

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	10 T 00190	10223 02490			10 T 00240			10218 01960		
Address	280 NASSAU ST WESTBURY, NY 11590	440 CROSS ST WESTBURY, NY 11590			270 NASSAU ST WESTBURY, NY 11590			243 LINDEN AVE WESTBURY, NY 11590		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1536	1539	-\$251	-0.06 %	1512	\$1,636	0.46 %	1502	\$2,395	0.66 %
Upper Living Area	690	635	-\$364	-0.08 %	576	-\$619	-0.17 %	644	-\$252	-0.07 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	0	23	-\$1,084	-0.25 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	432	-\$7,721	-2.18 %	0	0	0.00 %
Style	Old Style	Old Style	0	0.00 %	Old Style	0	0.00 %	Cape	\$3,559	0.98 %
Bathrooms And Fixtures	2-0-6	1-1-7	-\$3,397	-0.77 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1928-87.80	1927-87.80	0	0.00 %	1912-87.80	0	0.00 %	1955-89.25	-\$5,946	-1.63 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$5,817	1.64 %	Alum/Vinyl	0	0.00 %
Fireplace	0	2	-\$1,931	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-324	Det-324	0	0.00 %	Det-324	0	0.00 %	Det-345	-\$642	-0.18 %
Terrace Or Patio	0	0	0	0.00 %	Pto-45	-\$467	-0.13 %	0	0	0.00 %
Porch	Op-35	0	\$1,292	0.29 %	0	\$1,040	0.29 %	0	\$1,070	0.29 %
Wood Deck	0	0	0	0.00 %	240	-\$3,222	-0.91 %	0	0	0.00 %
Land Size	6000	5000	\$6,193	1.41 %	6000	0	0.00 %	5000	\$5,125	1.41 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	10 T 00190	10218 04050			10253 00930			10066 05630		
Address	280 NASSAU ST WESTBURY, NY 11590	350 WINTHROP ST WESTBURY, NY 11590			535 CROSS ST WESTBURY, NY 11590			569 CROSS ST WESTBURY, NY 11590		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1536	1490	\$3,930	0.89 %	1484	\$4,612	1.01 %	1431	\$6,835	2.09 %
Upper Living Area	690	720	\$194	0.04 %	672	-\$122	-0.03 %	0	-\$4,258	-1.30 %
Attic	0	0	0	0.00 %	0	0	0.00 %	409	\$5,634	1.72 %
Basement	0	0	0	0.00 %	70	-\$3,327	-0.73 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	256	-\$4,534	-1.39 %
Style	Old Style	Colonial	-\$15,438	-3.51 %	Old Style	0	0.00 %	Cape	\$3,188	0.98 %
Bathrooms And Fixtures	2-0-6	1-1-5	\$4,046	0.92 %	1-1-5	\$4,190	0.92 %	2-0-6	0	0.00 %
Year Built Depreciation	1928-87.80	1926-87.80	0	0.00 %	1926-87.80	0	0.00 %	1953-88.53	-\$2,718	-0.83 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	0	2	-\$1,929	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-324	Det-360	-\$1,035	-0.24 %	0	\$4,518	0.99 %	Det-280	\$310	0.09 %
Terrace Or Patio	0	Pto-104	-\$1,129	-0.26 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-35	Ep-18	\$566	0.13 %	Op-70/Ep-66	-\$2,638	-0.58 %	Op-30/Ep-334	-\$4,277	-1.31 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	4000	-\$9,926	-2.18 %	5500	\$2,183	0.67 %

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Sales Comparison				
Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
<b>Parcel ID #</b>	10 T 00190	10223 02490	10 T 00240	10218 01960
<b>Address</b>	280 NASSAU ST WESTBURY, NY 11590	440 CROSS ST WESTBURY, NY 11590	270 NASSAU ST WESTBURY, NY 11590	243 LINDEN AVE WESTBURY, NY 11590
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	May 16, 2018	May 11, 2018	May 07, 2018
Sale Price	N/A	\$435,000	\$350,000	\$360,000
adjRate	N/A	1.01284	1.01284	1.01284
Time Adjustment	N/A	\$5,586	\$4,494	\$4,623
Time Adjusted Sale Price	N/A	\$440,586	\$354,494	\$364,623
Total % Adjustment	N/A	0.10 %	-1.00 %	1.46 %
Total Dollar Adjustment	N/A	\$458	-\$3,535	\$5,309
Adjusted Sales Price	\$393,000	\$441,044	\$350,959	\$369,932
Adj Sales Price / SQFT	\$0.00	\$287.14	\$228.49	\$240.84
Gross \$ Adjustment	N/A	\$14,513	\$20,521	\$18,988
# of adjustments	N/A	7	7	7
# of adjustments over 1 %	N/A	1	2	2
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	10 T 00190	10218 04050	10253 00930	10066 05630
<b>Address</b>	280 NASSAU ST WESTBURY, NY 11590	350 WINTHROP ST WESTBURY, NY 11590	535 CROSS ST WESTBURY, NY 11590	569 CROSS ST WESTBURY, NY 11590
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 10, 2018	Apr 10, 2018	Oct 16, 2018
Sale Price	N/A	\$440,000	\$447,000	\$326,654
adjRate	N/A	1.00000	1.01932	1.00000
Time Adjustment	N/A	\$	\$8,637	\$
Time Adjusted Sale Price	N/A	\$440,000	\$455,637	\$326,654
Total % Adjustment	N/A	-2.45 %	-0.59 %	0.72 %
Total Dollar Adjustment	N/A	-\$10,795	-\$2,692	\$2,362
Adjusted Sales Price	\$393,000	\$429,205	\$452,946	\$329,016
Adj Sales Price / SQFT	\$0.00	\$279.43	\$294.89	\$214.20
Gross \$ Adjustment	N/A	\$28,267	\$29,334	\$33,937
# of adjustments	N/A	8	7	9
# of adjustments over 1 %	N/A	1	2	5

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TENTATIVE