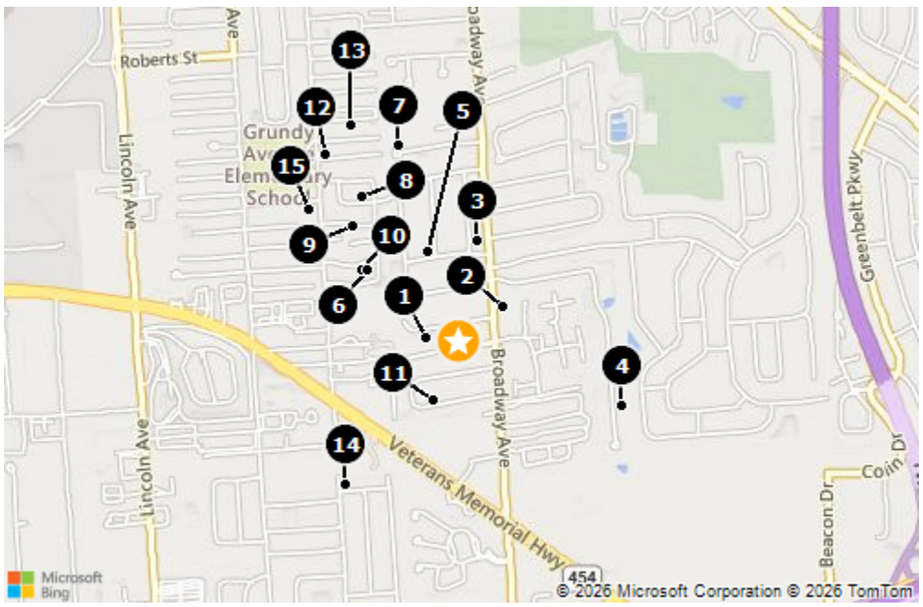
ICE SiteX Report

OrderID: 98722920

SiteX Property Information Report



Subject Property Location

15 FERRARO DR, HOLBROOK, NY 11741-5321

County:	**SUFFOLK NY**	Census Tract:	361031466.132023
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0500-195.00-01.00-006.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$782,000**	FSD:	12	Common Confidence Score:	59
Value Range:	$688,160 - $875,840	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	472205
Assd Land Value:	$12,500	Market Land Value:	$176,056	Tax Year:	
Assd Improvement:	$30,400	Market Improvment Value:	$428,169	Total Taxable Value:	
Total Assessed Value:	$42,900	Total Assessor Market Value:	$604,225	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 100.006 Block: 5000 Section: 50.19 District: 0500-1
Abbreviated Description: X2257723Y203586 T032H00000000
City/Muni/Twp: ISLIP

Property Characteristics

Lot Size:	17,860 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/09/2025	Sales Price:	$320,000
Document #:	BK-PG 20590-282	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/10/2025	Sales Price:	$320,000
Document #:	BK-PG 20590-282	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/17/2022	Sales Price:	$320,000
Document #:	BK-PG 20590-282	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/11/2021	Sales Price:	$320,000
Document #:	BK-PG 20590-282	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	11/13/2014	Loan Amount:	N/A
Document #:	DF028423 BK-PG M00022540-093	Loan Type:	
TD Due Date:	11/01/2044	Type Finance:	

Legal Description:
City/Muni/Twp: ISLIP

Mortgage Record

Recording Date:	04/30/2004	Loan Amount:	N/A
Document #:	BK-PG 20731-095	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/15/2034	Type Finance:	OTH

Legal Description:
City/Muni/Twp: ISLIP

Mortgage Record

Recording Date:	12/09/2003	Loan Amount:	N/A
Document #:	BK-PG 20590-282	Loan Type:	Unknown
TD Due Date:	12/01/2033	Type Finance:	

Legal Description:
City/Muni/Twp: ISLIP

Mortgage Record

Recording Date:	08/03/2002	Loan Amount:	N/A
Document #:	BK-PG 20153-867	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: ISLIP

