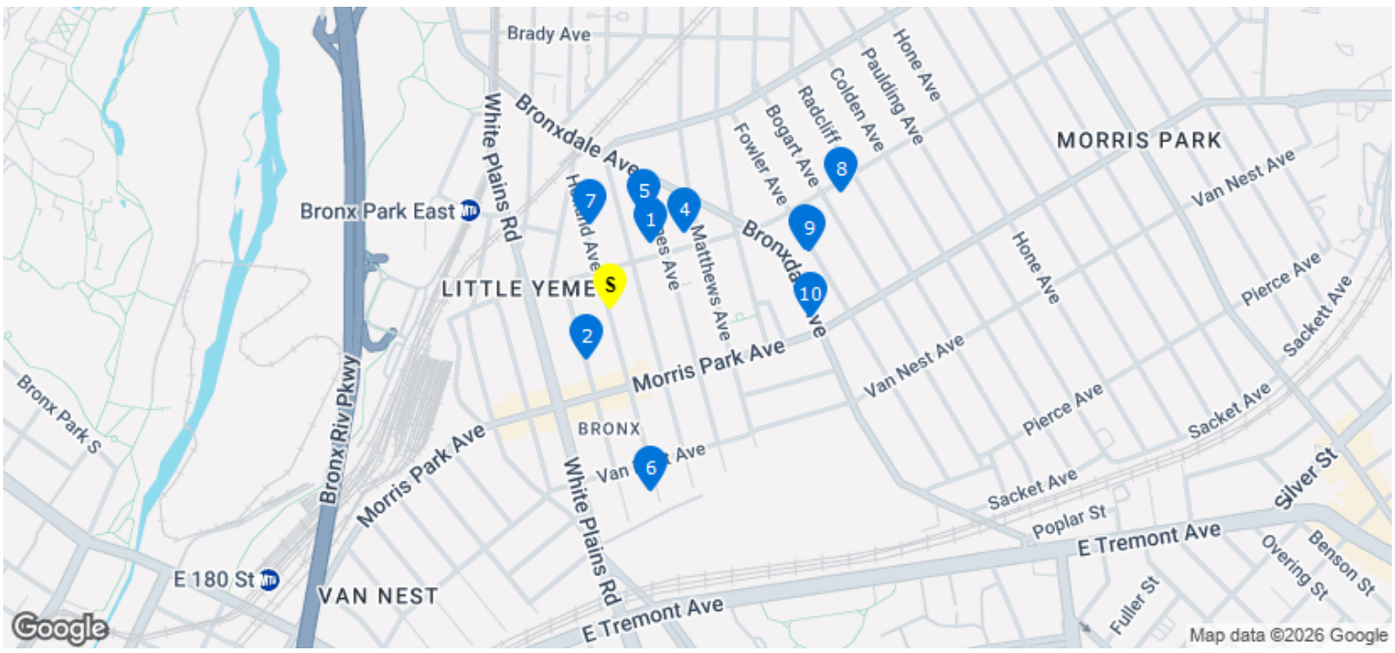
# ICE SiteX Report

**OrderID: 98761642**

## SiteX Property Information Report




## Subject Property Location

### 1863 HOLLAND AVE, BRONX, NY 10462-3842

| | | | |
|---|---|---|---|
| County: | **BRONX NY** | Census Tract: | 0232.00 |
| Property Use: | Triplex (3 units, any combination) | Zoning: | R5 |
| Parcel Number: | 04051-0045 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$936,000** | FSD: | 14 | Common Confidence Score: | 51 |
| Value Range: | $804,960 - $1,067,040 | ICE Confidence Score: | 86 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | |
| Assd Land Value: | $6,247 | Market Land Value: | $159,000 | Tax Year: | 2026 |
| Assd Improvement: | $35,556 | Market Improvment Value: | $905,000 | Total Taxable Value: | $8,295 |
| Total Assessed Value: | $41,803 | Total Assessor Market Value: | $1,064,000 | Delinquent Year: | |
| | | | | Tax Account ID: | 2-04051-0045 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 45 Block: 4051
Abbreviated Description: LOT:45 BLK:4051

