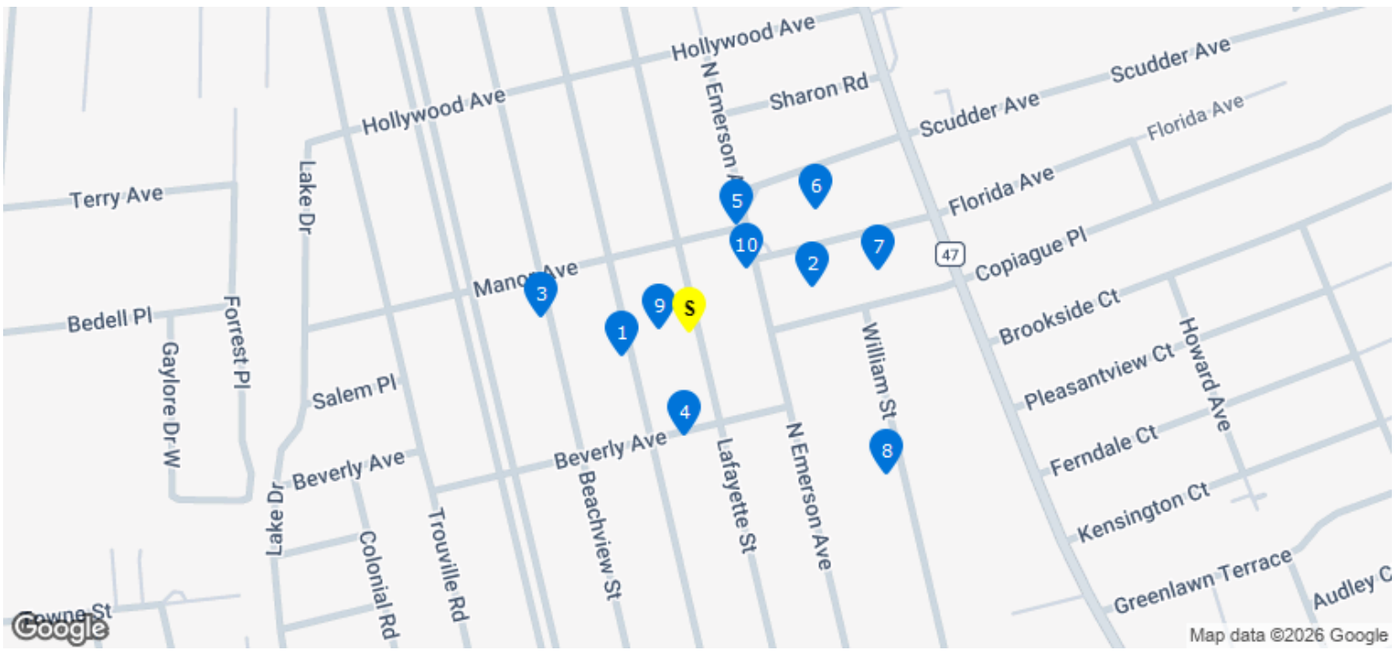
# ICE SiteX Report

**OrderID: 98779254**

## SiteX Property Information Report




## Subject Property Location

### 261 LAFAYETTE ST, COPIAGUE, NY 11726-3607

| | | | |
|---|---|---|---|
| County: | **SUFFOLK NY** | Census Tract: | 1237.03 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 0100-179.00-02.00-027.000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$570,000** | FSD: | 14 | Common Confidence Score: | 45 |
| Value Range: | $490,200 - $649,800 | ICE Confidence Score: | 86 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 472005 |
| Assd Land Value: | $300 | Market Land Value: | $50,847 | Tax Year: | |
| Assd Improvement: | $2,500 | Market Improvment Value: | $423,729 | Total Taxable Value: | |
| Total Assessed Value: | $2,800 | Total Assessor Market Value: | $474,576 | Delinquent Year: | |
| | | | | Tax Account ID: | 20252510880 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 27.000 Block: 2 Section: 179.00 District: 0100-1

| | |
|---|---|
| Abbreviated Description: | FILED MAP 227 SEC 4 BLK 4 LOTS 15-19 INC |
| City/Muni/Twp: | BABYLON |

## Property Characteristics

| | | |
|---|---|---|
| Lot Size: | 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: | 01/26/2018 | Sales Price: | $372,474 |
| Document #: | 0018-0016093 BK-PG 12947-735 | Type of Sale: | Lender Owned |
| Contract Date: | 11/08/2017 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 2
Abbreviated Description: FILED MAP 227 SEC 4 BLK 4 LOTS 15-19 INC
City/Muni/Twp: BABYLON