Mortgage Record

Recording Date:	07/29/2002	Loan Amount:	N/A
Document #:	BK-PG 20149-343	Loan Type:	Unknown
TD Due Date:	05/01/2032	Type Finance:	

Legal Description:
City/Muni/Twp: ISLIP

Mortgage Record

Recording Date:	08/03/2000	Loan Amount:	N/A
Document #:	BK-PG 19743-183	Loan Type:	Unknown
TD Due Date:	08/01/2030	Type Finance:	

Legal Description:
City/Muni/Twp: ISLIP

Prior Transfer

Recording Date:	04/26/1999	Sales Price:	$180,000
Document #:	BK-PG 11959-513	Type of Sale:	Price Unconfirmed
Contract Date:	04/13/1999		
Document Type:			

Legal Description:
City/Muni/Twp: ISLIP

Prior Transfer

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

Legal Description:
Lot: 100.006 Block: 5000 Section: 50.19 District: 0500-1
Abbreviated Description: X2257723Y203586 T032H00000000
City/Muni/Twp: ISLIP

Area Sales Analysis

Total Area Sales	$10,578,000	Median # of Bedrooms	
Median Lot Size	12,632 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$300,000 to $999,000	Age Range	
Median Value	$702,000	Median Age	

Comparable Sales Data

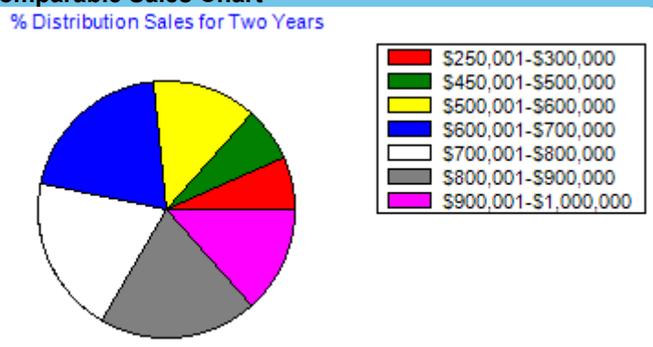
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**140 TREMPER ST** **HOLBROOK, NY 11741-5308**	09/23/2026	$825,000			//		19,602 SF	
		APN: 0500-175.00-02.00-080.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
2	.14Mi.	**901 BROADWAY AVE** **HOLBROOK, NY 11741-4959**	09/22/2026	$660,000			//		19,602 SF	
		APN: 0500-176.00-02.00-008.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
3	.25Mi.	**7 CLAIR AVE** **HOLBROOK, NY 11741-4705**	09/21/2026	$600,000			//		19,602 SF	
		APN: 0500-176.00-01.00-009.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
4	.42Mi.	**145 BISHOP LN**	09/14/2026	$720,000			//		12,197 SF	

