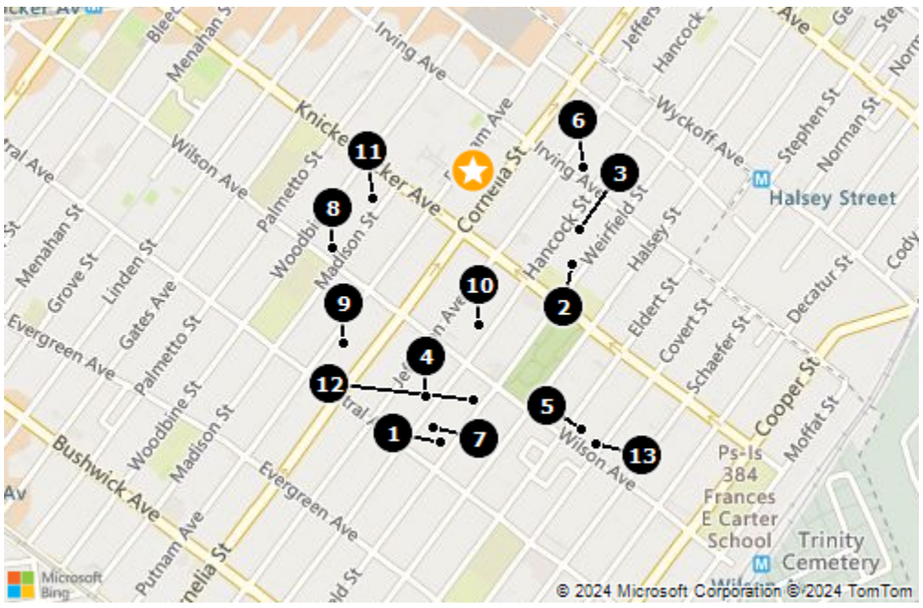
SiteX™ Report

OrderID: 92323543

SiteX Property Information Report



Subject Property Location

1414 PUTNAM AVE, BROOKLYN, NY 11237-6006

County:	**KINGS NY**	Census Tract:	360470435.001001
Property Use:	Duplex (2 units, any combination)	Zoning:	R6
Parcel Number:	03378-0120	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,188,000**	FSD:	15
Value Range:	$1,009,800 - $1,366,200	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$16,200	Market Land Value:	$270,000	Tax Year:	2024
Assd Improvement:	$33,360	Market Improvment Value:	$556,000	Total Taxable Value:	$8,607
Total Assessed Value:	$49,560	Total Assessor Market Value:	$826,000	Delinquent Year:	
				Tax Account ID:	3-03378-0120
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 120 Block: 3378 Section: 1107 District: 04

Property Characteristics

Lot Size:	1,969 SF	Bedrooms:		Pool:	
Building Area:	2362 SF	Baths:		Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	Brick
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

Mortgage Record

Recording Date:	11/10/2008	Loan Amount:	N/A
Document #:	2008000436408 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 120 Block: 3378
Abbreviated Description: ID2008110500400002

Prior Transfer

Recording Date:	11/10/2008	Sales Price:	$650,000
Document #:	2008000436407 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/24/2008		
Document Type:	Deed		

Legal Description:
Lot: 120 Block: 3378
Abbreviated Description: ID2008110500400001

Mortgage Record

Recording Date:	07/08/2005	Loan Amount:	N/A
Document #:	2005000385418 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 19 Block: 3378
Abbreviated Description: ID2005062701682003

Mortgage Record

Recording Date:	07/08/2005	Loan Amount:	N/A
Document #:	2005000385417 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 19 Block: 3378
Abbreviated Description: ID2005062701682002

Prior Transfer

Recording Date:	07/08/2005	Sales Price:	$550,873
Document #:	2005000385416 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/17/2005		
Document Type:	Deed		

Legal Description:
Lot: 19 Block: 3378
Abbreviated Description: ID2005062701682001

Prior Transfer

Recording Date:	07/11/2003	Sales Price:	$100,000
Document #:	2003000223918 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/09/2003		
Document Type:	Deed		

Legal Description:
Lot: 19 Block: 3378
Abbreviated Description: ID2003061800417001

Prior Transfer

Recording Date:	03/06/2001	Sales Price:	$17,000
Document #:	BK-PG 5094-1081	Type of Sale:	Full Amount on Deed
Contract Date:	02/06/2001		
Document Type:	Other		

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: 120 Block: 3378 Section: 1107 District: 04

