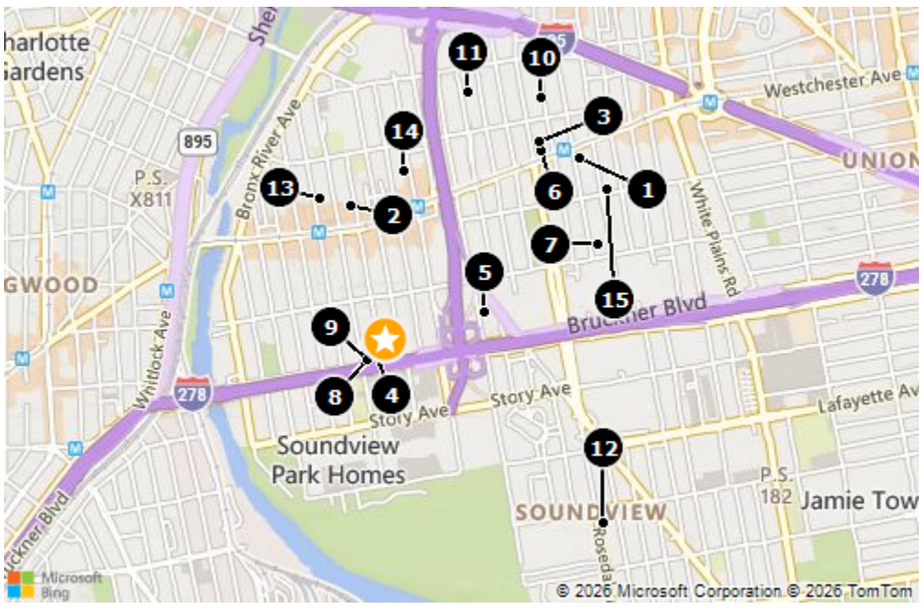
ICE SiteX Report

OrderID: 98345378

SiteX Property Information Report



Subject Property Location

1028 WARD AVE, BRONX, NY 10472-5913

County:	**BRONX NY**	Census Tract:	360050050.014000
Property Use:	Triplex (3 units, any combination)	Zoning:	R6
Parcel Number:	03716-0015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,081,000**	FSD:	17	Common Confidence Score:	40
Value Range:	$897,230 - $1,264,770	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$4,835	Market Land Value:	$165,000	Tax Year:	2026
Assd Improvement:	$21,332	Market Improvment Value:	$728,000	Total Taxable Value:	$5,192
Total Assessed Value:	$26,167	Total Assessor Market Value:	$893,000	Delinquent Year:	
				Tax Account ID:	2-03716-0015
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Block: 3716

Property Characteristics

Lot Size:	2,500 SF	Bedrooms:		Pool:	
Building Area:	3800 SF	Baths:		Fireplace:	
Year Built:	1915	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	3	Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/27/2024	Sales Price:	N/A
Document #:	2024000223092 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/07/2013	Sales Price:	N/A
Document #:	2013000415426 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/22/2007	Sales Price:	N/A
Document #:	2007000101467 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/12/2007	Sales Price:	N/A
Document #:	2007000080942 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	01/19/2007	Loan Amount:	N/A
Document #:	2007000036757 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 15 Block: 3716
Abbreviated Description: ID2007011001299003

Mortgage Record

Recording Date:	01/19/2007	Loan Amount:	N/A
Document #:	2007000036756 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 15 Block: 3716
Abbreviated Description: ID2007011001299002

Prior Transfer

Recording Date:	01/19/2007	Sales Price:	$640,000
Document #:	2007000036755 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/05/2007		
Document Type:			

Legal Description:
Lot: 15 Block: 3716
Abbreviated Description: ID2007011001299001

Mortgage Record

Recording Date:	08/25/2004	Loan Amount:	N/A
Document #:	2004000528086 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 15 Block: 3716
Abbreviated Description: ID2004080300275001

Mortgage Record

Recording Date:	08/20/2004	Loan Amount:	N/A
Document #:	2004000520675 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 15 Block: 3716
Abbreviated Description: ID2004080300091001

Prior Transfer

Recording Date:	11/03/2003	Sales Price:	$235,000
Document #:	2003000442655 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/19/2002		
Document Type:			

Legal Description:
Lot: 15 Block: 3716
Abbreviated Description: ID2003101701331001

Prior Transfer

Recording Date:	10/30/1997	Sales Price:	$135,000
Document #:	BK-PG 1509-0338	Type of Sale:	Full Amount on Deed
Contract Date:	09/19/1997		
Document Type:			

