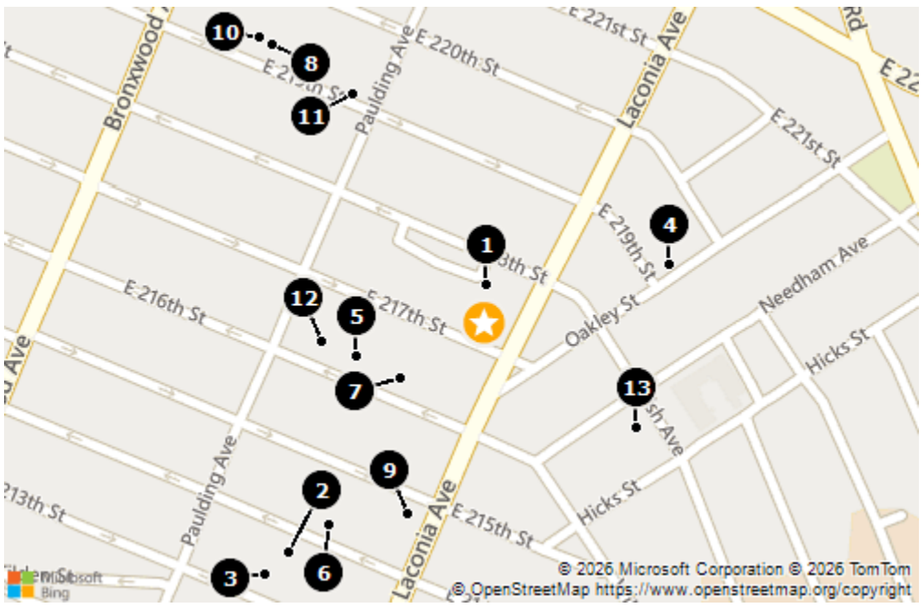
# ICE SiteX Report

**OrderID: 98458001**

## SiteX Property Information Report




## Subject Property Location

### 1053 E 217TH ST, BRONX, NY 10469-1208

| | | | |
|---|---|---|---|
| County: | **BRONX NY** | Census Tract: | 360050388.001001 |
| Property Use: | Duplex (2 units, any combination) | Zoning: | R5D |
| Parcel Number: | 04700-0004 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$886,000** | FSD: | 16 | Common Confidence Score: | 43 |
| Value Range: | $744,240 - $1,027,760 | ICE Confidence Score: | 84 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | |
| Assd Land Value: | $5,856 | Market Land Value: | $138,000 | Tax Year: | 2026 |
| Assd Improvement: | $28,897 | Market Improvment Value: | $681,000 | Total Taxable Value: | $6,896 |
| Total Assessed Value: | $34,753 | Total Assessor Market Value: | $819,000 | Delinquent Year: | |
| | | | | Tax Account ID: | 2-04700-0004 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 4 Block: 4700

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 1,992 SF | Bedrooms: | | Pool: | |
| Building Area: | 2140 SF | Baths: | | Fireplace: | |
| Year Built: | 1955 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | 2 | 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: | 11/03/2008 | Sales Price: | $514,100 |
| Document #: | 2008000427650 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 09/18/2008 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 4 Block: 4700
Abbreviated Description: ID2008092800032001

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/22/2005 | Loan Amount: | N/A |
| Document #: | 2005000165692 BK-PG - | Loan Type: | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 4 Block: 4700
Abbreviated Description: ID2005031500445003

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/22/2005 | Sales Price: | $365,000 |
| Document #: | 2005000165691 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 03/09/2005 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 4 Block: 4700
Abbreviated Description: ID2005031500445002

# ICE SiteX Report

**OrderID: 98458001**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/27/2004 | Loan Amount: | N/A |
| Document #: | 2004000603129 BK-PG - | Loan Type: | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 4 Block: 4700
Abbreviated Description: ID2004061501607003

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/27/2004 | Sales Price: | $275,600 |
| Document #: | 2004000603128 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 06/10/2004 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 4 Block: 4700
Abbreviated Description: ID2004061501607002

## Prior Transfer

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

**Legal Description:**
Lot: 4 Block: 4700

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $9,507,916 | Median # of Bedrooms | |
| Median Lot Size | 2,383 SF | Median # of Baths | |
| Median Living Area | 2,106 SF | Median Year Built | 1945 |
| Price Range - 2 Yrs | $1,000 to $1,180,000 | Age Range | 12 years to 127 years |
| Median Value | $782,500 | Median Age | 81 years |

