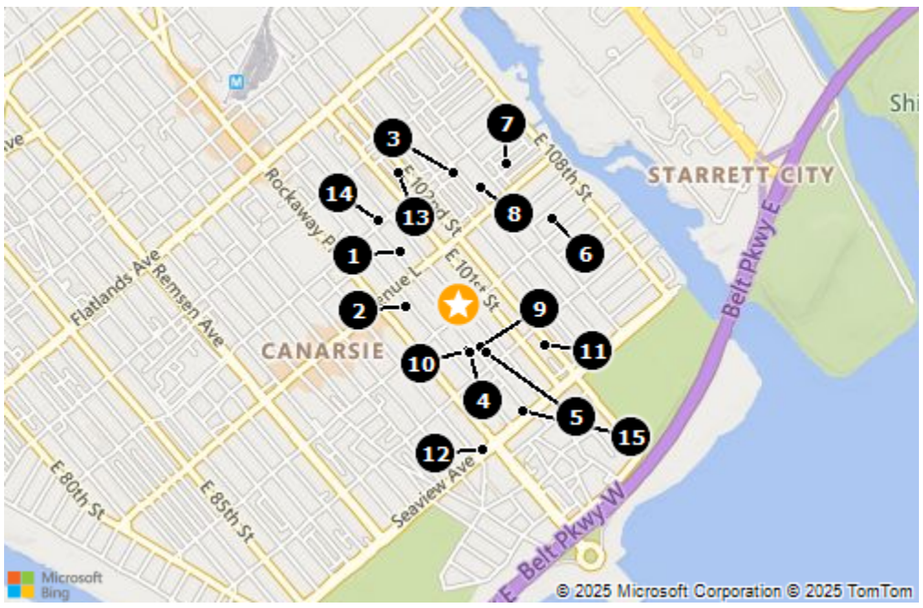
ICE SiteX Report

OrderID: 95532795

SiteX Property Information Report



Subject Property Location

1280 E 100TH ST, BROOKLYN, NY 11236-5031

County:	**KINGS NY**	Census Tract:	360471012.002001
Property Use:	Duplex (2 units, any combination)	Zoning:	R3X
Parcel Number:	08264-0069	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,100,000**	FSD:	14
Value Range:	$946,000 - $1,254,000	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,266	Market Land Value:	$78,000	Tax Year:	2025
Assd Improvement:	$32,536	Market Improvment Value:	$1,120,000	Total Taxable Value:	$6,990
Total Assessed Value:	$34,802	Total Assessor Market Value:	$1,198,000	Delinquent Year:	
				Tax Account ID:	3-08264-0069
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 69 Block: 8264 Section: 2406 District: 18

Property Characteristics

Lot Size:	1,860 SF	Bedrooms:		Pool:	
Building Area:	1914 SF	Baths:		Fireplace:	
Year Built:	2007	Partial Baths:		Type Const:	Frame
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:	04/16/2009	Sales Price:	$645,000
Document #:	2009000111858 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/26/2009		
Document Type:	Deed		

Legal Description:
Lot: 69 Block: 8264
Abbreviated Description: ID2009021200192001

Prior Transfer

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

Legal Description:
Lot: 69 Block: 8264 Section: 2406 District: 18

Area Sales Analysis

Total Area Sales	$11,816,476	Median # of Bedrooms	
Median Lot Size	2,000 SF	Median # of Baths	
Median Living Area	1,675 SF	Median Year Built	1960
Price Range - 2 Yrs	$475,000 to $950,000	Age Range	55 years to 105 years
Median Value	$820,000	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