Area Sales Analysis

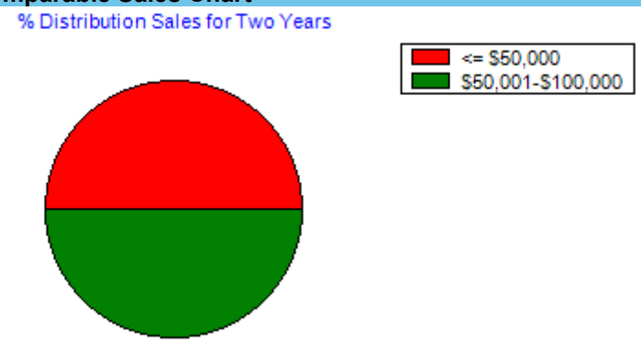
Total Area Sales	$14,289,823	Median # of Bedrooms	
Median Lot Size	1,975 SF	Median # of Baths	
Median Living Area	2,844 SF	Median Year Built	1910
Price Range - 2 Yrs	$13,333 to $2,100,000	Age Range	20 years to 114 years
Median Value	$1,120,000	Median Age	114 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**187 WEIRFIELD ST** **BROOKLYN, NY 11221-8157**	08/06/2024	$75,000	$27	2700	//	1910	2,000 SF	
		APN: 03397-0060 Document #: 2024000202686 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0060 Block: 03397 Abbreviated Description: Lot:0060 Block:03397 Abbreviated Description:DOCID-2024071700143001								
2	.17Mi.	**315 WEIRFIELD ST** **BROOKLYN, NY 11237-6113**	08/05/2024	$1,357,000	$584	2320	//	1910	2,000 SF	
		APN: 03399-0064 Document #: 2024000200930 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0064 Block: 03399 Abbreviated Description: Lot:0064 Block:03399 Abbreviated Description:DOCID-2024080500043001								
3	.15Mi.	**1364 HANCOCK ST** **BROOKLYN, NY 11237-6105**	07/26/2024	$1,825,000	$553	3300	//	1915	2,000 SF	
		APN: 03399-0028 Document #: 2024000192202 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0028 Block: 03399 Abbreviated Description: Lot:0028 Block:03399 Abbreviated Description:DOCID-2024072400664001								
4	.28Mi.	**1203 HANCOCK ST** **BROOKLYN, NY 11221-5213**	07/12/2024	$1,260,000	$491	2565	//	1910	1,900 SF	
		APN: 03390-0052 Document #: 2024000178454 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0052 Block: 03390 Abbreviated Description: Lot:0052 Block:03390 Abbreviated Description:DOCID-2024071000470001								
5	.34Mi.	**242 ELDERT ST** **BROOKLYN, NY 11207-1304**	07/09/2024	$2,100,000	$717	2925	//	1910	1,950 SF	
		APN: 03418-0004 Document #: 2024000172660 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0004 Block: 03418 Abbreviated Description: Lot:0004 Block:03418 Abbreviated Description:DOCID-2024070300841001								
6	.14Mi.	**459 IRVING AVE** **BROOKLYN, NY 11237-6123**	06/26/2024	$1,115,000	$337	3300	//	1910	1,900 SF	
		APN: 03393-0006 Document #: 2024000161653 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0006 Block: 03393 Abbreviated Description: Lot:0006 Block:03393 Abbreviated Description:DOCID-2024061001160001								
7	.32Mi.	**1188 HANCOCK ST** **BROOKLYN, NY 11221-5214**	06/25/2024	$1,216,490	$426	2850	//	1910	1,900 SF	
		APN: 03397-0013 Document #: 2024000160759 Document Type: Deed Price Code: D								