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/14/2005 | Sales Price: | $415,000 |
| Document #: | BK-PG 0000012414-0000000532 | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 08/31/2005 | | |
| Document Type: | Deed | | |

**Legal Description:**
District: 472289
City/Muni/Twp: BABYLON

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/22/2002 | Loan Amount: | N/A |
| Document #: | BK-PG 20100-799 | Loan Type: | Stand Alone First |

# ICE SiteX Report

**OrderID: 98779254**

| | | | |
|---|---|---|---|
| TD Due Date: | 05/01/2032 | Type Finance: | |

**Legal Description:**
Block: 4 Subdivision: MAP DEAUVILLE GARDENS SECTION 4 Map Ref: 0
City/Muni/Twp: BABYLON

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/22/2000 | Loan Amount: | N/A |
| Document #: | 19789/222 BK-PG - | Loan Type: | |
| Contract Date: | 11/09/2000 | | |
| TD Due Date: | 12/01/2030 | Type Finance: | |

**Legal Description:**
Block: 4 Subdivision: MAP DEAUVILLE GARDENS SECTION 4 Map Ref: MAP227
City/Muni/Twp: BABYLON

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/22/2000 | Sales Price: | $175,000 |
| Document #: | BK-PG 12086-305 | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 11/09/2000 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 4 Subdivision: MAP DEAUVILLE GARDENS SECTION 4 Map Ref: MAP227
City/Muni/Twp: BABYLON

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $5,907,500 | Median # of Bedrooms | |
| Median Lot Size | SF | Median # of Baths | |
| Median Living Area | SF | Median Year Built | |
| Price Range - 2 Yrs | $475,000 to $800,000 | Age Range | |
| Median Value | $566,250 | Median Age | |

