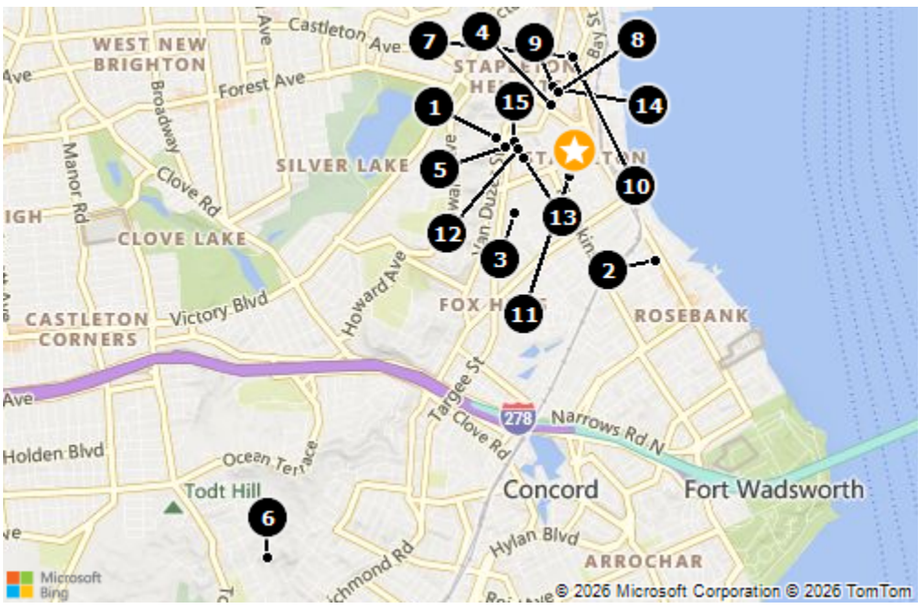
ICE SiteX Report

OrderID: 98401477

SiteX Property Information Report



Subject Property Location

25 WRIGHT ST, STATEN ISLAND, NY 10304-2040

County:	**RICHMOND NY**	Census Tract:	360850027.002000
Property Use:	Duplex (2 units, any combination)	Zoning:	C4-2
Parcel Number:	00524-0052	Thomas Bros Pg-Grid:	

Valuation

Value:	**$631,000**	FSD:	26	Common Confidence Score:	26
Value Range:	$466,940 - $795,060	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$2,534	Market Land Value:	$66,000	Tax Year:	2026
Assd Improvement:	$18,389	Market Improvment Value:	$479,000	Total Taxable Value:	$4,152
Total Assessed Value:	$20,923	Total Assessor Market Value:	$545,000	Delinquent Year:	
				Tax Account ID:	5-00524-0052
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 52 Block: 524 Section: 301 District: 01

Property Characteristics

Lot Size:	1,080 SF	Bedrooms:		Pool:	
Building Area:	1405 SF	Baths:		Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	2	Garage Type:		Heating:	
Number of Stories:	3	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/07/2021	Sales Price:	$348,750
Document #:	854049 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/19/2019	Sales Price:	$348,750
Document #:	736596 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/13/2018	Sales Price:	$348,750
Document #:	709722 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/04/2013	Sales Price:	$348,750
Document #:	480836 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	02/24/2010	Sales Price:	$1,750,000
Document #:	328989 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/26/2009	Loan Amount:	N/A
Document #:	297388 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/08/2010	Type Finance:	

Legal Description:
Lot: 52 Block: 524
City/Muni/Twp: NEW YORK

Mortgage Record

Recording Date:	02/27/2007	Loan Amount:	N/A
Document #:	180759 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 52 Block: 524
City/Muni/Twp: NEW YORK

Prior Transfer

Recording Date:	02/20/2007	Sales Price:	$465,000
Document #:	178647 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/21/2006		
Document Type:			

Legal Description:
Lot: 52 Block: 524
City/Muni/Twp: NEW YORK

Prior Transfer

Recording Date:	01/25/2007	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	175000 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/20/2006		
Document Type:			

Legal Description:
Lot: 52 Block: 524
City/Muni/Twp: NEW YORK

Prior Transfer

Recording Date:	01/25/2007	Sales Price:	$1,100,000 Multiple Parcels Involved in this transaction
Document #:	174999 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/20/2006		
Document Type:			

Legal Description:
Lot: 52 Block: 524
City/Muni/Twp: NEW YORK

Prior Transfer

Recording Date:	01/25/2007	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	174998 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/30/2006		
Document Type:			

Legal Description:
Lot: 52 Block: 524
City/Muni/Twp: NEW YORK

Prior Transfer

Recording Date:	12/26/2006	Sales Price:	$1,750,000
Document #:	169798 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/23/2006	Loan Amount:	N/A
Document #:	135111 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 52 Block: 524
City/Muni/Twp: NEW YORK

