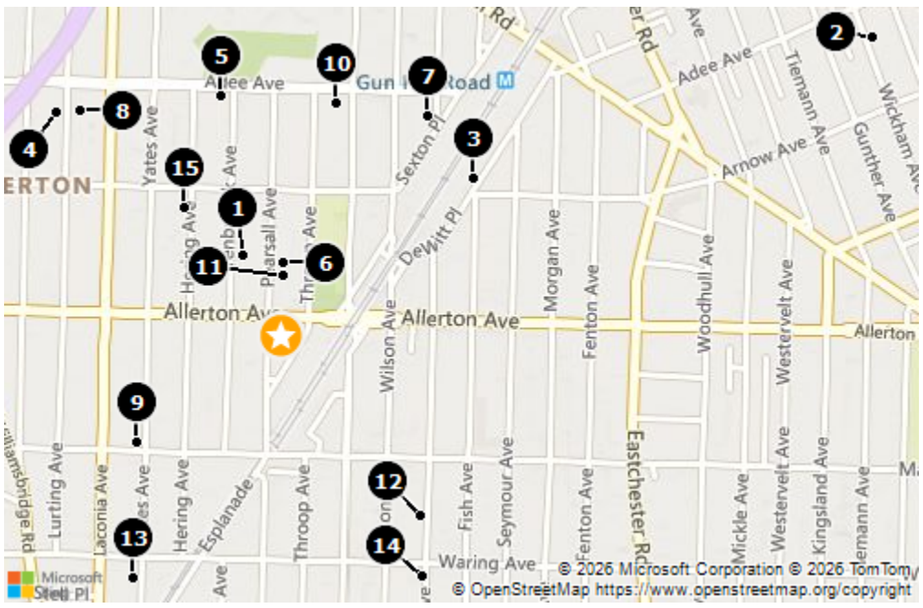
# ICE SiteX Report

**OrderID: 98513629**

## SiteX Property Information Report




## Subject Property Location

### 2572 PEARSALL AVE, BRONX, NY 10469-5352

| | | | |
|---|---|---|---|
| County: | **BRONX NY** | Census Tract: | 360050318.001002 |
| Property Use: | Single Family Residential | Zoning: | R4 |
| Parcel Number: | 04463-0112 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$716,000** | FSD: | 20 | Common Confidence Score: | 31 |
| Value Range: | $572,800 - $859,200 | ICE Confidence Score: | 80 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | |
| Assd Land Value: | $6,094 | Market Land Value: | $130,000 | Tax Year: | 2026 |
| Assd Improvement: | $25,874 | Market Improvment Value: | $552,000 | Total Taxable Value: | $6,343 |
| Total Assessed Value: | $31,968 | Total Assessor Market Value: | $682,000 | Delinquent Year: | |
| | | | | Tax Account ID: | 2-04463-0112 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 112 Block: 4463

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 1,934 SF | Bedrooms: | | Pool: | |
| Building Area: | 1762 SF | Baths: | | Fireplace: | |
| Year Built: | 1950 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | 1 | 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: | 08/24/2018 | Sales Price: | N/A |
| Document #: | 2018000285657 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/01/2018 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 112 Block: 4463
Abbreviated Description: DOCID-2018082400257001

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/01/2018 | Sales Price: | N/A |
| Document #: | BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 112 Block: 4463

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/09/2017 | Sales Price: | N/A |
| Document #: | 2017000094518 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/12/2011 | Sales Price: | N/A |
| Document #: | 2011000131849 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |