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 2,500 SF | Bedrooms: | | Pool: | |
| Building Area: | 3640 SF | Baths: | | Fireplace: | |
| Year Built: | 1915 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | 3 | 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: | 06/10/2022 | Sales Price: | $497,250 |
| Document #: | 2022000233825 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/02/2019 | Sales Price: | N/A |
| Document #: | 2019000391404 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/27/2019 | Loan Amount: | N/A |
| Document #: | 2019000273810 BK-PG - | Loan Type: | Unknown Loan Type |
| Contract Date: | 08/08/2019 | | |
| TD Due Date: | | Type Finance: | |
| **Legal Description:** | | | |

Block: 4051 Map Ref: 0
Abbreviated Description: DOCID-2019082001098001

# ICE SiteX Report

**OrderID: 98761642**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/22/2017 | Sales Price: | N/A |
| Document #: | 2017000354109 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 07/31/2017 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 4051
Abbreviated Description: DOCID-2017092101234001

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/15/2008 | Sales Price: | N/A |
| Document #: | 2008000149636 BK-PG 00000-00000 | Type of Sale: | |
| Document Type: | Assignment | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/01/2007 | Sales Price: | N/A |
| Document #: | 2007000225839 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 08/31/2006 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 4051
Abbreviated Description: ID2007022400119001

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/21/2006 | Loan Amount: | N/A |
| Document #: | 2006000697880 BK-PG - | Loan Type: | |
| Contract Date: | 08/31/2006 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Block: 4051 Map Ref: 0
Abbreviated Description: ID2006083101748001

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/13/2006 | Sales Price: | N/A |
| Document #: | 2006000573170 BK-PG 00000-00000 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/13/2006 | Sales Price: | N/A |
| Document #: | 2006000573169 BK-PG 00000-00000 | Type of Sale: | |
| Document Type: | Assignment | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/11/2005 | Loan Amount: | N/A |
| Document #: | 2005071500767002 BK-PG - | Loan Type: | |
| Contract Date: | 07/07/2005 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Block: 4051
Abbreviated Description: ID2005071500767001

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/11/2005 | Loan Amount: | N/A |
| Document #: | 2005000451761 BK-PG - | Loan Type: | |
| Contract Date: | 07/07/2005 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Block: 4051 Map Ref: 0
Abbreviated Description: ID2005071500767002

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/11/2005 | Sales Price: | N/A |
| Document #: | 2005000451760 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 07/07/2005 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 4051
Abbreviated Description: ID2005071500767001

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/05/2005 | Loan Amount: | N/A |
| Document #: | 2005000007826 BK-PG - | Loan Type: | |
| Contract Date: | 06/12/2004 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Block: 4051 Map Ref: 0
Abbreviated Description: ID2004061702447002

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/05/2005 | Loan Amount: | N/A |
| Document #: | 2005000007825 BK-PG - | Loan Type: | |
| Contract Date: | 06/12/2004 | | |
| TD Due Date: | | Type Finance: | |

# ICE SiteX Report

**OrderID: 98761642**

**Legal Description:**
Block: 4051 Map Ref: 0
Abbreviated Description: ID2004061702447001

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/21/2004 | Sales Price: | $16,179 |
| Document #: | 2004000651019 BK-PG 1764-0868 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/23/2004 | Sales Price: | $218,201 |
| Document #: | 2004000106536 BK-PG 01696-00785 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/05/2004 | Sales Price: | $11,622 |
| Document #: | 2004000002779 BK-PG 1819-1898 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/07/2003 | Loan Amount: | N/A |
| Document #: | 2003101401009002 BK-PG - | Loan Type: | |
| Contract Date: | 10/08/2003 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Block: 4051
Abbreviated Description: ID2003101401009001

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/07/2003 | Sales Price: | $410,000 |
| Document #: | 2003000449601 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 10/08/2003 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 4051
Abbreviated Description: ID2003101401009001

