500	\$8,631	1.56 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 30, 2018			Aug 21, 2018			Oct 18, 2016		
Sale Price	N/A	\$565,000			\$1,030,719			\$470,000		
adjRate	N/A	1.00000			1.00000			1.13986		
Time Adjustment	N/A	\$			\$			\$65,736		
Time Adjusted Sale Price	N/A	\$565,000			\$1,030,719			\$535,736		
Total % Adjustment	N/A	-1.40 %			-5.65 %			-0.19 %		
Total Dollar Adjustment	N/A	-\$7,895			-\$58,206			-\$1,039		
Adjusted Sales Price	\$523,000	\$557,105			\$972,513			\$534,697		
Adj Sales Price / SQFT	\$0.00	\$348.41			\$608.20			\$334.39		
Gross \$ Adjustment	N/A	\$113,517			\$229,890			\$110,882		
# of adjustments	N/A	13			11			12		
# of adjustments over 1 %	N/A	7			7			6		

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 31, 2017			May 05, 2017			Jun 06, 2018		
Sale Price	N/A	\$500,000			\$495,000			\$549,879		
adjRate	N/A	1.07956			1.09342			1.00640		
Time Adjustment	N/A	\$39,781			\$46,245			\$3,519		
Time Adjusted Sale Price	N/A	\$539,781			\$541,245			\$553,398		
Total % Adjustment	N/A	14.85 %			7.10 %			-12.81 %		
Total Dollar Adjustment	N/A	\$80,150			\$38,423			-\$70,890		
Adjusted Sales Price	\$523,000	\$619,931			\$579,668			\$482,509		
Adj Sales Price / SQFT	\$0.00	\$387.70			\$362.52			\$301.76		
Gross \$ Adjustment	N/A	\$125,145			\$129,518			\$134,597		
# of adjustments	N/A	14			12			13		
# of adjustments over 1 %	N/A	8			7			7		

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TENTATIVE