## Comparable Sales Data

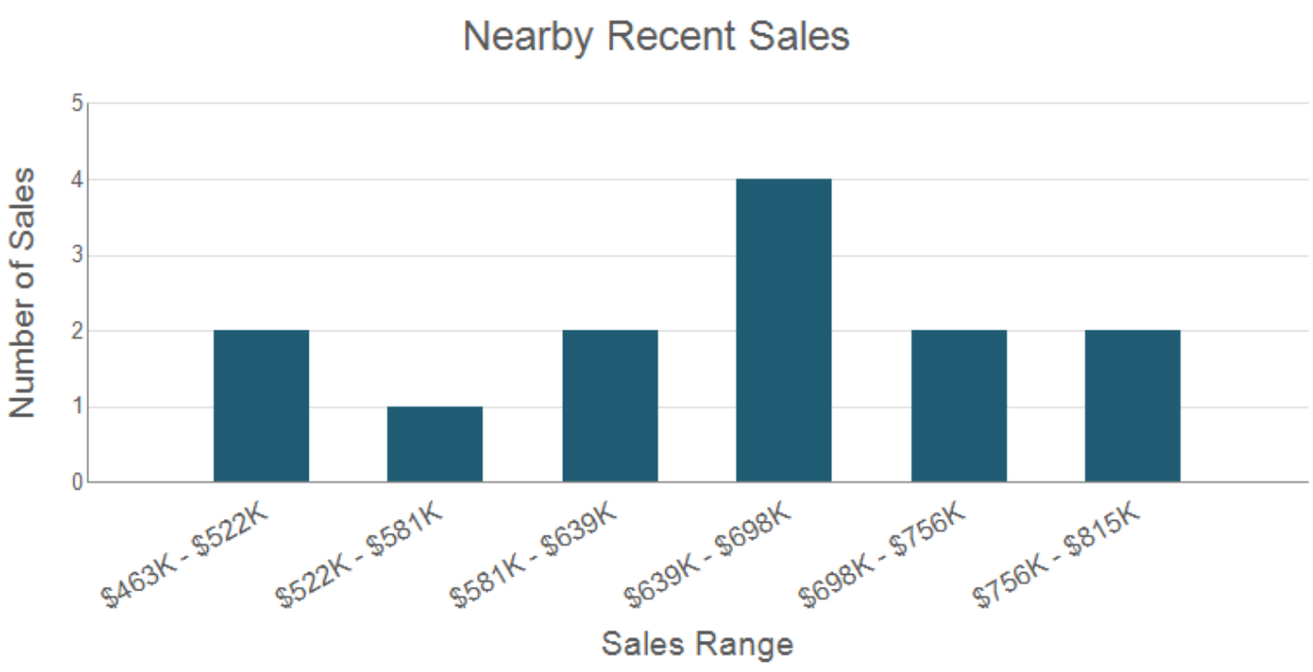
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .02Mi. | **262 WALDO ST**<br>**COPIAGUE, NY 11726-3611** | 04/25/2025 | $550,000 | | | // | | SF | |
| | | APN: 0100-179.00-02.00-039.000 Document #:<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | | | | | |
| 2 | .05Mi. | **269 WALDO ST**<br>**COPIAGUE, NY 11726-3610** | 12/02/2024 | $362,958 | | | // | | SF | |
| | | APN: 0100-179.00-02.00-043.000 Document #:<br>Document Type: Deed Price Code:<br>Land Use: Duplex (2 units, any combination)<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | | | | | |
| 3 | .06Mi. | **85 N EMERSON AVE**<br>**COPIAGUE, NY 11726-3329** | 02/13/2025 | $475,000 | | | // | | SF | |
| | | APN: 0100-179.00-02.00-008.000 Document #:<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | | | | | |
| 4 | .13Mi. | **97 N EMERSON AVE**<br>**COPIAGUE, NY 11726-3322** | 04/02/2025 | $610,000 | | | // | | SF | |
| | | APN: 0100-178.00-03.00-028.000 Document #:<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | | | | | |
| 5 | .13Mi. | **322 LAFAYETTE ST**<br>**COPIAGUE, NY 11726-3325** | 11/21/2024 | $547,000 | | | // | | SF | |
| | | APN: 0100-178.00-03.00-015.000 Document #:<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | | | | | |
| 6 | .15Mi. | **63 WILLIAM ST**<br>**COPIAGUE, NY 11726-3717** | 08/14/2025 | $645,000 | | | // | | SF | |
| | | APN: 0100-179.00-04.00-072.000 Document #:<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | | | | | |
| 7 | .15Mi. | **221 DEAUVILLE BLVD**<br>**COPIAGUE, NY 11726-3524** | 01/29/2025 | $600,000 | | | // | | SF | |
| | | APN: 0100-179.00-01.00-117.000 Document #:<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | | | | | |
| 8 | .16Mi. | **253 DEAUVILLE BLVD**<br>**COPIAGUE, NY 11726-3524** | 03/14/2025 | $550,000 | | | // | | SF | |
| | | APN: 0100-179.00-01.00-111.000 Document #:<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | | | | | |
| 9 | .2Mi. | **220 TROUVILLE RD**<br>**COPIAGUE, NY 11726-3002** | 06/12/2025 | $690,200 | | | // | | SF | |
| | | APN: 0100-178.00-02.00-036.000 Document #:<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | | | | | |
| 10 | .25Mi. | **135 DEAUVILLE BLVD**<br>**COPIAGUE, NY 11726-3525** | 09/04/2025 | $422,750 | | | // | | SF | |
| | | APN: 0100-179.00-01.00-131.000 Document #:<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | | | | | |

# ICE SiteX Report

**OrderID: 98779254**

| | | | | | | |
|---|---|---|---|---|---|---|
| 11 | .27Mi. | **43 FORREST PL**<br>**AMITYVILLE, NY 11701-3307** | 11/29/2024 | $650,000 | // | SF |
| | | APN: 0101-006.00-04.00-021.000 Document #:<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:AMITYVILLE City/Muni/Twp: AMITYVILLE | | | | |
| 12 | .28Mi. | **20 PLEASANTVIEW CT**<br>**COPIAGUE, NY 11726-3918** | 05/12/2025 | $460,000 | // | SF |
| | | APN: 0100-196.00-02.00-060.000 Document #:<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | |
| 13 | .28Mi. | **257 LAKE DR**<br>**COPIAGUE, NY 11726-3003** | 01/16/2025 | $710,000 | // | SF |
| | | APN: 0101-006.00-03.00-024.002 Document #:<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | |
| 14 | .29Mi. | **66 WARWICK AVE**<br>**COPIAGUE, NY 11726-4128** | 02/04/2025 | $566,000 | // | SF |
| | | APN: 0100-180.00-01.00-056.000 Document #:<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | |
| 15 | .3Mi. | **9 COLONIAL RD**<br>**COPIAGUE, NY 11726-3503** | 11/26/2024 | $515,000 | // | SF |
| | | APN: 0100-179.00-01.00-059.000 Document #:<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | |
| 16 | .34Mi. | **300 FLORIDA AVE**<br>**COPIAGUE, NY 11726-3424** | 02/28/2025 | $637,000 | // | SF |
| | | APN: 0100-196.00-01.00-044.000 Document #:<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | |
| 17 | .35Mi. | **85 SCUDDER AVE**<br>**COPIAGUE, NY 11726-3427** | 02/20/2026 | $270,000 | // | SF |
| | | APN: 0100-197.00-03.00-068.000 Document #:<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | |
| 18 | .35Mi. | **127 GARDEN ST**<br>**COPIAGUE, NY 11726-3813** | 02/26/2025 | $540,000 | // | 10,890 SF |
| | | APN: 0100-179.00-04.00-030.000 Document #:<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | |
| 19 | .38Mi. | **30 BEDELL PL**<br>**AMITYVILLE, NY 11701-3302** | 06/11/2025 | $580,000 | // | SF |
| | | APN: 0101-006.00-04.00-074.000 Document #:<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:AMITYVILLE City/Muni/Twp: AMITYVILLE | | | | |
| 20 | .42Mi. | **160 SCUDDER AVE**<br>**COPIAGUE, NY 11726-3438** | 08/27/2025 | $430,000 | // | SF |
| | | APN: 0100-196.00-01.00-017.000 Document #:<br>Document Type: Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON | | | | |