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/07/2003 | Loan Amount: | N/A |
| Document #: | BK-PG - | Loan Type: | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Block: 4051
Abbreviated Description: ID2003101401009001

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/04/2003 | Sales Price: | N/A |
| Document #: | 2003000277560 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 06/26/2003 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 4051
Abbreviated Description: ID2003072501718001

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/02/2001 | Sales Price: | N/A |
| Document #: | BK-PG 01925-00835 | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 11/23/2000 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 04051

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/29/2000 | Loan Amount: | N/A |
| Document #: | BK-PG 1819-1898 | Loan Type: | Unknown Loan Type |
| TD Due Date: | 08/24/2005 | Type Finance: | |

**Legal Description:**
Map Ref: 0
City/Muni/Twp: NEW YORK

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/13/2000 | Loan Amount: | N/A |
| Document #: | BK-PG 1764-0868 | Loan Type: | Unknown Loan Type |
| TD Due Date: | 11/03/2019 | Type Finance: | |

**Legal Description:**
Map Ref: 0
City/Muni/Twp: NEW YORK

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/07/1999 | Loan Amount: | N/A |
| Document #: | 1696/0785 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 06/09/1999 | | |
| TD Due Date: | 08/01/2029 | Type Finance: | |

**Legal Description:**
City/Muni/Twp: NEW YORK

# ICE SiteX Report

**OrderID: 98761642**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/07/1999 | Sales Price: | $220,000 |
| Document #: | BK-PG 1696-0782 | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 06/09/1999 | | |
| Document Type: | Deed | | |

**Legal Description:**
City/Muni/Twp: NEW YORK

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $9,943,800 | Median # of Bedrooms | |
| Median Lot Size | 2,375 SF | Median # of Baths | |
| Median Living Area | 3,099 SF | Median Year Built | 1910 |
| Price Range - 2 Yrs | $793,800 to $1,545,000 | Age Range | 28 years to 125 years |
| Median Value | $940,000 | Median Age | 116 years |

