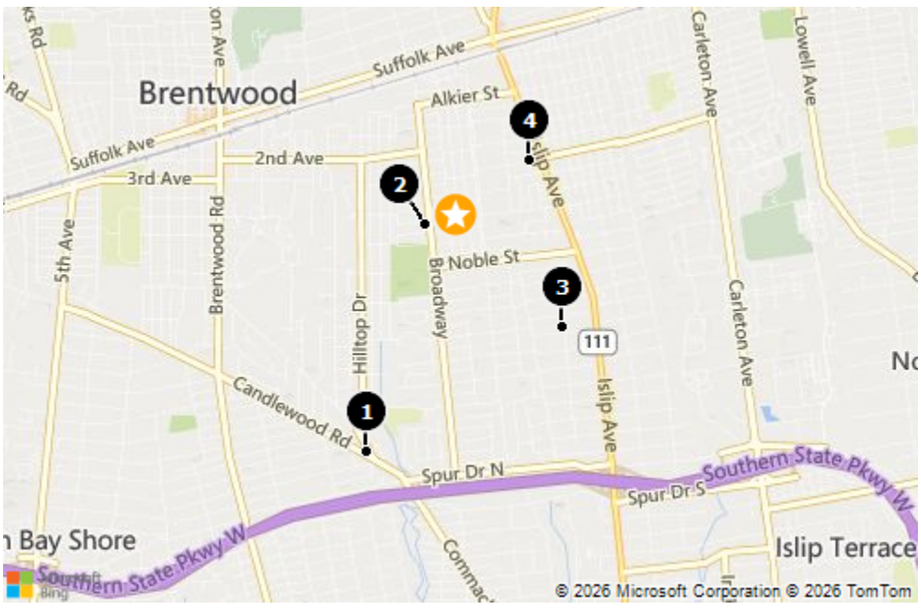
ICE SiteX Report

OrderID: 97747047

SiteX Property Information Report



Subject Property Location

196 FRONT AVE, BRENTWOOD, NY 11717-5924

County:	**SUFFOLK NY**	Census Tract:	361031462.011021
Property Use:	Single Family Residential w/ ADU (Accessory Dwelling Unit)	Zoning:	
Parcel Number:	0500-162.00-04.00-021.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$533,000**	FSD:	63	Common Confidence Score:	11
Value Range:	$197,210 - $868,790	ICE Confidence Score:	37		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	472812
Assd Land Value:	$6,400	Market Land Value:	$90,141	Tax Year:	
Assd Improvement:	$32,400	Market Improvment Value:	$456,338	Total Taxable Value:	
Total Assessed Value:	$38,800	Total Assessor Market Value:	$546,479	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 400.021 Block: 2000 Section: 50.16 District: 0500-1

Abbreviated Description:	X2214803Y200954 T021H00000000
City/Muni/Twp:	ISLIP

Property Characteristics

Lot Size:	7,405 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:	06/01/2004	Sales Price:	$268,000
Document #:	BK-PG 12322-329	Type of Sale:	Full Amount on Deed
Contract Date:	02/05/2004		
Document Type:			

Legal Description:

Lot: 37-39 Block: 52 Subdivision: MAP PROPERTY ATLAS REAL EASTATE COMPANY Map Ref: MAP46
City/Muni/Twp: ISLIP

Mortgage Record

Recording Date:	02/04/2003	Loan Amount:	N/A
Document #:	BK-PG 20301-023	Loan Type:	Unknown
TD Due Date:	01/01/2018	Type Finance:	

Legal Description:

Lot: 37-39 Block: 52 Subdivision: MAP PROPERTY ATLAS REAL ESTATE COMPANY
City/Muni/Twp: ISLIP

Mortgage Record

Recording Date:	04/19/1999	Loan Amount:	N/A
Document #:	BK-PG 19508-447	Loan Type:	Stand Alone Second
TD Due Date:	01/14/2019	Type Finance:	

ICE SiteX Report

OrderID: 97747047

Legal Description:
Lot: 37-39 Block: 52 Subdivision: MAP PROPERTY ATLAS REAL ESTATE COMPANY
City/Muni/Twp: ISLIP

Prior Transfer

Recording Date:	10/02/1995	Sales Price:	$98,000
Document #:	BK-PG 11744-102	Type of Sale:	Price Unconfirmed
Contract Date:	09/20/1995		
Document Type:			

Legal Description:
Lot: 37-39 Block: 52 Subdivision: MAP PROPERTY ATLAS REAL ESTATE COMPANY Map Ref: MAP46
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: 400.021 Block: 2000 Section: 50.16 District: 0500-1
Abbreviated Description: X2214803Y200954 T021H00000000
City/Muni/Twp: ISLIP

Area Sales Analysis

Total Area Sales	$2,103,857	Median # of Bedrooms	
Median Lot Size	10,019 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$241,857 to $750,000	Age Range	
Median Value	$556,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.24Mi.	**1115 CANDLEWOOD RD** **BRENTWOOD, NY 11717-7420**	01/08/2026	$495,000			//		11,326 SF	
		APN: 0500-226.00-02.00-082.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential w/ ADU (Accessory Dwelling Unit) Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
2	.16Mi.	**194 MILANDY ST** **BRENTWOOD, NY 11717-5809**	12/19/2025	$241,857			//		8,276 SF	
		APN: 0500-162.00-03.00-067.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential w/ ADU (Accessory Dwelling Unit) Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
3	.75Mi.	**478 MAYFLOWER AVE** **BRENTWOOD, NY 11717-7823**	08/18/2025	$617,000			//		10,890 SF	
		APN: 0500-205.00-02.00-041.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential w/ ADU (Accessory Dwelling Unit) Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
4	.45Mi.	**35 GRAY ST** **BRENTWOOD, NY 11717-6015**	03/14/2025	$750,000			//		9,148 SF	
		APN: 0500-163.00-01.00-016.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential w/ ADU (Accessory Dwelling Unit) Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								

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.	**196 FRONT AVE**		$546,479	$38,800				7,405 SF	
.13Mi.	**227 NOLIN ST**	**02/10/2016**	$585,916	$41,600				9,148 SF	
.15Mi.	**177 GIBSON AVE**		$528,169	$37,500				7,405 SF	
.17Mi.	**194 MILANDY ST**		$491,549	$34,900				8,276 SF	
.18Mi.	**216 GRAND BLVD**		$561,972	$39,900				8,712 SF	
.18Mi.	**229 NEWBERRY ST**	**07/21/2023**	$570,422	$40,500				10,890 SF	
.18Mi.	**184 BROADWAY**		$584,507	$41,500				9,148 SF	
.19Mi.	**207 ELLIOT ST**		$547,888	$38,900				9,148 SF	
.19Mi.	**221 NEWBERRY ST**	**01/11/2022**	$725,352	$51,500				10,890 SF	
.21Mi.	**203 NOLIN ST**		$580,282	$41,200				9,148 SF	
.21Mi.	**10 IDA ST**		$578,873	$41,100				23,522 SF	
.22Mi.	**184 LOEFFLER ST**		$497,888	$35,350				9,148 SF	
.24Mi.	**180 LOEFFLER ST**		$400,000	$28,400				9,148 SF	
.25Mi.	**59 NOBLE ST**		$567,605	$40,300				10,019 SF	
.27Mi.	**88 NOBLE ST**		$530,986	$37,700				22,216 SF	
.29Mi.	**183 NOLIN ST**	**09/19/2019**	$542,254	$38,500				9,148 SF	

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Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **196 FRONT AVE, BRENTWOOD, NY 11717-5924** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

8/18/2024 - 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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