Legal Description:
City/Muni/Twp: NEW YORK

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15 Block: 3716

Area Sales Analysis

Total Area Sales	$15,069,750	Median # of Bedrooms	
Median Lot Size	2,500 SF	Median # of Baths	
Median Living Area	2,800 SF	Median Year Built	1930
Price Range - 2 Yrs	$410,000 to $1,280,000	Age Range	21 years to 106 years
Median Value	$985,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.65Mi.	**1250 SAINT LAWRENCE AVE BRONX, NY 10472-4614**	09/01/2026	$410,000	$112	3645	//	1920	1,250 SF	
		APN: 03763-0029 Document #: 2026000248316								
		Document Type: Price Code: D								
		Land Use: Triplex (3 units, any combination)								
		Legal: Lot: 0029 Block: 03763 Abbreviated Description: Lot:0029 Block:03763 Abbreviated Description:DOCID-20260826011370001								
2	.34Mi.	**1221 WARD AVE BRONX, NY 10472-2514**	06/09/2026	$825,000	$324	2544	//	1930	2,500 SF	
		APN: 03774-0069 Document #: 2026000159200								
		Document Type: Price Code: D								
		Land Use: Triplex (3 units, any combination)								
		Legal: Lot: 0069 Block: 03774 Abbreviated Description: Lot:0069 Block:03774 Abbreviated Description:DOCID-20260603008530001								
3	.61Mi.	**1270 ROSEDALE AVE**	05/15/2026	$999,500	$390	2560	//	1960	2,817 SF	

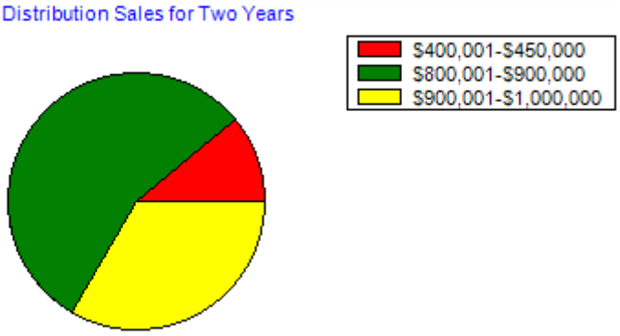
ICE SiteX Report

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		BRONX, NY 10472-2820							
	APN: 03784-0014 Document #: 2026000135159								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0014 Block: 03784 Abbreviated Description: Lot:0014 Block:03784 Abbreviated Description:DOCID-2026050800402001								
4	.04Mi.	**1021 WARD AVE**	05/12/2026	$1,160,000	$329	3520	//	1930	2,500 SF
		BRONX, NY 10472-6161							
	APN: 03715-0060 Document #: 2026000131101								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0060 Block: 03715 Abbreviated Description: Lot:0060 Block:03715 Abbreviated Description:DOCID-2026050500751001								
5	.25Mi.	**1036 METCALF AVE**	05/07/2026	$870,000	$348	2500	//	1930	1,776 SF
		BRONX, NY 10472-6002							
	APN: 03721-0025 Document #: 2026000128102								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0025 Block: 03721 Abbreviated Description: Lot:0025 Block:03721 Abbreviated Description:DOCID-2026042800866001								
6	.6Mi.	**1254 ROSEDALE AVE**	02/18/2026	$1,167,250	$389	3000	//	1955	2,000 SF
		BRONX, NY 10472-2820							
	APN: 03784-0009 Document #: 2026000048050								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0009 Block: 03784 Abbreviated Description: Lot:0009 Block:03784 Abbreviated Description:DOCID-2026021200678001								
7	.57Mi.	**1112 SAINT LAWRENCE AVE**	02/03/2026	$1,235,000	$441	2800	//	1965	3,000 SF
		BRONX, NY 10472-4612							
	APN: 03753-0014 Document #: 2026000033665								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0014 Block: 03753 Abbreviated Description: Lot:0014 Block:03753 Abbreviated Description:DOCID-2026012900112001								
8	.07Mi.	**1002 BOYNTON AVE**	02/03/2026	$985,000	$362	2717	//	2005	1,135 SF
		BRONX, NY 10472-5810							
	APN: 03715-0004 Document #: 2026000032659								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0004 Block: 03715 Abbreviated Description: Lot:0004 Block:03715 Abbreviated Description:DOCID-2026020200846001								
9	.06Mi.	**1004 BOYNTON AVE**	01/29/2026	$885,000	$325	2717	//	2005	1,135 SF
		BRONX, NY 10472-5811							
	APN: 03715-0006 Document #: 2026000028136								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0006 Block: 03715 Abbreviated Description: Lot:0006 Block:03715 Abbreviated Description:DOCID-2026012800675001								
10	.7Mi.	**1321 COMMONWEALTH AVE**	01/23/2026	$1,258,000	$341	3685	//	1925	2,500 SF
		BRONX, NY 10472-1803							
	APN: 03874-0067 Document #: 2026000023734								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0067 Block: 03874 Abbreviated Description: Lot:0067 Block:03874 Abbreviated Description:DOCID-2026012300335001								
11	.64Mi.	**1346 FTELEY AVE**	01/12/2026	$1,280,000	$358	3570	//	1920	2,500 SF
		BRONX, NY 10472-1702							
	APN: 03871-0025 Document #: 2026000011172								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0025 Block: 03871 Abbreviated Description: Lot:0025 Block:03871 Abbreviated Description:DOCID-2026010200492001								
12	.7Mi.	**654 ROSEDALE AVE**	12/16/2025	$900,000	$360	2500	//	1940	2,508 SF
		BRONX, NY 10473-4376							
	APN: 03555-0029 Document #: 2025000341575								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0029 Block: 03555 Abbreviated Description: Lot:0029 Block:03555 Abbreviated Description:DOCID-2025121501184001								
13	.38Mi.	**1234 ELDER AVE**	11/19/2025	$900,000	$362	2480	//	1930	2,500 SF
		BRONX, NY 10472-2373							
	APN: 03773-0022 Document #: 2025000312993								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0022 Block: 03773 Abbreviated Description: Lot:0022 Block:03773 Abbreviated Description:DOCID-2025111600061001								
14	.41Mi.	**1243 MORRISON AVE**	11/14/2025	$1,220,000	$376	3240	//	1927	2,500 SF
		BRONX, NY 10472-2701							
	APN: 03777-0052 Document #: 2025000309757								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0052 Block: 03777 Abbreviated Description: Lot:0052 Block:03777 Abbreviated Description:DOCID-2025111001027001								
15	.66Mi.	**1805 GLEASON AVE**	11/05/2025	$975,000	$272	3572	//	1925	2,500 SF
		BRONX, NY 10472-4837							
	APN: 03764-0008 Document #: 2025000300274								
	Document Type: Price Code: D								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0008 Block: 03764 Abbreviated Description: Lot:0008 Block:03764 Abbreviated Description:DOCID-2025100300180001								