## Comparable Sales Data

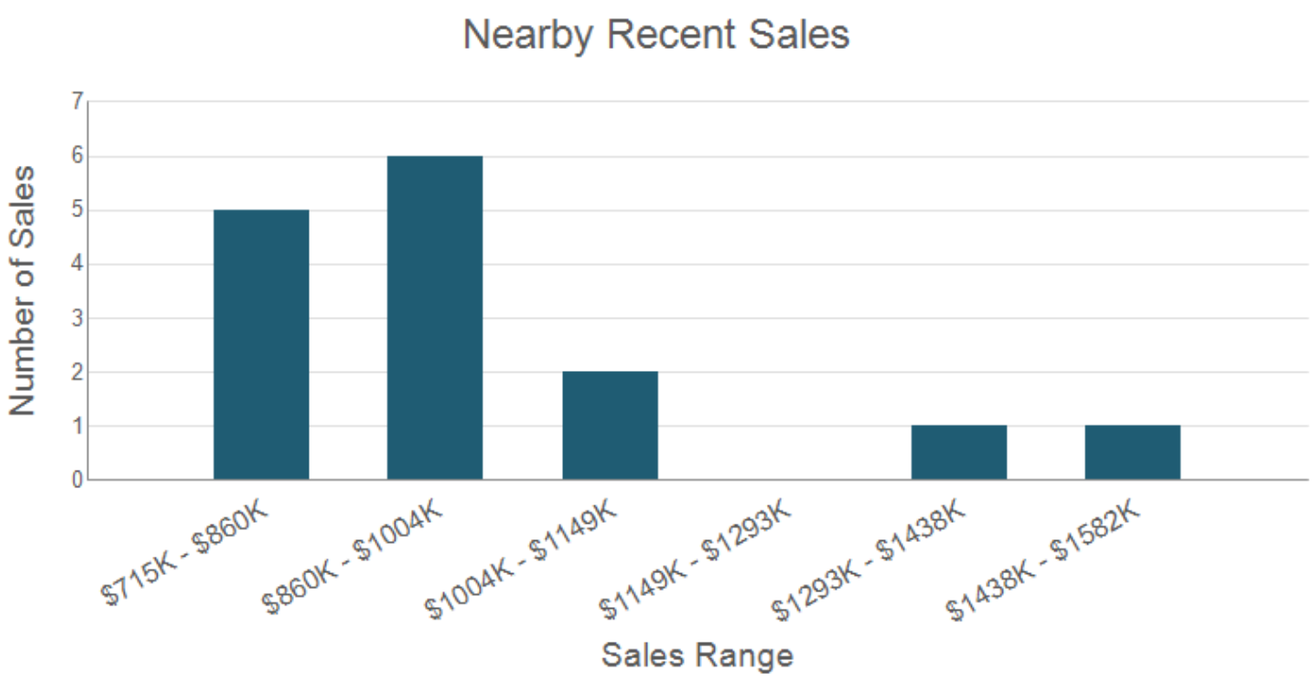
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .07Mi. | **1828 HOLLAND AVE**<br>**BRONX, NY 10462-3625** | 06/03/2026 | $650,000 | $321 | 2028 | // | 1899 | 2,500 SF | |
| | | APN: 04052-0017 Document #: 2026000152687<br>Document Type: Deed Price Code: A<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0017 Block: 04052 Abbreviated Description: Lot:0017 Block:04052 Abbreviated Description:DOCID-20260512000750001 | | | | | | | | |
| 2 | .1Mi. | **1934 HUNT AVE**<br>**BRONX, NY 10462-3259** | 10/08/2026 | $1,075,000 | $398 | 2702 | // | 1910 | 1,900 SF | |
| | | APN: 04259-0013 Document #: 2026000287329<br>Document Type: Deed Price Code:<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0013 Block: 04259 Abbreviated Description: Lot:0013 Block:04259 Abbreviated Description:DOCID-20261007006410001 | | | | | | | | |
| 3 | .1Mi. | **1916 WALLACE AVE**<br>**BRONX, NY 10462-3297** | 09/15/2026 | $975,000 | $305 | 3198 | // | 1910 | 2,375 SF | |
| | | APN: 04261-0008 Document #: 2026000263042<br>Document Type: Deed Price Code:<br>Land Use: Triplex (3 units, any combination)<br>Legal: Lot: 0008 Block: 04261 Abbreviated Description: Lot:0008 Block:04261 Abbreviated Description:DOCID-20260911004330001 | | | | | | | | |
| 4 | .13Mi. | **1923 BARNES AVE**<br>**BRONX, NY 10462-3209** | 06/29/2026 | $1,582,421 | $402 | 3934 | // | 1910 | 2,375 SF | |
| | | APN: 04261-0043 Document #: 2026000179223<br>Document Type: Deed Price Code:<br>Land Use: Triplex (3 units, any combination)<br>Legal: Lot: 0043 Block: 04261 Abbreviated Description: Lot:0043 Block:04261 Abbreviated Description:DOCID-20260624005770001 | | | | | | | | |
| 5 | .24Mi. | **789 VAN NEST AVE**<br>**BRONX, NY 10462-3935** | 08/24/2026 | $735,000 | $350 | 2100 | // | 1920 | 2,375 SF | |
| | | APN: 04036-0024 Document #: 2026000238735<br>Document Type: Deed Price Code:<br>Land Use: Quadruplex (4 units, any combination)<br>Legal: Lot: 0024 Block: 04036 Abbreviated Description: Lot:0024 Block:04036 Abbreviated Description:DOCID-20260819003180001 | | | | | | | | |
| 6 | .28Mi. | **764 BRADY AVE**<br>**BRONX, NY 10462-2706** | 06/22/2026 | $175,000 | | | // | | SF | |
| | | APN: 04289-0020334 Document #: 2026000169943<br>Document Type: Deed Price Code:<br>Land Use: Cooperative Unit (Residential)<br>Legal: Lot: 0020 Block: 04289 Abbreviated Description: Abbreviated Description:APN:04289-0020;DOCID-20260616004510001 | | | | | | | | |