## Comparable Sales Data

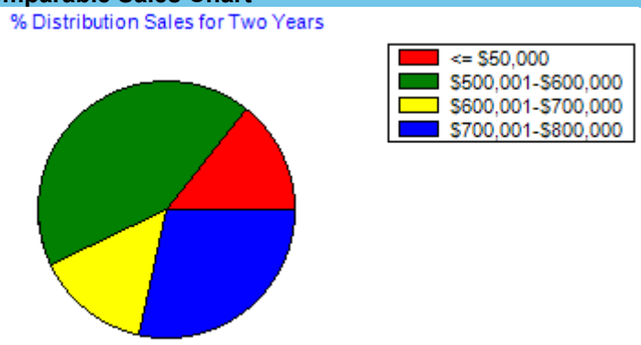
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .02Mi. | **1054 E 218TH ST**<br>**BRONX, NY 10469-1211** | 09/03/2026 | $550,000 | $232 | 2366 | // | 1960 | 5,463 SF | |
| | | APN: 04700-0055 Document #: 2026000250598<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0055 Block: 04700 Abbreviated Description: Lot:0055 Block:04700 Abbreviated Description:DOCID-2026083100640001 | | | | | | | | |
| 2 | .19Mi. | **1024 E 214TH ST**<br>**BRONX, NY 10469-1305** | 07/16/2026 | $610,000 | $356 | 1710 | // | 1945 | 1,710 SF | |
| | | APN: 04696-0045 Document #: 2026000199743<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0045 Block: 04696 Abbreviated Description: Lot:0045 Block:04696 Abbreviated Description:DOCID-2026071400819001 | | | | | | | | |
| 3 | .21Mi. | **1021 E 213TH ST**<br>**BRONX, NY 10469-1302** | 06/30/2026 | $1,180,000 | $438 | 2688 | // | 1935 | 7,250 SF | |
| | | APN: 04696-0018 Document #: 2026000182443<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0018 Block: 04696 Abbreviated Description: Lot:0018 Block:04696 Abbreviated Description:DOCID-2026062601179001 | | | | | | | | |
| 4 | .12Mi. | **1149 E 219TH ST**<br>**BRONX, NY 10469-1503** | 06/24/2026 | $845,000 | $397 | 2125 | // | 1950 | 2,249 SF | |
| | | APN: 04714-0035 Document #: 2026000173833<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0035 Block: 04714 Abbreviated Description: Lot:0035 Block:04714 Abbreviated Description:DOCID-2026061800964001 | | | | | | | | |
| 5 | .08Mi. | **1019 E 216TH ST**<br>**BRONX, NY 10469-1206** | 06/23/2026 | $1,000 | | 2356 | // | 1955 | 2,622 SF | |
| | | APN: 04699-0017 Document #: 2026000172560<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0017 Block: 04699 Abbreviated Description: Lot:0017 Block:04699 Abbreviated Description:DOCID-2026050400476001 | | | | | | | | |
| 6 | .15Mi. | **1035 E 214TH ST**<br>**BRONX, NY 10469-1304** | 06/18/2026 | $585,000 | $313 | 1866 | // | 1899 | 2,375 SF | |
| | | APN: 04697-0008 Document #: 2026000169697<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0008 Block: 04697 Abbreviated Description: Lot:0008 Block:04697 Abbreviated Description:DOCID-2026060401085001 | | | | | | | | |
| 7 | .06Mi. | **1033 E 216TH ST**<br>**BRONX, NY 10469-1206** | 05/19/2026 | $930,000 | $396 | 2344 | // | 2014 | 2,731 SF | |
| | | APN: 04699-0011 Document #: 2026000138015<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0011 Block: 04699 Abbreviated Description: Lot:0011 Block:04699 Abbreviated Description:DOCID-2026051300737001 | | | | | | | | |
| 8 | .22Mi. | **927 E 219TH ST**<br>**BRONX, NY 10469-1007** | 05/08/2026 | $782,500 | $489 | 1598 | // | 1940 | 2,383 SF | |
| | | APN: 04690-0019 Document #: 2026000129787<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0019 Block: 04690 Abbreviated Description: Lot:0019 Block:04690 Abbreviated Description:DOCID-2026050400402001 | | | | | | | | |
| 9 | .13Mi. | **1056 E 215TH ST**<br>**BRONX, NY 10469-1307** | 04/21/2026 | $875,000 | $415 | 2106 | // | 2005 | 1,966 SF | |
| | | APN: 04697-0149 Document #: 2026000111542<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0149 Block: 04697 Abbreviated Description: Lot:0149 Block:04697 Abbreviated Description:DOCID-2026042001093001 | | | | | | | | |
| 10 | .22Mi. | **923 E 219TH ST**<br>**BRONX, NY 10469-1007** | 01/09/2026 | $760,000 | $475 | 1598 | // | 1940 | 2,383 SF | |
| | | APN: 04690-0021 Document #: 2026000009885<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination) | | | | | | | | |

