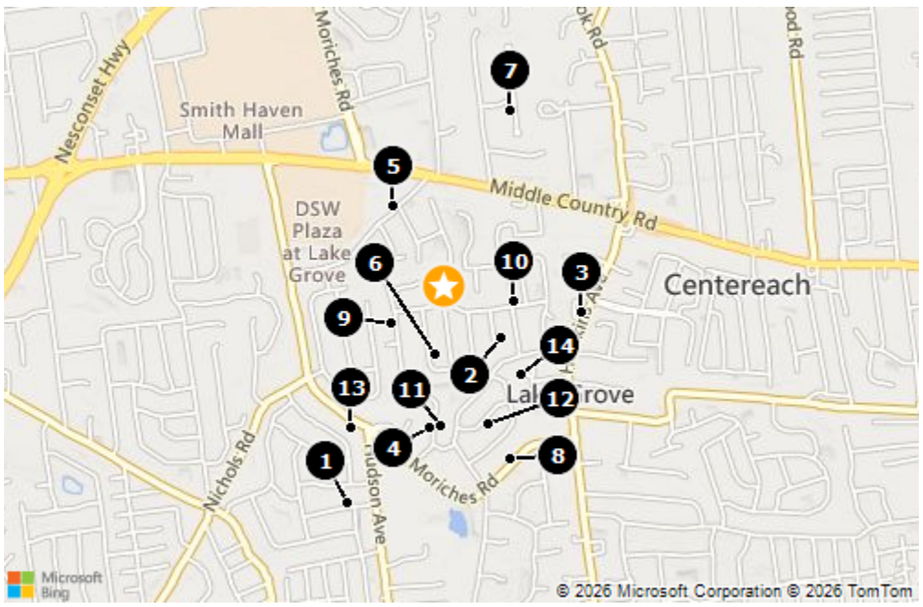
ICE SiteX Report

OrderID: 98605715

SiteX Property Information Report



Subject Property Location

14 BEECHWOOD CT, LAKE GROVE, NY 11755-2235

County:	**SUFFOLK NY**	Census Tract:	361031585.051003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0208-015.00-11.00-006.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,065,000**	FSD:	15	Common Confidence Score:	51
Value Range:	$905,250 - $1,224,750	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	472211
Assd Land Value:	$425	Market Land Value:	$80,189	Tax Year:	
Assd Improvement:	$4,375	Market Improvment Value:	$825,472	Total Taxable Value:	
Total Assessed Value:	$4,800	Total Assessor Market Value:	$905,661	Delinquent Year:	
				Tax Account ID:	6011765
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 100.6 Block: 5001 Section: 20.801 District: 0208-0
Abbreviated Description: BEECHWOOD @ LAKE GROVE 10486 LOT 15
City/Muni/Twp: BROOKHAVEN

Property Characteristics

Lot Size:	24,394 SF	Bedrooms:	4	Pool:	
Building Area:	2955 SF	Baths:	2	Fireplace:	Yes
Year Built:	2002	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:	Colonial	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/16/2025	Loan Amount:	N/A
Document #:	BK-PG 23654-208	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: LAKE GROVE

Prior Transfer

Recording Date:	01/14/2004	Sales Price:	N/A
Document #:	BK-PG 12295-318	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/13/2003		
Document Type:			

Legal Description:
Lot: 15 Subdivision: MAP BEECHWOOD AT LAKE GROVE Map Ref: MAP10486
City/Muni/Twp: BROOKHAVEN

Prior Transfer

Recording Date:	08/31/2001	Sales Price:	$375,566
Document #:	BK-PG 12139-274	Type of Sale:	Full Amount on Deed
Contract Date:	06/13/2001		
Document Type:			

Legal Description:
Lot: 15 Subdivision: MAP BEECHWOOD AT LAKE GROVE Map Ref: MAP14073
City/Muni/Twp: BROOKHAVEN

ICE SiteX Report

OrderID: 98605715

Prior Transfer

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

Legal Description:
Lot: 100.6 Block: 5001 Section: 20.801 District: 0208-0
Abbreviated Description: BEECHWOOD @ LAKE GROVE 10486 LOT 15
City/Muni/Twp: BROOKHAVEN

