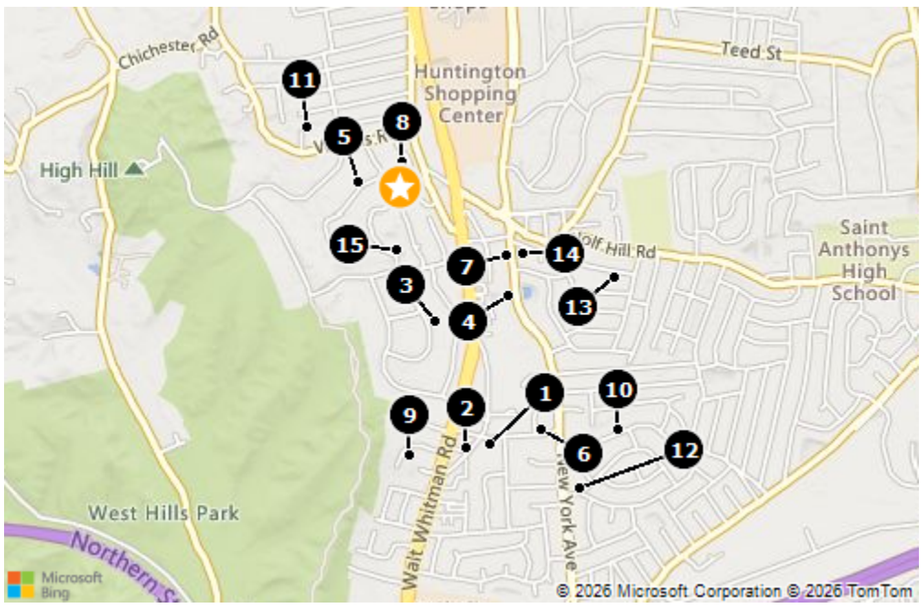
ICE SiteX Report

OrderID: 98692327

SiteX Property Information Report



Subject Property Location

19 NURSERY RD, MELVILLE, NY 11747-1028

County:	**SUFFOLK NY**	Census Tract:	361031119.003001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0400-233.00-02.00-015.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$638,000**	FSD:	12	Common Confidence Score:	63
Value Range:	$561,440 - $714,560	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	472613
Assd Land Value:	$300	Market Land Value:	$66,667	Tax Year:	
Assd Improvement:	$3,000	Market Improvment Value:	$666,667	Total Taxable Value:	
Total Assessed Value:	$3,300	Total Assessor Market Value:	$733,334	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15.000 Block: 200 Section: 233.00 District: 0400-2 Subdivision: ROLLINGWOOD
Abbreviated Description: BLK LOT 153
City/Muni/Twp: HUNTINGTON

Property Characteristics

Lot Size:	13,504 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
Mortgage Record

Recording Date:	01/25/2019	Loan Amount:	N/A
Document #:	BK-PG 22999-37	Loan Type:	Stand Alone Refi
TD Due Date:	02/01/2048	Type Finance:	

Legal Description:
City/Muni/Twp: HUNTINGTON

Prior Transfer

Recording Date:	01/25/2019	Sales Price:	$565,000
Document #:	BK-PG 12998 -344	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15.000 Block: 200 Section: 233.00 District: 0400-2 Subdivision: ROLLINGWOOD
Abbreviated Description: BLK LOT 153
City/Muni/Twp: HUNTINGTON

Prior Transfer

Recording Date:	01/25/2019	Sales Price:	N/A
Document #:	BK-PG 12998-344	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/11/2018		
Document Type:			

Legal Description:
City/Muni/Twp: HUNTINGTON

ICE SiteX Report

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Mortgage Record

Recording Date:	04/09/2014	Loan Amount:	N/A
Document #:	DF001192 BK-PG M00022477-674	Loan Type:	New Conventional
TD Due Date:	04/01/2044	Type Finance:	

Legal Description:
Lot: 153 Section: 5 Subdivision: ROLLINGWOOD
City/Muni/Twp: HUNTINGTON

Prior Transfer

Recording Date:	04/09/2014	Sales Price:	$439,000
Document #:	BK-PG D00012769-967	Type of Sale:	Full Amount on Deed
Contract Date:	03/26/2014		
Document Type:			

Legal Description:
Lot: 153 Section: 5 Subdivision: ROLLINGWOOD
City/Muni/Twp: HUNTINGTON

Prior Transfer

Recording Date:	08/30/2010	Sales Price:	$425,000
Document #:	BK-PG D12635-832	Type of Sale:	Full Amount on Deed
Contract Date:	08/16/2010		
Document Type:			

Legal Description:
Lot: 015.000 Block: 02.00 District: 04
City/Muni/Twp: HUNTINGTON

Mortgage Record

Recording Date:	08/30/2010	Loan Amount:	N/A
Document #:	BK-PG 21983-483	Loan Type:	FHA
TD Due Date:	09/01/2040	Type Finance:	

Legal Description:
Lot: 015.000 Block: 02.00 District: 04
City/Muni/Twp: HUNTINGTON

Prior Transfer

Recording Date:	07/27/2005	Sales Price:	$475,000
Document #:	BK-PG 0000012400-0000000018	Type of Sale:	Full Amount on Deed
Contract Date:	07/19/2005		
Document Type:			

Legal Description:
District: 472689
City/Muni/Twp: HUNTINGTON

Area Sales Analysis

Total Area Sales	$12,284,800	Median # of Bedrooms	
Median Lot Size	11,326 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$650,000 to $999,000	Age Range	
Median Value	$825,000	Median Age	