| 7 | .29Mi. | **762 BRADY AVE**<br>**BRONX, NY 10462-2738** | 06/18/2026 | $190,000 | | | // | | SF | |
| | | APN: 04289-0015221 Document #: 2026000169515<br>Document Type: Deed Price Code:<br>Land Use: Cooperative Unit (Residential)<br>Legal: Lot: 0015 Block: 04289 Abbreviated Description: Abbreviated Description:APN:04289-0015;DOCID-20260617007110001 | | | | | | | | |
| 8 | .3Mi. | **1679 UNIONPORT RD**<br>**BRONX, NY 10462-3515** | 10/22/2026 | $850,000 | $397 | 2142 | // | 1955 | 2,950 SF | |
| | | APN: 04027-0022 Document #: 2026000300535<br>Document Type: Deed Price Code:<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0022 Block: 04027 Abbreviated Description: Lot:0022 Block:04027 Abbreviated Description:DOCID-20261020008260001 | | | | | | | | |
| 9 | .3Mi. | **1677 UNIONPORT RD**<br>**BRONX, NY 10462-3515** | 10/16/2026 | $885,000 | $457 | 1938 | // | 1955 | 3,000 SF | |
| | | APN: 04027-0023 Document #: 2026000294968<br>Document Type: Deed Price Code:<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0023 Block: 04027 Abbreviated Description: Lot:0023 Block:04027 Abbreviated Description:DOCID-20261004000090001 | | | | | | | | |
| 10 | .3Mi. | **867 KINSELLA ST**<br>**BRONX, NY 10462-3905** | 08/04/2026 | $1,200,000 | $373 | 3213 | // | 1970 | 2,500 SF | |
| | | APN: 04046-0035 Document #: 2026000219325<br>Document Type: Deed Price Code:<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 0035 Block: 04046 Abbreviated Description: Lot:0035 Block:04046 Abbreviated Description:DOCID-20260803008250001 | | | | | | | | |
| 11 | .32Mi. | **1754 GARFIELD ST**<br>**BRONX, NY 10460-2605** | 06/22/2026 | $667,000 | $529 | 1260 | // | 1965 | 1,350 SF | |
| | | APN: 04029-0055 Document #: 2026000169766<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 0055 Block: 04029 Abbreviated Description: Lot:0055 Block:04029 Abbreviated Description:DOCID-20260604002180001 | | | | | | | | |
| 12 | .33Mi. | **758 BRADY AVE**<br>**BRONX, NY 10462-2766** | 08/12/2026 | $190,000 | | | // | | SF | |
| | | APN: 04289-0050411 Document #: 2026000228276<br>Document Type: Deed Price Code:<br>Land Use: Cooperative Unit (Residential)<br>Legal: Lot: 0050 Block: 04289 Abbreviated Description: Abbreviated Description:APN:04289-0050;DOCID-20260727008800001 | | | | | | | | |
| 13 | .35Mi. | **866 VAN NEST AVE**<br>**BRONX, NY 10462-3917** | 09/23/2026 | $410,000 | $271 | 1512 | // | 1925 | 1,913 SF | |
| | | APN: 04042-0019 Document #: 2026000272598<br>Document Type: Deed Price Code: | | | | | | | | |

