

123 BAXTER STREET, NEW YORK, N.Y.

Subject: Re: 123 Baxter St. APT 5D Comps  
Date: December 11, 2017 at 4:56 PM

1. 374 Broome - Currently listed for \$4.75M and has a PENDING sale for this amount.

Sq Footage: roughly the same

# of Bdrms: the same

Floor: **one floor LOWER**

Outdoor Space: **Not really - only Juliette balconies.**

Full Service Building: **No**

Location: 2 blocks north, 1 block west.

NOTE: has fireplace

[https://www.zillow.com/homedetails/374-Broome-St-APT-4S-New-York-NY-10013/2092464386\\_zpid/](https://www.zillow.com/homedetails/374-Broome-St-APT-4S-New-York-NY-10013/2092464386_zpid/)

2. 195 Hudson - Currently listed for \$4.95M, but recently sold (October 2017) for \$4.65M.

Sq Footage: **200 sq ft larger**

# of Bdrms: the same

Floor: **two floors LOWER**

Outdoor Space: **None**

Full Service Building: Yes

Location: one block south, about a dozen blocks west. Note it is just one block away from Canal like Baxter is.

NOTE: has fireplace, high ceilings, deeded parking space

[https://www.zillow.com/homedetails/195-Hudson-St-APT-3A-New-York-NY-10013/55500672\\_zpid/?fullpage=true](https://www.zillow.com/homedetails/195-Hudson-St-APT-3A-New-York-NY-10013/55500672_zpid/?fullpage=true)

3. 52 Wooster St - Currently listed for \$5.195M and has a PENDING sale for this amount.

Sq Footage: roughly the same

# of Bdrms: the same

Floor: **three floors LOWER**

Outdoor Space: **None**

Full Service Building: **No**

Location: one block north, 7 blocks west. Note it is just two blocks away from Canal.

NOTE: has fireplace, high ceilings, *direct apartment/elevator access like ours*

[https://www.zillow.com/homes/52-Wooster-St.-num.-3,-New-York,-NY-10013\\_rb/](https://www.zillow.com/homes/52-Wooster-St.-num.-3,-New-York,-NY-10013_rb/)

**\*\*\*\* there were also two other recent sales in this building - on the third floor for \$5.2M (Aug 2017) and on the fourth floor for \$5.4M (June 2017).**

4. 72 Mercer - Currently listed for \$4.5M.

Sq Footage: roughly the same

# of Bdrms: **only 2, so one LESS**

Floor: the same

Outdoor Space: Yes

Full Service Building: Yes

Location: 2 blocks north, 5 blocks west.

NOTE: has fireplace

[https://www.zillow.com/homedetails/72-Mercer-St-APT-5W-New-York-NY-10012/83934760\\_zpid/](https://www.zillow.com/homedetails/72-Mercer-St-APT-5W-New-York-NY-10012/83934760_zpid/)

601 N. FAIRFAX STREET, ALEXANDRIA, VA.

**601 N FAIRFAX ST 405 ALEXANDRIA, VA**

- Property Detail
- Sales Considered for Assessment
- 2017 Sales & Other Transactions
- 2016 Sales & Other Transactions

Property Information

**Current Owner:** MANAFORT PAUL J JR OR KATHLEEN B  
**Map-Block-Lot Number:** 065.01-0A-405  
**Account Number:** 60029360



Tax Payment History

**For details on total taxes paid, click on the applicable year. If UNPAID status indicated, click on applicable year for total amount now due, including late payment penalty, interest or other applicable fees.**

Levy Year	Annual Taxable Assessment	Tax Rate	Annual Tax Levied	Annual Refuse Fee	1st Half Pay Status	2nd Half Pay Status
2017	\$3,049,200	\$1.1300	\$34,455.96	\$0.00	Fully Paid	Unpaid
2016	\$2,880,000	\$1.0730	\$30,902.40	\$0.00	Fully Paid	Fully Paid
2015	\$2,880,000	\$1.0430	\$30,038.40	\$0.00	Fully Paid	Fully Paid
2014	\$0	\$1.0430	\$0.00	\$0.00	Fully Paid	Fully Paid