# ICE SiteX Report

**OrderID: 98458001**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Legal: Lot: 0021 Block: 04690 Abbreviated Description: Lot:0021 Block:04690 Abbreviated Description:DOCID-20260105005320001 | | | | | | | | |
| 11 | .16Mi. | **3801 PAULDING AVE**<br>**BRONX, NY 10469-1205** | 09/25/2025 | $804,417 | $463 | 1734 | // | 1950 | 1,700 SF |
| | APN: 04690-0001 Document #: 2025000261743<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination) | | | | | | | | |
| | Legal: Lot: 0001 Block: 04690 Abbreviated Description: Lot:0001 Block:04690 Abbreviated Description:DOCID-20250922012720001 | | | | | | | | |
| 12 | .1Mi. | **1011 E 216TH ST**<br>**BRONX, NY 10469-1206** | 09/18/2025 | $585,000 | $427 | 1368 | // | 1901 | 2,731 SF |
| | APN: 04699-0022 Document #: 2025000254149<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination) | | | | | | | | |
| | Legal: Lot: 0022 Block: 04699 Abbreviated Description: Lot:0022 Block:04699 Abbreviated Description:DOCID-20250915010870001 | | | | | | | | |
| 13 | .11Mi. | **3585 FISH AVE**<br>**BRONX, NY 10469-1510** | 09/17/2025 | $999,999 | $327 | 3056 | // | 1920 | 2,317 SF |
| | APN: 04711-0085 Document #: 2025000253145<br>Document Type: Price Code: D<br>Land Use: Duplex (2 units, any combination) | | | | | | | | |
| | Legal: Lot: 0085 Block: 04711 Abbreviated Description: Lot:0085 Block:04711 Abbreviated Description:DOCID-20250912001110001 | | | | | | | | |

## Comparable Sales Chart




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. | **1053 E 217TH ST** | | $819,000 | $34,753 | 2,140 | | 1955 | 1,992 SF | |
| 0Mi. | **1055 E 217TH ST** | | $856,000 | $31,962 | 2,140 | | 1955 | 1,992 SF | |
| 0Mi. | **1051 E 217TH ST** | | $831,000 | $26,992 | 2,070 | | 1955 | 1,992 SF | |
| .01Mi. | **1057 E 217TH ST** | | $819,000 | $34,753 | 2,140 | | 1955 | 1,992 SF | |
| .01Mi. | **1049 E 217TH ST** | | $862,000 | $33,394 | 2,140 | | 1955 | 2,185 SF | |
| .01Mi. | **1047 E 217TH ST** | | $862,000 | $33,394 | 2,140 | | 1955 | 2,185 SF | |
| .01Mi. | **1059 E 217TH ST** | | $812,000 | $34,733 | 2,140 | | 1955 | 2,042 SF | |
| .02Mi. | **3737 LACONIA AVE** | | $893,000 | $39,703 | 3,025 | | 1960 | 3,917 SF | |
| .02Mi. | **1045 E 217TH ST** | | $862,000 | $33,492 | 2,140 | | 1955 | 2,185 SF | |
| .02Mi. | **1043 E 217TH ST** | | $764,000 | $33,394 | 2,140 | | 1955 | 2,185 SF | |
| .02Mi. | **3719 LACONIA AVE** | **11/30/2023** | $761,000 | $28,201 | 1,600 | | 1960 | 1,979 SF | |
| .02Mi. | **1054 E 218TH ST** | | $860,000 | $36,792 | 2,366 | | 1960 | 5,463 SF | |
| .03Mi. | **3717 LACONIA AVE** | | $836,000 | $33,610 | 2,290 | | 1960 | 1,842 SF | |
| .03Mi. | **3715 LACONIA AVE** | **10/09/2025** | $836,000 | $33,523 | 2,290 | | 1960 | 1,813 SF | |
| .03Mi. | **1052 E 217TH ST** | | $825,000 | $46,448 | 2,376 | | 1990 | 4,003 SF | |
| .03Mi. | **3713 LACONIA AVE** | **03/22/2013** | $854,000 | $33,437 | 2,290 | | 1960 | 1,783 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 45% | Households Occupied by Owners: | 49% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 40.7 years old | Households: | 22,013 |
| Median Household Income: | $84,152 | Households w/Family: | 72% |
| Household Income Per Capita: | $35,255 | Households w/Family Married: | 38% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 33% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | New York City Geographic School District 11 | Students: | 32,263 |
| Number of Schools: | 61 | Rating: | C- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

# ICE SiteX Report

**OrderID: 98458001**

| | | | | |
|---|---|---|---|---|
| 0.14Mi. | **P.S. 78 Anne Hutchinson School**<br>Number of Students: 613<br>Student-Teacher Ratio: 13.13 | D- | Public | KG - 5 |
| 1.35Mi. | **J.H.S. 144 Michelangelo**<br>Number of Students: 388<br>Student-Teacher Ratio: 12.45 | D+ | Public | 6 - 8 |
| 1.35Mi. | **Pelham Gardens Middle School**<br>Number of Students: 284<br>Student-Teacher Ratio: 10.52 | D | Public | 6 - 8 |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 74% | NOTABLY LOWER |
| **BURGLARY** | 69% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 81% | LOWER |
| **FORCIBLE ROBBERY** | 105% | SIMILAR |
| **AGGRAVATED ASSAULT** | 110% | HIGHER |
| **FORCIBLE RAPE** | 108% | SIMILAR |
| **MURDER** | 66% | NOTABLY LOWER |
| **OVERALL** | 76% | NOTABLY LOWER |

## 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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