# ICE SiteX Report

**OrderID: 98513629**

Document Type:
**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/28/2011 | Sales Price: | N/A |
| Document #: | 2011000110910 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/01/2007 | Sales Price: | N/A |
| Document #: | 2007000396138 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/25/2007 | Loan Amount: | N/A |
| Document #: | 2007000382912 BK-PG - | Loan Type: | |
| TD Due Date: | | Type Finance: | |
| **Legal Description:** | | | |
| Lot: 112 Block: 4463 | | | |
| Abbreviated Description: ID2007071800145001 | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/13/2005 | Sales Price: | $182,000 |
| Document #: | 2005000571586 BK-PG 01706-01087 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/08/2005 | Sales Price: | N/A |
| Document #: | 2005000383686 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/22/2005 | Loan Amount: | N/A |
| Document #: | 2005000357774 BK-PG - | Loan Type: | |
| TD Due Date: | | Type Finance: | |
| **Legal Description:** | | | |
| Lot: 112 Block: 4463 | | | |
| Abbreviated Description: ID2005061300266001 | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/20/2004 | Loan Amount: | N/A |
| Document #: | 2004000780537 BK-PG - | Loan Type: | |
| TD Due Date: | | Type Finance: | |
| **Legal Description:** | | | |
| Lot: 112 Block: 4463 | | | |
| Abbreviated Description: ID2004120901795001 | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/17/2003 | Loan Amount: | N/A |
| Document #: | 2003000236467 BK-PG - | Loan Type: | |
| TD Due Date: | | Type Finance: | |
| **Legal Description:** | | | |
| Lot: 112 Block: 4463 | | | |
| Abbreviated Description: ID2003061901622001 | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/05/1999 | Sales Price: | $190,000 |
| Document #: | BK-PG 1706-1084 | Type of Sale: | Price Unconfirmed |
| Contract Date: | 12/04/1998 | | |
| Document Type: | | | |
| **Legal Description:** | | | |
| City/Muni/Twp: NEW YORK | | | |

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $9,354,988 | Median # of Bedrooms | |
| Median Lot Size | 2,100 SF | Median # of Baths | |
| Median Living Area | 1,440 SF | Median Year Built | 1950 |
| Price Range - 2 Yrs | $300,000 to $880,953 | Age Range | 61 years to 106 years |
| Median Value | $675,000 | Median Age | 76 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .11Mi. | **2738 TENBROECK AVE BRONX, NY 10469-5325** | 10/05/2026 | $721,707 | $337 | 2140 | // | 1925 | 2,567 SF | |
| | | APN: 04524-0016 Document #: 2026000282274 | | | | | | | | |
| | | Document Type: Price Code: D | | | | | | | | |
| | | Land Use: Single Family Residential | | | | | | | | |
| | | Legal: Lot: 0016 Block: 04524 Abbreviated Description: Lot:0016 Block:04524 Abbreviated Description:DOCID-2026100100988001 | | | | | | | | |
| 2 | .27Mi. | **2938 BOUCK AVE BRONX, NY 10469-5211** | 09/11/2026 | $300,000 | $267 | 1120 | // | 1950 | 1,600 SF | |
| | | APN: 04586-0027 Document #: 2026000259027 | | | | | | | | |
| | | Document Type: Price Code: D | | | | | | | | |

# ICE SiteX Report

**OrderID: 98513629**

Land Use: Single Family Residential
Legal: Lot: 0027 Block: 04586 Abbreviated Description: Lot:0027 Block:04586 Abbreviated Description:DOCID-20260906000230001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 3 | .3Mi. | **2891 DEWITT PL**<br>**BRONX, NY 10469-5501** | 09/09/2026 | $420,000 | $314 | 1336 | // | 1950 | 1,520 SF |

APN: 04564-0148 Document #: 2026000256226
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0148 Block: 04564 Abbreviated Description: Lot:0148 Block:04564 Abbreviated Description:DOCID-20260829000490001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | .39Mi. | **2959 LURTING AVE**<br>**BRONX, NY 10469-4015** | 09/04/2026 | $446,828 | $302 | 1478 | // | 1950 | 2,125 SF |

APN: 04556-0045 Document #: 2026000252731
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0045 Block: 04556 Abbreviated Description: Lot:0045 Block:04556 Abbreviated Description:DOCID-20260901012350001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | .3Mi. | **1166 ADEE AVE**<br>**BRONX, NY 10469-5127** | 07/09/2026 | $594,000 | $412 | 1440 | // | 1950 | 1,225 SF |

APN: 04560-0033 Document #: 2026000192593
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0033 Block: 04560 Abbreviated Description: Lot:0033 Block:04560 Abbreviated Description:DOCID-20260708005160001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | .09Mi. | **2734 PEARSALL AVE**<br>**BRONX, NY 10469-5323** | 07/09/2026 | $720,000 | $481 | 1496 | // | 1940 | 2,100 SF |