Comparable Sales Data

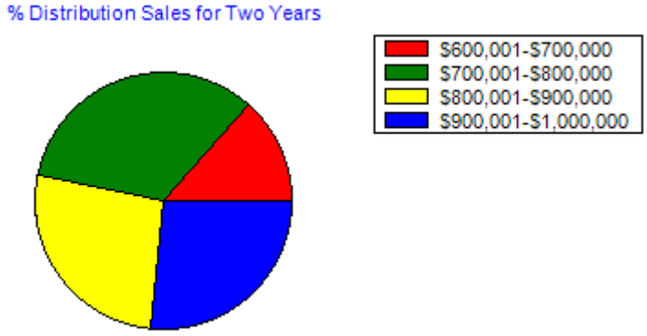
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.67Mi.	**18 E LYONS ST** **MELVILLE, NY 11747-1124**	09/10/2026	$999,000			//		6,534 SF	
		APN: 0400-234.00-03.00-036.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
2	.66Mi.	**55 AMITYVILLE RD** **MELVILLE, NY 11747-1540**	09/03/2026	$754,800			//		6,098 SF	
		APN: 0400-234.00-02.00-023.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
3	.34Mi.	**14 SUYDAM DR** **MELVILLE, NY 11747-1018**	08/25/2026	$850,000			//		18,295 SF	
		APN: 0400-233.00-03.00-027.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
4	.37Mi.	**2457 NEW YORK AVE** **MELVILLE, NY 11747-1113**	08/18/2026	$925,000			//		16,117 SF	
		APN: 0400-238.00-01.00-054.001 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
5	.11Mi.	**3 TAPPEN DR** **MELVILLE, NY 11747-1019**	08/05/2026	$825,000			//		21,780 SF	
		APN: 0400-232.00-06.00-005.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
6	.69Mi.	**39 E LYONS ST** **MELVILLE, NY 11747-1122**	07/15/2026	$875,000			//		6,970 SF	
		APN: 0400-234.00-03.00-090.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
7	.31Mi.	**2441 NEW YORK AVE** **MELVILLE, NY 11747-1113**	07/09/2026	$950,000			//		7,841 SF	

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	APN: 0400-238.00-01.00-062.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
8	.06Mi.	**7 MERIDEN PL**	05/22/2026	$779,000	//	15,682 SF
		MELVILLE, NY 11747-1003				
	APN: 0400-232.00-06.00-017.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
9	.66Mi.	**12 CROTON ST**	04/09/2026	$720,000	//	10,890 SF
		MELVILLE, NY 11747-1415				
	APN: 0400-234.00-01.00-094.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
10	.8Mi.	**33 EASTFIELD LN**	04/02/2026	$779,000	//	11,326 SF
		MELVILLE, NY 11747-1606				
	APN: 0400-237.00-03.00-197.001 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
11	.27Mi.	**8 ROPE CT**	02/27/2026	$728,000	//	18,731 SF
		MELVILLE, NY 11747-1635				
	APN: 0400-232.00-02.00-040.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
12	.86Mi.	**5 LEEFIELD GATE**	12/30/2025	$825,000	//	9,148 SF
		MELVILLE, NY 11747-1611				
	APN: 0400-236.00-02.00-004.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
13	.57Mi.	**27 NEWTOWN LN**	12/29/2025	$680,000	//	10,890 SF
		MELVILLE, NY 11747-1247				
	APN: 0400-238.00-03.00-073.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
14	.34Mi.	**4 TOWNE CT**	12/29/2025	$945,000	//	11,326 SF
		MELVILLE, NY 11747-1223				
	APN: 0400-238.00-03.00-011.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
15	.15Mi.	**30 TAPPEN DR**	12/29/2025	$650,000	//	18,731 SF
		MELVILLE, NY 11747-1042				
	APN: 0400-233.00-02.00-046.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN					

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.

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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.	**19 NURSERY RD**	**01/25/2019**	$733,334	$3,300				13,504 SF	
.02Mi.	**21 NURSERY RD**	**08/08/2022**	$655,556	$2,950				14,375 SF	
.02Mi.	**17 NURSERY RD**	**06/25/2024**	$644,445	$2,900				11,326 SF	
.02Mi.	**15 MERIDEN PL**		$677,778	$3,050				12,197 SF	
.03Mi.	**11 MERIDEN PL**		$733,334	$3,300				13,504 SF	
.03Mi.	**17 MERIDEN PL**		$677,778	$3,050				10,890 SF	
.03Mi.	**20 NURSERY RD**	**07/31/2025**	$672,223	$3,025				13,504 SF	
.04Mi.	**22 NURSERY RD**		$722,223	$3,250				13,504 SF	
.04Mi.	**18 NURSERY RD**	**08/27/2021**	$733,334	$3,300				13,504 SF	
.04Mi.	**9 MERIDEN PL**		$644,445	$2,900				14,375 SF	
.05Mi.	**24 NURSERY RD**	**04/29/2022**	$766,667	$3,450				13,504 SF	
.05Mi.	**15 NURSERY RD**		$733,334	$3,300				10,890 SF	
.05Mi.	**12 MERIDEN PL**		$688,889	$3,100				10,890 SF	
.05Mi.	**14 MERIDEN PL**		$566,667	$2,550				10,890 SF	
.06Mi.	**25 NURSERY RD**		$861,111	$3,875				16,117 SF	
.06Mi.	**1 BRADFORD PL**	**11/19/2019**	$611,111	$2,750				17,424 SF	

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 **19 NURSERY RD, MELVILLE, NY 11747-1028** 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

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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