## Comparable Sales Chart



# ICE SiteX Report

**OrderID: 98779254**

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. | **261 LAFAYETTE ST** | **01/26/2018** | $474,576 | $2,800 | | | | | |
| .02Mi. | **267 LAFAYETTE ST** | | $489,830 | $2,890 | | | | | |
| .02Mi. | **251 LAFAYETTE ST** | | $633,898 | $3,740 | | | | | |
| .02Mi. | **254 WALDO ST** | | $569,491 | $3,360 | | | | | |
| .02Mi. | **262 WALDO ST** | **04/25/2025** | $566,101 | $3,340 | | | | | |
| .03Mi. | **266 WALDO ST** | **02/17/2023** | $561,017 | $3,310 | | | | | |
| .03Mi. | **242 WALDO ST** | | $564,406 | $3,330 | | | | | |
| .03Mi. | **264 LAFAYETTE ST** | **01/06/2022** | $632,203 | $3,730 | | | | | |
| .03Mi. | **278 LAFAYETTE ST** | **04/18/2025** | $471,186 | $2,780 | | | | | |
| .04Mi. | **279 LAFAYETTE ST** | **01/28/2022** | $471,187 | $2,780 | | | | | |
| .04Mi. | **252 LAFAYETTE ST** | | $691,525 | $4,080 | | | | | |
| .04Mi. | **238 WALDO ST** | **06/10/2020** | $438,983 | $2,590 | | | | | |
| .04Mi. | **278 WALDO ST** | **11/04/2016** | $520,339 | $3,070 | | | | | |
| .04Mi. | **280 LAFAYETTE ST** | **07/26/2021** | $489,831 | $2,890 | | | | | |
| .05Mi. | **237 LAFAYETTE ST** | **11/23/2020** | $522,033 | $3,080 | | | | | |
| .05Mi. | **263 WALDO ST** | | $347,458 | $2,050 | | | | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 24% | Households Occupied by Owners: | 73% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 39.0 years old | Households: | 6,542 |
| Median Household Income: | $103,454 | Households w/Family: | 79% |
| Household Income Per Capita: | $43,310 | Households w/Family Married: | 50% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 35% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Copiague Union Free School District | Students: | 4,822 |
| Number of Schools: | 6 | Rating: | D |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.31Mi. | **Deauville Gardens West Elementary School**<br>Number of Students: 427<br>Student-Teacher Ratio: 14.14 | C | Public | KG - 5 |
| 0.31Mi. | **Deauville Gardens East Elementary School**<br>Number of Students: 465<br>Student-Teacher Ratio: 16.72 | B | Public | KG - 5 |
| 0.92Mi. | **Copiague Middle School**<br>Number of Students: 1,081<br>Student-Teacher Ratio: 11.96 | C- | Public | 6 - 8 |
| 1.00Mi. | **Walter G O'Connell Copiague High School**<br>Number of Students: 1,567<br>Student-Teacher Ratio: 13.35<br>Advanced Placement: Yes | C | Public | 9 - 12 |

## Flood Report

The Subject Property of **261 LAFAYETTE ST, COPIAGUE, NY 11726-3607** 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** | 112% | HIGHER |
| **BURGLARY** | 58% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 94% | SIMILAR |
| **FORCIBLE ROBBERY** | 68% | NOTABLY LOWER |
| **AGGRAVATED ASSAULT** | 56% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 85% | LOWER |
| **MURDER** | 87% | LOWER |
| **OVERALL** | 80% | LOWER |

# ICE SiteX Report

**OrderID: 98779254**

## 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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