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		HOLBROOK, NY 11741-5026				
	APN: 0500-195.00-04.00-021.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
5	.24Mi.	**27 CAMILLE LN**	08/13/2026	$842,000	//	21,780 SF
		HOLBROOK, NY 11741-4726				
	APN: 0500-175.00-02.00-129.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
6	.29Mi.	**26 PATRICIAN ST**	07/16/2026	$810,000	//	8,712 SF
		HOLBROOK, NY 11741-4716				
	APN: 0500-175.00-02.00-047.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
7	.5Mi.	**15 ALYSSA CT**	07/16/2026	$999,000	//	20,038 SF
		HOLBROOK, NY 11741-2947				
	APN: 0500-152.00-03.00-003.008 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
8	.43Mi.	**61 OPAL ST**	07/15/2026	$600,000	//	8,276 SF
		HOLBROOK, NY 11741-4728				
	APN: 0500-152.00-02.00-110.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
9	.39Mi.	**9 TORY CT**	07/10/2026	$675,000	//	12,632 SF
		HOLBROOK, NY 11741-4719				
	APN: 0500-175.00-02.00-025.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
10	.3Mi.	**22 PATRICIAN ST**	04/23/2026	$675,000	//	7,841 SF
		HOLBROOK, NY 11741-4716				
	APN: 0500-175.00-02.00-048.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
11	.16Mi.	**50 WESTBRIDGE DR**	03/12/2026	$702,000	//	19,602 SF
		HOLBROOK, NY 11741-5310				
	APN: 0500-194.00-02.00-059.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN					
12	.56Mi.	**361 ERIE ST**	03/09/2026	$485,000	//	17,424 SF
		HOLBROOK, NY 11741-2926				
	APN: 0500-152.00-02.00-073.006 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
13	.59Mi.	**366 SILVA ST**	03/04/2026	$300,000	//	8,276 SF
		HOLBROOK, NY 11741-2912				
	APN: 0500-152.00-02.00-057.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
14	.45Mi.	**525 GRUNDY AVE**	03/04/2026	$705,000	//	11,326 SF
		HOLBROOK, NY 11741-2635				
	APN: 0500-194.00-02.00-038.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
15	.49Mi.	**274 PERIMETER ST**	02/27/2026	$980,000	//	12,632 SF
		HOLBROOK, NY 11741-3822				
	APN: 0500-175.00-01.00-017.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					

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.

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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.	**15 FERRARO DR**		$604,225	$42,900				17,860 SF	
.02Mi.	**11 FERRARO DR**		$633,802	$45,000				17,860 SF	
.02Mi.	**19 FERRARO DR**		$636,619	$45,200				17,860 SF	
.03Mi.	**132 TREMPER ST**		$704,225	$50,000				19,602 SF	
.03Mi.	**128 TREMPER ST**	**08/26/2020**	$653,521	$46,400				19,602 SF	
.04Mi.	**14 FERRARO DR**		$633,802	$45,000				17,860 SF	
.04Mi.	**10 FERRARO DR**	**06/04/2025**	$661,971	$47,000				17,860 SF	
.05Mi.	**18 FERRARO DR**		$763,380	$54,200				17,860 SF	
.05Mi.	**7 FERRARO DR**		$788,732	$56,000				16,553 SF	
.05Mi.	**23 FERRARO DR**		$654,929	$46,500				17,860 SF	
.05Mi.	**124 TREMPER ST**	**03/16/2018**	$578,169	$41,050				19,602 SF	
.06Mi.	**6 FERRARO DR**		$576,056	$40,900				17,860 SF	
.06Mi.	**133 TREMPER ST**		$633,802	$45,000				19,602 SF	
.06Mi.	**11 WESTBRIDGE DR**		$704,226	$50,000				19,602 SF	
.06Mi.	**137 TREMPER ST**	**05/20/2020**	$622,535	$44,200				19,602 SF	
.06Mi.	**22 FERRARO DR**	**11/22/2023**	$873,239	$62,000				17,860 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	40.8 years old	Households:	9,295
Median Household Income:	$135,773	Households w/Family:	75%
Household Income Per Capita:	$55,397	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Sachem Central School District	Students:	11,697
Number of Schools:	15	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.33Mi.	**Sachem High School North** Number of Students: 2,008 Student-Teacher Ratio: 12.34 Advanced Placement: Yes	B	Public	9 - 12
0.57Mi.	**Merrimac Elementary School** Number of Students: 358 Student-Teacher Ratio: 9.58	B-	Public	KG - 5
1.62Mi.	**Seneca Middle School** Number of Students: 928 Student-Teacher Ratio: 10.81	A+	Public	6 - 8
5.31Mi.	**Sachem High School East** Number of Students: 1,984 Student-Teacher Ratio: 12.89 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **15 FERRARO DR, HOLBROOK, NY 11741-5321** 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	107%	SIMILAR
BURGLARY	73%	NOTABLY LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	41%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	95%	SIMILAR
MURDER	91%	LOWER
OVERALL	68%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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