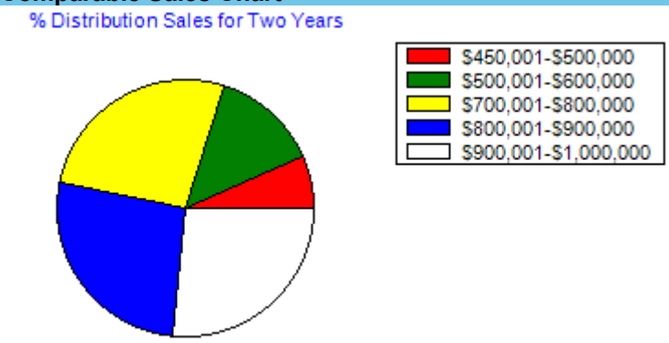
OrderID: 95532795

1	.19Mi.	**1143 E 99TH ST** **BROOKLYN, NY 11236-4423**	09/15/2025	$820,000	$499	1642	//	1955	2,008 SF
		APN: 08245-0021 Document #: 2025000250616 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0021 Block: 08245 Abbreviated Description: Block:08245 Abbreviated Description:DOCID-2025091000214001							
2	.14Mi.	**1392 E 98TH ST** **BROOKLYN, NY 11236-5044**	09/15/2025	$944,582	$624	1512	//	1920	2,440 SF
		APN: 08262-0044 Document #: 2025000250618 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0044 Block: 08262 Abbreviated Description: Lot:0044 Block:08262 Abbreviated Description:DOCID-2025091200346001							
3	.32Mi.	**10320 AVENUE K** **BROOKLYN, NY 11236-4530**	09/10/2025	$560,000	$309	1810	//	1960	1,927 SF
		APN: 08249-0042 Document #: 2025000246064 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0042 Block: 08249 Abbreviated Description: Lot:0042 Block:08249 Abbreviated Description:DOCID-2025090500033001							
4	.12Mi.	**1348 E 99TH ST** **BROOKLYN, NY 11236-5324**	09/10/2025	$875,000	$522	1675	//	1960	2,000 SF
		APN: 08282-0063 Document #: 2025000246226 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0063 Block: 08282 Abbreviated Description: Lot:0063 Block:08282 Abbreviated Description:DOCID-2025090800278001							
5	.14Mi.	**1365 E 99TH ST** **BROOKLYN, NY 11236-5323**	09/05/2025	$905,000	$540	1675	//	1960	2,000 SF
		APN: 08283-0013 Document #: 2025000241742 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0013 Block: 08283 Abbreviated Description: Lot:0013 Block:08283 Abbreviated Description:DOCID-2025090200576001							
6	.31Mi.	**10524 FLATLANDS 6TH ST** **BROOKLYN, NY 11236-4638**	09/04/2025	$935,000	$401	2330	//	1970	4,167 SF
		APN: 08272-0014 Document #: 2025000239351 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0014 Block: 08272 Abbreviated Description: Lot:0014 Block:08272 Abbreviated Description:DOCID-2025082800409001							
7	.37Mi.	**10529 FLATLANDS 4TH ST** **BROOKLYN, NY 11236-4633**	09/03/2025	$950,000	$431	2200	//	1960	2,200 SF
		APN: 08252-0051 Document #: 2025000237365 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0051 Block: 08252 Abbreviated Description: Lot:0051 Block:08252 Abbreviated Description:DOCID-2025082600775001							
8	.29Mi.	**1151 E 104TH ST** **BROOKLYN, NY 11236-4527**	08/08/2025	$749,000	$472	1585	//	1960	2,000 SF
		APN: 08250-0019 Document #: 2025000212649 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0019 Block: 08250 Abbreviated Description: Lot:0019 Block:08250 Abbreviated Description:DOCID-2025080400821002							
9	.11Mi.	**1355 E 99TH ST** **BROOKLYN, NY 11236-5323**	07/18/2025	$892,500	$557	1600	//	1960	2,000 SF
		APN: 08283-0019 Document #: 2025000190046 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0019 Block: 08283 Abbreviated Description: Lot:0019 Block:08283 Abbreviated Description:DOCID-2025071100907001							
10	.11Mi.	**1346 E 99TH ST** **BROOKLYN, NY 11236-5324**	07/15/2025	$725,000	$432	1675	//	1960	2,000 SF
		APN: 08282-0062 Document #: 2025000186143 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0062 Block: 08282 Abbreviated Description: Lot:0062 Block:08282 Abbreviated Description:DOCID-2025070800701001							
11	.23Mi.	**1424 E 102ND ST** **BROOKLYN, NY 11236-5510**	06/24/2025	$475,000	$172	2760	//	1960	2,000 SF
		APN: 08304-0056 Document #: 2025000166757 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0056 Block: 08304 Abbreviated Description: Lot:0056 Block:08304 Abbreviated Description:DOCID-2025060600805001							
12	.36Mi.	**9611 SEAVIEW AVE** **BROOKLYN, NY 11236-5403**	05/30/2025	$597,394	$497	1200	//	1930	864 SF
		APN: 08299-0002 Document #: 2025000145556 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0002 Block: 08299 Abbreviated Description: Lot:0002 Block:08299 Abbreviated Description:DOCID-2025052901028001							
13	.36Mi.	**1046 E 102ND ST** **BROOKLYN, NY 11236-4420**	05/29/2025	$745,000	$405	1835	//	1955	2,000 SF
		APN: 08228-0062 Document #: 2025000144301 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0062 Block: 08228 Abbreviated Description: Lot:0062 Block:08228 Abbreviated Description:DOCID-2025052900127001							
14	.29Mi.	**9909 AVENUE K** **BROOKLYN, NY 11236-4421**	05/20/2025	$795,000	$516	1540	//	1955	1,900 SF
		APN: 08226-0007 Document #: 2025000135843 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0007 Block: 08226 Abbreviated Description: Lot:0007 Block:08226 Abbreviated Description:DOCID-2025051901053001							
15	.3Mi.	**9823 SEAVIEW AVE** **BROOKLYN, NY 11236-5517**	04/22/2025	$848,000	$458	1850	//	1960	3,025 SF
		APN: 08301-0001 Document #: 2025000108225 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0001 Block: 08301 Abbreviated Description: Lot:0001 Block:08301 Abbreviated Description:DOCID-2025041800726001							