Area Sales Analysis

Total Area Sales	$10,054,999	Median # of Bedrooms	4
Median Lot Size	9,583 SF	Median # of Baths	1.5
Median Living Area	2,060 SF	Median Year Built	1966
Price Range - 2 Yrs	$456,000 to $1,150,000	Age Range	23 years to 76 years
Median Value	$720,000	Median Age	60 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**9 SUSSEX LN** **LAKE GROVE, NY 11755-2524**	09/02/2026	$456,000	$235	1936	8/4/2	1960	9,148 SF	
		APN: 0208-017.00-02.00-013.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LAKE GROVE City/Muni/Twp: LAKE GROVE								
2	.19Mi.	**9 KATIE CT** **LAKE GROVE, NY 11755-2313**	08/03/2026	$580,000	$333	1737	8/4/1	1967	9,583 SF	
		APN: 0208-015.00-07.00-028.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LAKE GROVE City/Muni/Twp: LAKE GROVE								
3	.34Mi.	**1 ALEX CT** **LAKE GROVE, NY 11755-2472**	07/22/2026	$925,000	$263	3504	11/4/2	2003	22,216 SF	
		APN: 0208-016.00-02.00-005.019 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
4	.35Mi.	**58 SARAH DR** **LAKE GROVE, NY 11755-2218**	06/24/2026	$699,999	$320	2184	8/4/1	1960	9,583 SF	
		APN: 0208-017.00-03.00-012.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LAKE GROVE City/Muni/Twp: LAKE GROVE								
5	.24Mi.	**21 PARSNIP POND RD** **LAKE GROVE, NY 11755-2213**	06/02/2026	$635,000	$474	1338	6/4/1	1950	10,019 SF	
		APN: 0208-013.00-05.00-014.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
6	.17Mi.	**17 STERLING DR** **LAKE GROVE, NY 11755-2320**	05/18/2026	$775,000	$418	1852	7/4/1	1964	9,148 SF	
		APN: 0208-015.00-06.00-008.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
7	.46Mi.	**8 HAMILTON PL** **LAKE GROVE, NY 11755-1914**	03/30/2026	$1,150,000	$402	2860	8/4/2	2002	20,909 SF	
		APN: 0208-013.00-04.00-005.002 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
8	.45Mi.	**23 MORICHES RD** **LAKE GROVE, NY 11755-2209**	01/22/2026	$690,000	$299	2305	8/4/2	1966	15,246 SF	
		APN: 0208-017.00-07.00-020.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
9	.16Mi.	**18 SARAH DR** **LAKE GROVE, NY 11755-2207**	01/12/2026	$610,000	$600	1016	5/3/1	1963	8,712 SF	
		APN: 0208-015.00-02.00-021.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LAKE GROVE City/Muni/Twp: LAKE GROVE								
10	.17Mi.	**41 HY PL** **LAKE GROVE, NY 11755-2310**	12/04/2025	$765,000	$435	1758	8/4/1	1965	10,890 SF	
		APN: 0208-015.00-04.00-025.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LAKE GROVE City/Muni/Twp: LAKE GROVE								
11	.34Mi.	**57 SARAH DR** **LAKE GROVE, NY 11755-2219**	12/01/2025	$759,000	$392	1936	7/4/1	1968	9,583 SF	
		APN: 0208-017.00-04.00-008.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LAKE GROVE City/Muni/Twp: LAKE GROVE								
12	.35Mi.	**10 BEAUREGARD DR** **LAKE GROVE, NY 11755-2302**	11/13/2025	$745,000	$327	2276	9/4/2	1969	9,583 SF	
		APN: 0208-017.00-05.00-024.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
13	.41Mi.	**76 MORICHES RD** **LAKE GROVE, NY 11755-2210**	11/05/2025	$525,000	$234	2240	8/4/2	1969	9,148 SF	
		APN: 0208-017.00-01.00-011.000 Document #:								