	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0013 Block: 03397 Abbreviated Description: Lot:0013 Block:03397 Abbreviated Description:DOCID-20240614003290001								
8	.2Mi.	**421 WILSON AVE**	06/24/2024	$1,050,000	$549	1912	//	1998	1,560 SF
		BROOKLYN, NY 11221-5012							
	APN: 03361-0163 Document #: 2024000159240								
	Document Type: Deed Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0163 Block: 03361 Abbreviated Description: Lot:0163 Block:03361 Abbreviated Description:DOCID-20240619000230001								
9	.26Mi.	**1288 PUTNAM AVE**	06/03/2024	$1,120,000	$382	2928	//	2004	2,013 SF
		BROOKLYN, NY 11221-5002							
	APN: 03376-0121 Document #: 2024000140280								
	Document Type: Deed Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0121 Block: 03376 Abbreviated Description: Lot:0121 Block:03376 Abbreviated Description:DOCID-20240530006630001								
10	.19Mi.	**1259 HANCOCK ST**	04/30/2024	$1,453,000	$484	3000	//	1910	2,000 SF
		BROOKLYN, NY 11221-5376							
	APN: 03391-0055 Document #: 2024000109772								
	Document Type: Deed Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0055 Block: 03391 Abbreviated Description: Lot:0055 Block:03391 Abbreviated Description:DOCID-20240429006590001								
11	.13Mi.	**1265 MADISON ST**	04/29/2024	$845,000	$319	2643	//	1920	1,950 SF
		BROOKLYN, NY 11221-5010							
	APN: 03361-0040 Document #: 2024000108678								
	Document Type: Deed Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0040 Block: 03361 Abbreviated Description: Lot:0040 Block:03361 Abbreviated Description:DOCID-20240425005810001								
12	.28Mi.	**221 WEIRFIELD ST**	04/12/2024	$13,333	$4	2700	//	1910	2,000 SF
		BROOKLYN, NY 11221-5226							
	APN: 03397-0043 Document #: 2024000093797								
	Document Type: Deed Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0043 Block: 03397 Abbreviated Description: Lot:0043 Block:03397 Abbreviated Description:DOCID-20240412001640001								
13	.36Mi.	**219 COVERT ST**	03/26/2024	$860,000	$302	2844	//	1910	1,975 SF
		BROOKLYN, NY 11207-1301							
	APN: 03418-0061 Document #: 2024000074742								
	Document Type: Deed Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0061 Block: 03418 Abbreviated Description: Lot:0061 Block:03418 Abbreviated Description:DOCID-20240313001520001								

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.	**1414 PUTNAM AVE**		$826,000	$49,560	2,362		2005	1,969 SF	
.01Mi.	**1410A PUTNAM AVE**		$1,018,000	$61,080	2,362		2005	1,969 SF	
.01Mi.	**1410 PUTNAM AVE**		$721,000	$43,260	2,362		2005	1,968 SF	
.02Mi.	**325 CORNELIA ST**		$1,079,000	$64,740	3,180		1901	2,000 SF	
.02Mi.	**327 CORNELIA ST**		$1,079,000	$64,740	3,180		1901	2,000 SF	
.02Mi.	**329 CORNELIA ST**	**08/24/2023**	$1,079,000	$64,740	3,180		1901	2,000 SF	
.02Mi.	**323 CORNELIA ST**		$1,079,000	$64,740	3,180		1901	2,000 SF	
.02Mi.	**331 CORNELIA ST**		$1,079,000	$64,740	3,180		1901	2,000 SF	
.02Mi.	**321 CORNELIA ST**		$1,079,000	$64,740	3,180		1901	2,000 SF	
.02Mi.	**333 CORNELIA ST**		$1,105,000	$66,300	3,180		1901	2,000 SF	
.02Mi.	**319 CORNELIA ST**		$1,079,000	$64,740	3,180		1901	2,000 SF	
.03Mi.	**335 CORNELIA ST**		$1,105,000	$66,300	3,180		1901	2,000 SF	
.03Mi.	**317 CORNELIA ST**		$1,079,000	$64,740	3,180		1901	2,000 SF	
.03Mi.	**341 CORNELIA ST**	**01/31/2023**	$1,105,000	$66,300	3,180		1901	2,000 SF	
.03Mi.	**311 CORNELIA ST**		$1,079,000	$64,740	3,180		1901	2,000 SF	
.04Mi.	**343 CORNELIA ST**		$1,105,000	$66,300	3,180		1901	2,000 SF	

Rent vs. Own

Households Occupied by Renters:	85%	Households Occupied by Owners:	9%

SiteX™ Report

OrderID: 92323543

Demographics & Income

Median Age:	32.8 years old	Households:	16,542
Median Household Income:	$58,734	Households w/Family:	51%
Household Income Per Capita:	$34,356	Households w/Family Married:	26%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	New York City Geographic School District 32	Students:	10,684
Number of Schools:	27	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.24Mi.	**J.H.S. 291 Roland Hayes** Number of Students: 307 Student-Teacher Ratio: 9.07	C-	Public	6 - 8
0.17Mi.	**P.S. 106 Edward Everett Hale School** Number of Students: 340 Student-Teacher Ratio: 10.3	D-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	154%	NOTABLY HIGHER
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	154%	NOTABLY HIGHER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	70%	NOTABLY LOWER
MURDER	153%	NOTABLY HIGHER
OVERALL	122%	HIGHER

Disaster Alerts

9/28/2023 - Severe Storm And Flooding

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