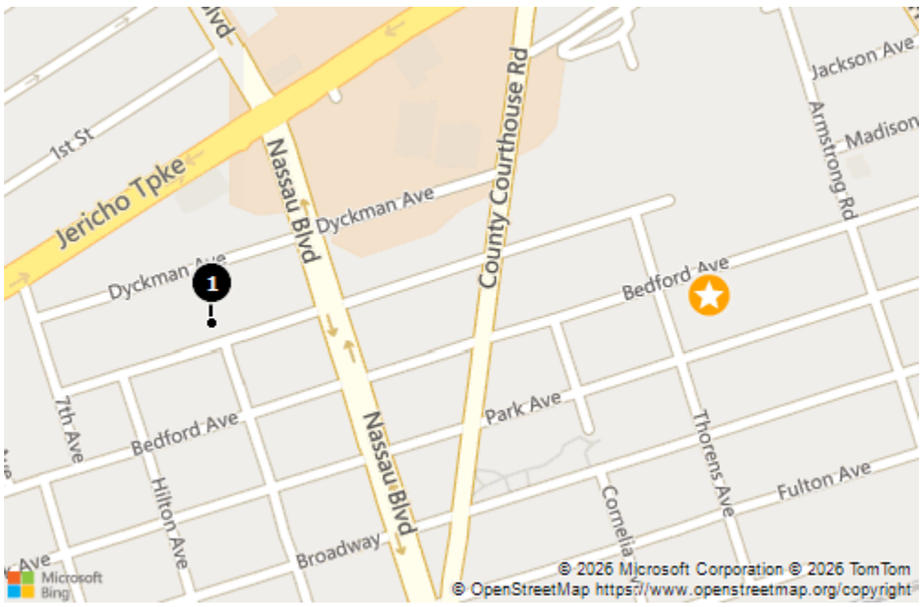
# ICE SiteX Report

**OrderID: 98312820**

## SiteX Property Information Report




## Subject Property Location

### 170 BEDFORD AVE, GARDEN CITY PARK, NY 11040-5217

| | | | |
|---|---|---|---|
| County: | **NASSAU NY** | Census Tract: | 360593032.044018 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 33-164-00-0098 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$1,025,000** | FSD: | 21 | Common Confidence Score: | 36 |
| Value Range: | $809,750 - $1,240,250 | ICE Confidence Score: | 79 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | 757 |
| Assd Land Value: | $286 | Market Land Value: | | Tax Year: | 2026 |
| Assd Improvement: | $309 | Market Improvment Value: | | Total Taxable Value: | $12,831 |
| Total Assessed Value: | $595 | Total Assessor Market Value: | $595,000 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 98-99 Block: 164 Section: 33 District: 282289
Abbreviated Description: TOWN #2 SCH DIST 010
City/Muni/Twp: NORTH HEMPSTEAD UNINCORPORATED

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,000 SF | Bedrooms: | | Pool: | |
| Building Area: | 2248 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1963 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | Composition |
| Number of Units: | 1 | Garage Type: | Underground | Heating: | Central |
| Number of Stories: | 1+B | Number of Cars: | 1 | A/C: | |
| Style: | RaisedRanch | Basement: | Finished | Roof Cover: | Shingle |
| | | Foundation: | Concrete | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/10/1999 | Sales Price: | N/A |
| Document #: | BK-PG 11019- 72 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/11/1998 | | |
| Document Type: | | | |

**Legal Description:**
District: 282289
Abbreviated Description: CREATION DATE: 990406; UPDATE DATE: 000000
City/Muni/Twp: NORTH HEMPSTEAD UNINCORPORATED

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/05/1998 | Sales Price: | N/A |
| Document #: | BK-PG 11019 -72 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 98-99 Block: 164 Section: 33 District: 282289
Abbreviated Description: TOWN #2 SCH DIST 010
City/Muni/Twp: NORTH HEMPSTEAD UNINCORPORATED

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/25/1995 | Sales Price: | $205,000 |
| Document #: | BK-PG 10542-0945 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/08/1995 | | |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 98312820**

**Legal Description:**
City/Muni/Twp: NORTH HEMPSTEAD UNINCORPORATED

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/08/1995 | Sales Price: | $205,000 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/30/1995 | Sales Price: | $140,000 |
| Document #: | BK-PG 10527-0944 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 03/21/1995 | | |
| Document Type: | | | |
| **Legal Description:** | | | |
| City/Muni/Twp: NORTH HEMPSTEAD UNINCORPORATED | | | |

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $1,200,000 | Median # of Bedrooms | |
| Median Lot Size | 5,000 SF | Median # of Baths | 1 |
| Median Living Area | 1,334 SF | Median Year Built | 1950 |
| Price Range - 2 Yrs | $1,200,000 to $1,200,000 | Age Range | 76 years to 76 years |
| Median Value | $1,200,000 | Median Age | 76 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .31Mi. | **41 MADISON AVE<br>GARDEN CITY PARK, NY 11040-5010** | 12/11/2025 | $1,200,000 | $899 | 1334 | 6//1 | 1950 | 5,000 SF | |