APN: 04525-0014 Document #: 2026000192447
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0014 Block: 04525 Abbreviated Description: Lot:0014 Block:04525 Abbreviated Description:DOCID-20260708011820001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | .32Mi. | **2985 YOUNG AVE**<br>**BRONX, NY 10469-5208** | 07/02/2026 | $680,000 | $505 | 1344 | // | 1950 | 2,425 SF |

APN: 04587-0002 Document #: 2026000185456
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0002 Block: 04587 Abbreviated Description: Lot:0002 Block:04587 Abbreviated Description:DOCID-20260701004170001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | .37Mi. | **2942 LURTING AVE**<br>**BRONX, NY 10469-4016** | 06/29/2026 | $313,500 | $175 | 1782 | // | 1950 | 1,800 SF |

APN: 04557-0028 Document #: 2026000179442
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0028 Block: 04557 Abbreviated Description: Lot:0028 Block:04557 Abbreviated Description:DOCID-20260526010800001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .22Mi. | **1115 MACE AVE**<br>**BRONX, NY 10469-5304** | 06/29/2026 | $660,000 | $390 | 1692 | // | 1965 | 1,800 SF |

APN: 04456-0002 Document #: 2026000179861
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0002 Block: 04456 Abbreviated Description: Lot:0002 Block:04456 Abbreviated Description:DOCID-20260625006520001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .29Mi. | **1260 ADEE AVE**<br>**BRONX, NY 10469-5137** | 06/26/2026 | $615,000 | $569 | 1080 | // | 1940 | 2,025 SF |

APN: 04563-0039 Document #: 2026000178022
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0039 Block: 04563 Abbreviated Description: Lot:0039 Block:04563 Abbreviated Description:DOCID-20260619006580001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .07Mi. | **2726 PEARSALL AVE**<br>**BRONX, NY 10469-5323** | 06/26/2026 | $699,000 | $512 | 1364 | // | 1940 | 2,100 SF |

APN: 04525-0010 Document #: 2026000178018
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0010 Block: 04525 Abbreviated Description: Lot:0010 Block:04525 Abbreviated Description:DOCID-20260625005410001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .27Mi. | **2429 YOUNG AVE**<br>**BRONX, NY 10469-5725** | 06/25/2026 | $849,000 | $431 | 1966 | // | 1950 | 2,500 SF |

APN: 04466-0056 Document #: 2026000175463
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0056 Block: 04466 Abbreviated Description: Lot:0056 Block:04466 Abbreviated Description:DOCID-20260617002320001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .35Mi. | **2331 YATES AVE**<br>**BRONX, NY 10469-5419** | 06/23/2026 | $880,953 | $458 | 1920 | // | 1920 | 2,500 SF |

APN: 04368-0026 Document #: 2026000171828
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0026 Block: 04368 Abbreviated Description: Lot:0026 Block:04368 Abbreviated Description:DOCID-20260616001020001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .34Mi. | **2335 YOUNG AVE**<br>**BRONX, NY 10469-5745** | 05/28/2026 | $780,000 | $624 | 1250 | // | 1950 | 2,500 SF |

APN: 04381-0027 Document #: 2026000146252
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0027 Block: 04381 Abbreviated Description: Lot:0027 Block:04381 Abbreviated Description:DOCID-20260523000410001

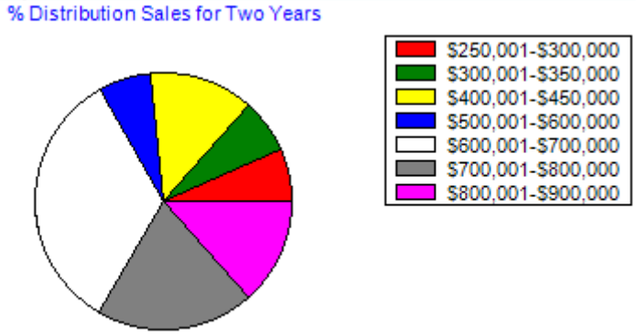
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .2Mi. | **2761 HERING AVE**<br>**BRONX, NY 10469-5320** | 05/07/2026 | $675,000 | $573 | 1176 | // | 1955 | 2,400 SF |