Prior Transfer

Recording Date:	08/15/2005	Sales Price:	$750,000
Document #:	64961 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/20/2005		
Document Type:			

Legal Description:
Lot: 52 Block: 524
City/Muni/Twp: NEW YORK

Prior Transfer

Recording Date:	08/06/2004	Sales Price:	N/A
Document #:	BK-PG 18612-0043	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/19/2004		

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Document Type:
Legal Description:
Lot: 52 Block: 524
City/Muni/Twp: NEW YORK

Prior Transfer

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

Legal Description:
Lot: 52 Block: 524 Section: 301 District: 01

Area Sales Analysis

Total Area Sales	$10,155,403	Median # of Bedrooms	
Median Lot Size	2,622 SF	Median # of Baths	
Median Living Area	2,032 SF	Median Year Built	1901
Price Range - 2 Yrs	$250,000 to $1,200,000	Age Range	1 years to 127 years
Median Value	$650,000	Median Age	125 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**35 PEARL ST** **STATEN ISLAND, NY 10304-2123**	08/24/2026	$885,000	$419	2112	//	1910	3,239 SF	
		APN: 00611-0036 Document #: 1017447 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Subdivision: MAP OF LAND KNOWN AS THE KITCHD TRACT AT STAPLETON Abbreviated Description: Subdivision:MAP OF LAND KNOWN AS THE KITCHD TRACT AT STAPLETON City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND								
2	.66Mi.	**51 LYNHURST AVE** **STATEN ISLAND, NY 10305-1808**	08/20/2026	$625,000	$573	1089	//	1901	3,625 SF	
		APN: 02842-0078 Document #: 1017145 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND								
3	.42Mi.	**231 GORDON ST** **STATEN ISLAND, NY 10304-1943**	08/07/2026	$250,000	$224	1112	//	1920	2,533 SF	
		APN: 00562-0043 Document #: 1016098 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 3 Subdivision: MAP OF PROPERTY OF G BECHTEL SHOWING RE APPARTMENT MapRef: MAP 1197 Abbreviated Description: Lot:3 Subdivision:MAP OF PROPERTY OF G BECHTEL SHOWING RE APPARTMENT Map Ref:MAP 1197City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND								
4	.3Mi.	**334 VAN DUZER ST** **STATEN ISLAND, NY 10304-**	07/17/2026	$981,000	$351	2793	//	2025	4,800 SF	
		APN: 00515-0023 Document #: 1014360 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND								
5	.35Mi.	**555 VAN DUZER ST** **STATEN ISLAND, NY 10304-2050**	07/13/2026	$657,903	$251	2611	//	2005	2,959 SF	
		APN: 00544-0082 Document #: 1013875 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND								
6	.38Mi.	**85 TROSSACH RD** **STATEN ISLAND, NY 10304-2131**	07/01/2026	$575,000	$253	2270	//	1960	2,594 SF	
		APN: 00585-0074 Document #: 1013019 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND								
7	.46Mi.	**51 CLINTON ST** **STATEN ISLAND, NY 10304-2276**	06/30/2026	$1,200,000	$566	2120	//	1899	2,448 SF	
		APN: 00506-0022 Document #: 1012766 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 21-23 Abbreviated Description: Lot:21-23 City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND								
8	.31Mi.	**330 VAN DUZER ST** **STATEN ISLAND, NY 10304-2722**	05/28/2026	$740,000	$367	2012	//	1901	4,800 SF	
		APN: 00515-0021 Document #: 1009918 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND								
9	.34Mi.	**31 JACKSON ST** **STATEN ISLAND, NY 10304-2229**	05/22/2026	$450,000	$238	1888	//	1901	2,622 SF	
		APN: 00515-0075 Document #: 1009569 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND								
10	.47Mi.	**37 BREWSTER ST** **STATEN ISLAND, NY 10304-2221**	05/21/2026	$525,000	$247	2120	//	1899	2,800 SF	
		APN: 00506-0027 Document #: 1009476 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND								
11	.13Mi.	**64 TOMPKINS ST** **STATEN ISLAND, NY 10304-2617**	05/11/2026	$516,500	$452	1142	//	1910	1,875 SF	
		APN: 00530-0002 Document #: 1008466 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND								
12	.28Mi.	**6 FREAN ST** **STATEN ISLAND, NY 10304-2010**	05/05/2026	$1,000,000	$492	2032	//	1901	2,550 SF	
		APN: 00542-0001 Document #: 1007955								