ICE SiteX Report

OrderID: 95532795

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.	**1280 E 100TH ST**		$1,198,000	$34,802	1,914		2007	1,860 SF	
.01Mi.	**1282 E 100TH ST**	**09/12/2024**	$1,107,000	$34,042	1,914		2007	2,140 SF	
.05Mi.	**1316 E 100TH ST**		$750,000	$35,282	1,608		1960	2,833 SF	
.06Mi.	**1320 E 100TH ST**		$828,000	$29,722	1,608		1960	2,000 SF	
.06Mi.	**1315 E 100TH ST**		$756,000	$30,067	1,540		1955	3,000 SF	
.06Mi.	**1322 E 100TH ST**		$828,000	$29,722	1,608		1960	2,000 SF	
.06Mi.	**1319 E 100TH ST**		$711,000	$25,229	1,540		1955	2,000 SF	
.06Mi.	**9824 AVENUE M**		$725,000	$35,597	1,875		1960	2,267 SF	
.06Mi.	**1326 E 100TH ST**		$828,000	$29,722	1,608		1960	2,000 SF	
.06Mi.	**1321 E 100TH ST**		$679,000	$26,093	1,564		1955	2,000 SF	
.06Mi.	**9820 AVENUE M**		$794,000	$31,795	1,875		1960	2,000 SF	
.07Mi.	**1328 E 100TH ST**		$869,000	$26,870	1,760		1960	2,000 SF	
.07Mi.	**1325 E 100TH ST**		$711,000	$25,229	1,540		1955	2,000 SF	
.07Mi.	**9818 AVENUE M**		$766,000	$35,336	1,875		1960	2,533 SF	
.07Mi.	**1330 E 100TH ST**		$828,000	$29,722	1,608		1960	2,000 SF	
.07Mi.	**1327 E 100TH ST**		$711,000	$25,747	1,540		1955	2,000 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	40.5 years old	Households:	31,972
Median Household Income:	$85,438	Households w/Family:	72%
Household Income Per Capita:	$37,757	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	New York City Geographic School District 18	Students:	12,538
Number of Schools:	33	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.36Mi.	**I.S. 211 John Wilson** Number of Students: 251 Student-Teacher Ratio: 8.96	B	Public	6 - 8
0.35Mi.	**P.S. 272 Curtis Estabrook School** Number of Students: 393 Student-Teacher Ratio: 10.92	D	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	68%	NOTABLY LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	66%	NOTABLY LOWER
AGGRAVATED ASSAULT	60%	NOTABLY LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	72%	NOTABLY LOWER
OVERALL	60%	NOTABLY LOWER

ICE SiteX Report

OrderID: 95532795

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.