APN: 04522-0033 Document #: 2026000127406
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 0033 Block: 04522 Abbreviated Description: Lot:0033 Block:04522 Abbreviated Description:DOCID-20260504004030001

# ICE SiteX Report

**OrderID: 98513629**

## 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.

## 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. | **2572 PEARSALL AVE** | **05/01/2018** | $682,000 | $31,968 | 1,762 | | 1950 | 1,934 SF | |
| 0Mi. | **2574 PEARSALL AVE** | | $682,000 | $31,968 | 1,762 | | 1950 | 1,934 SF | |
| 0Mi. | **2570 PEARSALL AVE** | | $682,000 | $31,968 | 1,762 | | 1950 | 1,934 SF | |
| .01Mi. | **2576 PEARSALL AVE** | | $719,000 | $34,474 | 1,762 | | 1950 | 2,359 SF | |
| .01Mi. | **1238 ALLERTON AVE** | | $616,000 | $28,054 | 1,408 | | 1955 | 2,052 SF | |
| .01Mi. | **2566 PEARSALL AVE** | | $733,000 | $33,322 | 1,824 | | 1920 | 2,448 SF | |
| .01Mi. | **1240 ALLERTON AVE** | **01/30/2026** | $614,000 | $27,569 | 1,408 | | 1955 | 1,545 SF | |
| .01Mi. | **2585 STEDMAN PL** | | $660,000 | $31,104 | 1,665 | | 1960 | 1,932 SF | |
| .02Mi. | **1242 ALLERTON AVE** | | $614,000 | $27,569 | 1,408 | | 1955 | 1,545 SF | |
| .02Mi. | **2581 STEDMAN PL** | | $660,000 | $31,938 | 1,665 | | 1960 | 2,016 SF | |
| .02Mi. | **2564 PEARSALL AVE** | | $728,000 | $36,634 | 2,100 | | 1950 | 3,655 SF | |
| .02Mi. | **1244 ALLERTON AVE** | | $614,000 | $27,569 | 1,408 | | 1955 | 1,545 SF | |
| .02Mi. | **1246 ALLERTON AVE** | | $614,000 | $27,569 | 1,408 | | 1955 | 1,545 SF | |
| .03Mi. | **1248 ALLERTON AVE** | | $615,000 | $25,505 | 1,024 | | 1955 | 1,575 SF | |
| .03Mi. | **2577 PEARSALL AVE** | | $717,000 | $32,659 | 1,650 | | 1950 | 2,325 SF | |
| .03Mi. | **2581 PEARSALL AVE** | | $745,000 | $37,222 | 1,830 | | 1950 | 2,325 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 45% | Households Occupied by Owners: | 49% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 40.7 years old | Households: | 22,013 |
| Median Household Income: | $84,152 | Households w/Family: | 72% |
| Household Income Per Capita: | $35,255 | Households w/Family Married: | 38% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 33% |

## 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 |
|---|---|---|---|---|
| 0.14Mi. | **P.S. 121 The Throop School**<br>Number of Students: 601<br>Student-Teacher Ratio: 14.36 | C- | Public | KG - 5 |
| 0.80Mi. | **J.H.S. 144 Michelangelo**<br>Number of Students: 388<br>Student-Teacher Ratio: 12.45 | D+ | Public | 6 - 8 |
| 0.80Mi. | **Pelham Gardens Middle School**<br>Number of Students: 284<br>Student-Teacher Ratio: 10.52 | D | Public | 6 - 8 |

# ICE SiteX Report

**OrderID: 98513629**

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 74% | NOTABLY LOWER |
| **BURGLARY** | 69% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 81% | LOWER |
| **FORCIBLE ROBBERY** | 105% | SIMILAR |
| **AGGRAVATED ASSAULT** | 110% | HIGHER |
| **FORCIBLE RAPE** | 108% | SIMILAR |
| **MURDER** | 66% | NOTABLY LOWER |
| **OVERALL** | 76% | NOTABLY LOWER |

## 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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