APN: 33-563-00-0146 Document #: 2025-80482
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26-28 Block: 5 Subdivision: GARDEN CITY ESTATES L I NY LOT PLAN GARDEN CITY ES MapRef: MAP 3080 Abbreviated
Description: Lot:26-28 Block:5 Subdivision:GARDEN CITY ESTATES L I NY LOT PLAN GARDEN CITY ES Map Ref:MAP 3080Abbreviated
Description:PORTION LOT28 City/Muni/Twp:NORTH HEMPSTEAD City/Muni/Twp: NORTH HEMPSTEAD

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. | **170 BEDFORD AVE** | **11/05/1998** | $595,000 | $595 | 2,248 | 6//2 | 1963 | 5,000 SF | |
| .01Mi. | **164 BEDFORD AVE** | **03/17/2023** | $530,000 | $530 | 1,943 | 6//2 | 1963 | 5,000 SF | |
| .01Mi. | **174 BEDFORD AVE** | **12/12/2014** | $528,000 | $528 | 1,120 | 6//1 | 1958 | 5,000 SF | |
| .02Mi. | **181 PARK AVE** | **01/05/1993** | $502,000 | $502 | 1,141 | 5//1 | 1960 | 5,000 SF | |
| .02Mi. | **160 BEDFORD AVE** | | $584,000 | $584 | 2,464 | 6//2 | 1962 | 5,000 SF | |
| .02Mi. | **183 PARK AVE** | | $545,000 | $545 | 2,030 | 6//1 | 1962 | 4,000 SF | |
| .02Mi. | **179 PARK AVE** | **01/31/2022** | $505,000 | $505 | 1,120 | 6//1 | 1958 | 5,000 SF | |
| .02Mi. | **178 BEDFORD AVE** | **01/23/2020** | $708,000 | $708 | 2,421 | 8//2 | 1998 | 7,500 SF | |
| .02Mi. | **190 PARK AVE** | **03/21/2023** | $549,000 | $549 | 1,224 | 6//1 | 1928 | 4,000 SF | |
| .03Mi. | **171 PARK AVE** | **12/06/1995** | $462,000 | $462 | 1,075 | 5//1 | 1951 | 5,000 SF | |
| .03Mi. | **189 BEDFORD AVE** | **01/20/2015** | $737,000 | $737 | 2,496 | | 2018 | 5,000 SF | |
| .03Mi. | **191 BEDFORD AVE** | **02/11/2013** | $661,000 | $661 | 1,991 | 6//2 | 1962 | 5,000 SF | |
| .03Mi. | **179 BEDFORD AVE** | **09/15/2010** | $708,000 | $708 | 2,529 | 8/4/4 | 2012 | 10,000 SF | |
| .03Mi. | **182 BEDFORD AVE** | | $499,000 | $499 | 1,331 | 7//1 | 1951 | 5,900 SF | |
| .03Mi. | **78 THORENS AVE** | **11/17/2009** | $456,000 | $456 | 1,032 | 4//2 | 1963 | 5,000 SF | |
| .04Mi. | **183 BEDFORD AVE** | | $484,000 | $484 | 1,152 | 9//2 | 1951 | 5,000 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 10% | Households Occupied by Owners: | 87% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 42.9 years old | Households: | 13,693 |
| Median Household Income: | $141,025 | Households w/Family: | 84% |
| Household Income Per Capita: | $58,001 | Households w/Family Married: | 71% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 35% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Mineola Union Free School District | Students: | 2,837 |
| Number of Schools: | 5 | Rating: | B+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.42Mi. | **Hampton Street School** | NA | Public | PK - 2 |

# ICE SiteX Report

**OrderID: 98312820**

Number of Students: 323
Student-Teacher Ratio: 13.16

| | | | | |
|---|---|---|---|---|
| 0.64Mi. **Jackson Avenue School**<br>Number of Students: 436<br>Student-Teacher Ratio: 11.52 | B | Public | 3 - 4 |
| 0.53Mi. **Mineola Middle School**<br>Number of Students: 653<br>Student-Teacher Ratio: 10.47 | B- | Public | 5 - 7 |
| 0.18Mi. **Mineola High School**<br>Number of Students: 1,090<br>Student-Teacher Ratio: 10.34<br>Advanced Placement: Yes | A- | Public | 8 - 12 |

## Flood Report

The Subject Property of **170 BEDFORD AVE, GARDEN CITY PARK, NY 11040-5217** 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** | 55% | NOTABLY LOWER |
| **BURGLARY** | 38% | SIGNIFICANTLY LOWER |
| **MOTOR VEHICLE THEFT** | 57% | NOTABLY LOWER |
| **FORCIBLE ROBBERY** | 53% | NOTABLY LOWER |
| **AGGRAVATED ASSAULT** | 62% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 89% | LOWER |
| **MURDER** | 42% | SIGNIFICANTLY LOWER |
| **OVERALL** | 47% | SIGNIFICANTLY LOWER |

## Disaster Alerts

No alerts noted

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