# ICE SiteX Report

**OrderID: 98761642**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Land Use: Single Family Residential | | | | | | | | |
| | Legal: Lot: 0019 Block: 04042 Abbreviated Description: Lot:0019 Block:04042 Abbreviated Description:DOCID-2026092100559004 | | | | | | | | |
| 14 | .37Mi. | **623 BAKER AVE** | 10/08/2026 | $975,000 | $430 | 2268 | // | 1920 | 2,500 SF |
| | | **BRONX, NY 10460-2701** | | | | | | | |
| | APN: 04026-0038 Document #: 2026000286204 | | | | | | | | |
| | Document Type: Deed Price Code: | | | | | | | | |
| | Land Use: Duplex (2 units, any combination) | | | | | | | | |
| | Legal: Lot: 0038 Block: 04026 Abbreviated Description: Lot:0038 Block:04026 Abbreviated Description:DOCID-2026092201096001 | | | | | | | | |
| 15 | .37Mi. | **1925 RADCLIFF AVE** | 07/01/2026 | $810,000 | $437 | 1854 | // | 1930 | 2,500 SF |
| | | **BRONX, NY 10462-3403** | | | | | | | |
| | APN: 04266-0051 Document #: 2026000183537 | | | | | | | | |
| | Document Type: Deed Price Code: A | | | | | | | | |
| | Land Use: Single Family Residential | | | | | | | | |
| | Legal: Lot: 0051 Block: 04266 Abbreviated Description: Lot:0051 Block:04266 Abbreviated Description:DOCID-2026062900633001 | | | | | | | | |
| 16 | .38Mi. | **2004 BOGART AVE** | 07/09/2026 | $905,000 | $531 | 1704 | // | 1955 | 3,000 SF |
| | | **BRONX, NY 10462-3008** | | | | | | | |
| | APN: 04296-0012 Document #: 2026000191629 | | | | | | | | |
| | Document Type: Deed Price Code: | | | | | | | | |
| | Land Use: Duplex (2 units, any combination) | | | | | | | | |
| | Legal: Lot: 0012 Block: 04296 Abbreviated Description: Lot:0012 Block:04296 Abbreviated Description:DOCID-2026063000460002 | | | | | | | | |
| 17 | .39Mi. | **2081 CRUGER AVE** | 08/27/2026 | $365,000 | | | // | | SF |
| | | **BRONX, NY 10462-2387** | | | | | | | |
| | APN: 04287-00016L Document #: 2026000242542 | | | | | | | | |
| | Document Type: Deed Price Code: | | | | | | | | |
| | Land Use: Cooperative Unit (Residential) | | | | | | | | |
| | Legal: Lot: 0001 Block: 04287 Abbreviated Description: Abbreviated Description:APN:04287-0001;DOCID-2026081701065001 | | | | | | | | |
| 18 | .41Mi. | **1740 BOGART AVE** | 09/10/2026 | $1,150,000 | $394 | 2920 | // | 1965 | 2,610 SF |
| | | **BRONX, NY 10462-4025** | | | | | | | |
| | APN: 04096-0043 Document #: 2026000257153 | | | | | | | | |
| | Document Type: Deed Price Code: | | | | | | | | |
| | Land Use: Triplex (3 units, any combination) | | | | | | | | |
| | Legal: Lot: 0043 Block: 04096 Abbreviated Description: Lot:0043 Block:04096 Abbreviated Description:DOCID-2026090400748001 | | | | | | | | |
| 19 | .43Mi. | **1620 TAYLOR AVE** | 07/15/2026 | $1,100,000 | $392 | 2805 | // | 2013 | 2,375 SF |
| | | **BRONX, NY 10460-3056** | | | | | | | |
| | APN: 04024-0050 Document #: 2026000198305 | | | | | | | | |
| | Document Type: Deed Price Code: | | | | | | | | |
| | Land Use: Triplex (3 units, any combination) | | | | | | | | |
| | Legal: Lot: 0050 Block: 04024 Abbreviated Description: Lot:0050 Block:04024 Abbreviated Description:DOCID-2026060900990001 | | | | | | | | |
| 20 | .44Mi. | **2042 BOGART AVE** | 09/17/2026 | $870,000 | $636 | 1368 | // | 1940 | 2,500 SF |
| | | **BRONX, NY 10462-2630** | | | | | | | |
| | APN: 04299-0010 Document #: 2026000266136 | | | | | | | | |
| | Document Type: Deed Price Code: | | | | | | | | |
| | Land Use: Single Family Residential | | | | | | | | |
| | Legal: Lot: 0010 Block: 04299 Abbreviated Description: Lot:0010 Block:04299 Abbreviated Description:DOCID-2026090900520001 | | | | | | | | |