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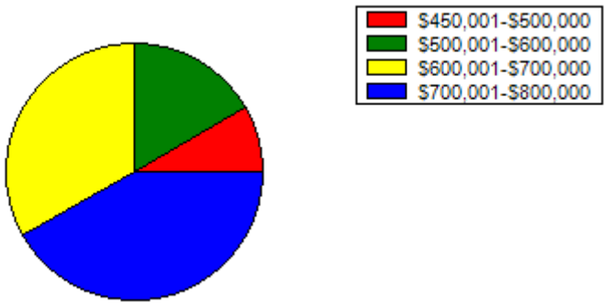
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN

14	.28Mi.	**2 ELEANORS CV** **LAKE GROVE, NY 11755-2300**	10/31/2025	$740,000	$202	3648	8/4/2	1985	22,651 SF

APN: 0208-016.00-04.00-002.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LAKE GROVE City/Muni/Twp: LAKE GROVE

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**14 BEECHWOOD CT**		$905,661	$4,800	2,955	9/4/2	2002	24,394 SF	
.03Mi.	**17 HY PL**	**06/12/2019**	$490,566	$2,600	2,167	8/4/1	1963	10,890 SF	
.03Mi.	**19 BEECHWOOD CT**		$849,057	$4,500	2,859	8/4/2	2002	30,056 SF	
.04Mi.	**21 HY PL**	**05/05/2022**	$490,566	$2,600	1,852	8/4/1	1963	14,375 SF	
.04Mi.	**13 HY PL**		$490,566	$2,600	1,852	8/4/1	1963	10,890 SF	
.04Mi.	**12 BEECHWOOD CT**		$891,510	$4,725	2,859	8/4/2	2002	25,700 SF	
.05Mi.	**17 BEECHWOOD CT**		$943,397	$5,000	3,362	9/4/2	2002	20,473 SF	
.05Mi.	**11 HY PL**	**09/27/2017**	$518,868	$2,750	1,818	8/3/1	1963	10,890 SF	
.05Mi.	**23 HY PL**	**08/21/2017**	$509,434	$2,700	2,116	8/5/1	1963	18,295 SF	
.06Mi.	**12 HY PL**	**10/02/2019**	$556,604	$2,950	2,378	9/4/2	1964	9,148 SF	
.06Mi.	**9 HY PL**	**08/10/2020**	$575,472	$3,050	2,138	8/4/1	1963	10,890 SF	
.06Mi.	**10 HY PL**		$561,321	$2,975	1,852	7/4/1	1964	10,019 SF	
.06Mi.	**15 BEECHWOOD CT**		$877,359	$4,650	2,752	8/4/2	2002	20,038 SF	
.06Mi.	**11 BRIARBERRY CT**		$890,566	$4,720	2,614	8/4/2	2001	28,314 SF	
.06Mi.	**71 BRANDY LN**	**07/06/2022**	$698,114	$3,700	2,484	8/4/2	1986	21,344 SF	
.07Mi.	**10 BEECHWOOD CT**		$858,491	$4,550	2,752	8/4/2	2002	22,216 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	40.7 years old	Households:	4,394
Median Household Income:	$136,341	Households w/Family:	74%
Household Income Per Capita:	$51,718	Households w/Family Married:	58%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

School District

School District Zone:	Middle Country Central School District	Students:	9,545
Number of Schools:	14	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.09Mi.	**Unity Drive Kindergarten-Pre K Center** Number of Students: 478 Student-Teacher Ratio: 25.04	NA	Public	PK - KG
2.01Mi.	**Dawnwood Middle School** Number of Students: 967 Student-Teacher Ratio: 13.89	B+	Public	6 - 8
0.55Mi.	**Eugene Auer Memorial School** Number of Students: 308 Student-Teacher Ratio: 13.96	D	Public	KG - 5

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2.14Mi. **Centereach High School**		B	Public	8 - 12
Number of Students: 1,467				
Student-Teacher Ratio: 13.67				
Advanced Placement: Yes				

Flood Report

The Subject Property of **14 BEECHWOOD CT, LAKE GROVE, NY 11755-2235** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	95%	SIMILAR
BURGLARY	49%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	50%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	84%	LOWER
OVERALL	61%	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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