Total Balance Due : 19,085.77

10 ST. JAMES DRIVE, PALM BEACH GARDENS, FL.

	<b>DOROTHY JACKS</b> CFA, AAS Palm Beach County Property Appraiser	Homestead Exemption <b>E-file</b>																										
Location Address 10 ST JAMES DR Municipality PALM BEACH GARDENS Parcel Control Number 52-42-42-11-15-000-0760 Subdivision HANSEN-JDM PL 1 Official Records Book 22124 Page1544 Sale Date SEP-2007 Legal Description HANSEN-JDM PL 1 LT 76																												
<b>Owners</b> MANAFORT KATHLEEN B MANAFORT PAUL J &		Mailing address 10 ST JAMES DR PALM BEACH GARDENS FL 33418 4015																										
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Number of Units 1      *Total Square Feet 5231      Acres 0.39 Use Code 0100 - SINGLE FAMILY      Zoning PDA - Planned Development Area ( 52- PALM BEACH GARDENS )																												
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Subject: Re: 10 Saint James Dr - CURRENT COMPS  
Date: December 11, 2017 at 4:36 PM

### **Past Sales**

1. 57 Saint James - sold for 1.4 in May 2016

square footage: 1700 less

bedrooms: 3, so two less

[https://www.zillow.com/homedetails/57-Saint-James-Dr-Palm-Beach-Gardens-FL-33418/46856413\\_zpid/](https://www.zillow.com/homedetails/57-Saint-James-Dr-Palm-Beach-Gardens-FL-33418/46856413_zpid/)

2. 120 Saint Edward - sold for 1.450 in July 2015

square footage: 300 less

bedrooms: 4, so one less

[https://www.zillow.com/homedetails/120-Saint-Edward-Pl-Palm-Beach-Gardens-FL-33418/46856913\\_zpid/](https://www.zillow.com/homedetails/120-Saint-Edward-Pl-Palm-Beach-Gardens-FL-33418/46856913_zpid/)

3. 116 Saint Edward - sold for 1.6 in Feb 2016

square footage: 700 more

bedrooms: 4, so one less

[https://www.zillow.com/homedetails/116-Saint-Edward-Pl-Palm-Beach-Gardens-FL-33418/46856892\\_zpid/](https://www.zillow.com/homedetails/116-Saint-Edward-Pl-Palm-Beach-Gardens-FL-33418/46856892_zpid/)

4. 110 Saint Edward - sold for 1.6 in May 2015

square footage: 100 more

bedrooms: 3, so two less

[https://www.zillow.com/homedetails/110-Saint-Edward-Pl-Palm-Beach-Gardens-FL-33418/46856898\\_zpid/](https://www.zillow.com/homedetails/110-Saint-Edward-Pl-Palm-Beach-Gardens-FL-33418/46856898_zpid/)

5. 131 Saint Martin - sold for 1.293 in June 2015

square footage: 200 less

bedrooms: 4, so one less

[https://www.zillow.com/homedetails/131-Saint-Martin-Dr-Palm-Beach-Gardens-FL-33418/50940883\\_zpid/](https://www.zillow.com/homedetails/131-Saint-Martin-Dr-Palm-Beach-Gardens-FL-33418/50940883_zpid/)

6. 127 Saint Martin - sold for 1.125 in May 2017

square footage: 700 less

bedrooms: 3, so two less

[https://www.zillow.com/homedetails/127-Saint-Martin-Dr-Palm-Beach-Gardens-FL-33418/50940882\\_zpid/](https://www.zillow.com/homedetails/127-Saint-Martin-Dr-Palm-Beach-Gardens-FL-33418/50940882_zpid/)