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Document Type: Price Code: R
Land Use: Duplex (2 units, any combination)
Legal: Abbreviated Description: City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND

13	.26Mi.	**61 GORDON ST** **STATEN ISLAND, NY 10304-2051**	04/23/2026	$650,000	$520	1250	//	1910	2,500 SF

APN: 00540-0027 Document #: 1007055
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Abbreviated Description: City/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN

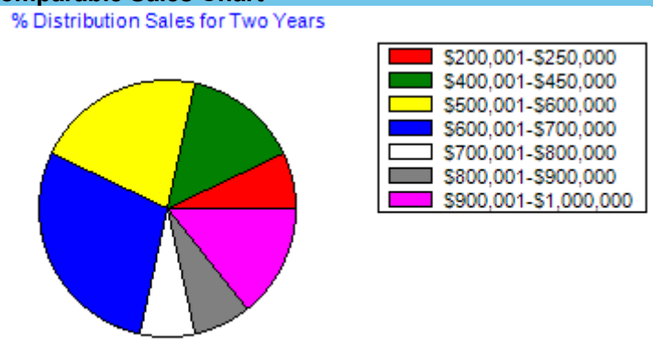
14	.33Mi.	**31 1/2 JACKSON ST** **STATEN ISLAND, NY 10304-2229**	04/10/2026	$650,000	$315	2060	//	1899	7,790 SF

APN: 00515-0077 Document #: 1006004
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Abbreviated Description: City/Muni/Twp:STATEN ISLAND City/Muni/Twp: STATEN ISLAND

15	.3Mi.	**27 TARGEE ST** **STATEN ISLAND, NY 10304-2269**	03/05/2026	$450,000	$530	848	//	1899	2,550 SF

APN: 00536-0067 Document #: 1002896
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 482 Subdivision: MAP OF PROPERTY OF M TOMPKINS ESQ STAPLETON STATEN MapRef: MAP 78 Abbreviated Description: Lot:482 Subdivision:MAP OF PROPERTY OF M TOMPKINS ESQ STAPLETON STATEN Map Ref:MAP 78Abbreviated Description:SECOND WARD City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND

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.	**25 WRIGHT ST**		$545,000	$20,923	1,405		2005	1,080 SF	
.01Mi.	**11 WRIGHT ST**		$469,000	$8,765	1,014		1920	850 SF	
.02Mi.	**35 WRIGHT ST**		$666,000	$21,780	1,405		2005	1,380 SF	
.03Mi.	**22 WRIGHT ST**	**08/03/2023**	$563,000	$25,811	1,540		2001	1,504 SF	
.03Mi.	**24 WRIGHT ST**		$635,000	$25,712	1,540		2001	3,014 SF	
.03Mi.	**20 WRIGHT ST**		$658,000	$26,749	1,540		2001	1,755 SF	
.03Mi.	**18 WRIGHT ST**		$700,000	$27,683	1,540		2001	2,030 SF	
.03Mi.	**16 WRIGHT ST**		$660,000	$26,231	1,540		2001	1,918 SF	
.03Mi.	**12 WRIGHT ST**		$662,000	$27,578	1,540		2001	2,495 SF	
.03Mi.	**14 WRIGHT ST**		$615,000	$26,231	1,540		2001	1,867 SF	
.03Mi.	**65 BROAD ST**		$701,000	$29,155	1,540		2001	2,356 SF	
.04Mi.	**67 BROAD ST**		$570,000	$25,505	1,540		2001	1,159 SF	
.04Mi.	**69 BROAD ST**		$559,000	$25,194	1,540		2001	1,215 SF	
.04Mi.	**71 BROAD ST**		$564,000	$25,505	1,540		2001	1,272 SF	
.04Mi.	**73 BROAD ST**		$681,000	$26,239	1,540		2001	1,329 SF	
.05Mi.	**75 BROAD ST**		$650,000	$28,201	1,540		2001	2,770 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	39.6 years old	Households:	16,377
Median Household Income:	$74,192	Households w/Family:	69%
Household Income Per Capita:	$39,596	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	New York City Geographic School District 31	Students:	60,164
Number of Schools:	74	Rating:	B

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.26Mi.	**P.S. 78** Number of Students: 454 Student-Teacher Ratio: 11.66	D+	Public	PK - 5
1.36Mi.	**Curtis High School** Number of Students: 2,439 Student-Teacher Ratio: 14.08 Advanced Placement: Yes	C	Public	9 - 12
0.44Mi.	**I.S. 49 Bertha A. Dreyfus Intermediate School** Number of Students: 330 Student-Teacher Ratio: 6.96	B	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	106%	SIMILAR
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	118%	HIGHER
OVERALL	122%	HIGHER

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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