## 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.

# ICE SiteX Report

**OrderID: 98761642**

## 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. | **1863 HOLLAND AVE** | | $1,064,000 | $41,803 | 3,640 | | 1915 | 2,500 SF | |
| 0Mi. | **1861 HOLLAND AVE** | | $1,033,000 | $37,474 | 3,262 | | 1915 | 2,500 SF | |
| .03Mi. | **1854 HOLLAND AVE** | | $866,000 | $41,186 | 3,087 | | 1899 | 2,500 SF | |
| .04Mi. | **1848 HOLLAND AVE** | | $988,000 | $37,025 | 3,087 | | 1899 | 2,500 SF | |
| .05Mi. | **1863 WALLACE AVE** | | $815,000 | $32,950 | 2,856 | | 1899 | 2,375 SF | |
| .05Mi. | **1867 WALLACE AVE** | | $952,000 | $37,025 | 3,715 | | 1899 | 2,375 SF | |
| .05Mi. | **1900 HUNT AVE** | | $758,000 | $36,187 | 2,400 | | 1905 | 2,308 SF | |
| .05Mi. | **1851 WALLACE AVE** | | $1,047,000 | $62,820 | 3,150 | | 2007 | 1,995 SF | |
| .06Mi. | **1843 HUNT AVE** | | $931,000 | $38,244 | 3,330 | | 1910 | 2,125 SF | |
| .06Mi. | **1843 WALLACE AVE** | | $1,067,000 | $38,219 | 3,636 | | 1899 | 2,375 SF | |
| .06Mi. | **1860 WHITE PLAINS RD** | | $894,000 | $46,840 | 2,000 | | 1965 | 2,500 SF | |
| .07Mi. | **1841 HUNT AVE** | | $931,000 | $38,244 | 3,330 | | 1910 | 2,125 SF | |
| .07Mi. | **1903 WALLACE AVE** | **08/22/2023** | $889,000 | $39,502 | 3,440 | | 1905 | 2,375 SF | |
| .07Mi. | **1839 HUNT AVE** | | $931,000 | $38,244 | 3,330 | | 1910 | 2,125 SF | |
| .07Mi. | **1915 HOLLAND AVE** | | $790,000 | $35,587 | 3,372 | | 1920 | 2,025 SF | |
| .07Mi. | **1837 HUNT AVE** | **08/20/2025** | $931,000 | $38,244 | 3,330 | | 1910 | 2,125 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 73% | Households Occupied by Owners: | 22% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 36.1 years old | Households: | 29,070 |
| Median Household Income: | $60,249 | Households w/Family: | 61% |
| Household Income Per Capita: | $29,408 | Households w/Family Married: | 31% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 29% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | New York City Geographic School District 11 | Students: | 32,263 |
| Number of Schools: | 61 | Rating: | C- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.04Mi. | **Bronx Green Middle School**<br>Number of Students: 356<br>Student-Teacher Ratio: 13.98 | D | Public | 6 - 8 |
| 1.04Mi. | **Pelham Academy of Academics and Community Engagement**<br>Number of Students: 281<br>Student-Teacher Ratio: 10.16 | D+ | Public | 6 - 8 |
| 1.04Mi. | **Bronx Park Middle School**<br>Number of Students: 302<br>Student-Teacher Ratio: 10.88 | D+ | Public | 6 - 8 |
| 0.37Mi. | **P.S. 105 Senator A. Bernstein School**<br>Number of Students: 659<br>Student-Teacher Ratio: 12.87 | D+ | Public | KG - 5 |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 101% | SIMILAR |
| **BURGLARY** | 83% | LOWER |
| **MOTOR VEHICLE THEFT** | 110% | HIGHER |
| **FORCIBLE ROBBERY** | 69% | NOTABLY LOWER |
| **AGGRAVATED ASSAULT** | 97% | SIMILAR |
| **FORCIBLE RAPE** | 63% | NOTABLY LOWER |
| **MURDER** | 108% | SIMILAR |
| **OVERALL** | 92% | SIMILAR |

## 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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# ICE SiteX Report

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