Comparable Sales Chart

% Distribution Sales for Two Years



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The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1028 WARD AVE**		$893,000	$26,167	3,800		1915	2,500 SF	
0Mi.	**1030 WARD AVE**		$893,000	$37,930	3,000		1915	2,500 SF	
0Mi.	**1026 WARD AVE**		$893,000	$35,683	3,800		1915	2,500 SF	
.01Mi.	**1032 WARD AVE**		$893,000	$35,683	3,800		1915	2,500 SF	
.01Mi.	**1024 WARD AVE**		$893,000	$47,573	3,800		1915	2,500 SF	
.01Mi.	**1034 WARD AVE**		$977,000	$37,498	3,680		1915	2,500 SF	
.01Mi.	**1022 WARD AVE**	**10/16/2025**	$893,000	$35,683	3,800		1915	2,500 SF	
.02Mi.	**1036 WARD AVE**		$885,000	$24,050	2,880		1915	2,500 SF	
.02Mi.	**1020 WARD AVE**		$870,000	$34,992	3,800		1915	2,500 SF	
.02Mi.	**1038 WARD AVE**		$977,000	$37,498	3,680		1915	2,500 SF	
.03Mi.	**1040 WARD AVE**		$977,000	$37,498	3,680		1915	2,500 SF	
.03Mi.	**1029 WARD AVE**		$1,014,000	$39,917	3,520		1930	2,500 SF	
.03Mi.	**1027 WARD AVE**	**08/22/2025**	$1,014,000	$39,917	3,520		1930	2,500 SF	
.03Mi.	**1031 WARD AVE**		$1,014,000	$39,917	3,520		1930	2,500 SF	
.03Mi.	**1033 WARD AVE**		$1,014,000	$39,917	3,520		1930	2,500 SF	
.03Mi.	**1042 WARD AVE**		$977,000	$37,498	3,680		1915	2,500 SF	

Rent vs. Own

Households Occupied by Renters:	78%	Households Occupied by Owners:	17%

Demographics & Income

Median Age:	35.2 years old	Households:	21,531
Median Household Income:	$41,760	Households w/Family:	67%
Household Income Per Capita:	$20,373	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	New York City Geographic School District 08	Students:	23,353
Number of Schools:	52	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.12Mi.	**J.H.S. 123 James M. Kieran**	C	Public	6 - 8
Number of Students: 466 Student-Teacher Ratio: 10.13				
0.23Mi.	**P.S. 152 Evergreen School**	C	Public	PK - 5
Number of Students: 634 Student-Teacher Ratio: 11.28				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	103%	SIMILAR
MURDER	116%	HIGHER
OVERALL	109%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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