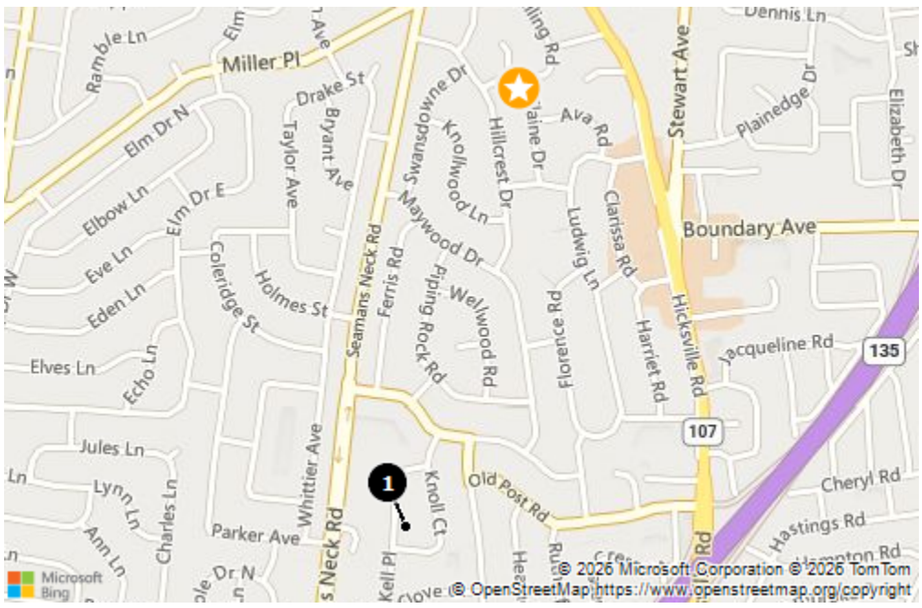
ICE SiteX Report

OrderID: 98671684

SiteX Property Information Report



Subject Property Location

265 GILLING RD, SEAFORD, NY 11783-1006

County:	**NASSAU NY**	Census Tract:	360595203.005011
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	52-311-00-0010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$786,000**	FSD:	12	Common Confidence Score:	56
Value Range:	$691,680 - $880,320	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	549
Assd Land Value:	$279	Market Land Value:		Tax Year:	2026
Assd Improvement:	$273	Market Improvment Value:		Total Taxable Value:	$16,938
Total Assessed Value:	$552	Total Assessor Market Value:	$552,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10 Block: 311 Section: 52 District: 282489
Abbreviated Description: TOWN #3 SCH DIST 018
City/Muni/Twp: OYSTER BAY UNINCORPORATED

Property Characteristics

Lot Size:	7,700 SF	Bedrooms:		Pool:	
Building Area:	1680 SF	Baths:	2	Fireplace:	
Year Built:	1953	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (alum/vinyl)
Number of Units:	2	Garage Type:	Detached	Heating:	Central
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:	Colonial	Basement:	Full	Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 10089 -1	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Block: 311 Section: 52 District: 282489
Abbreviated Description: TOWN #3 SCH DIST 018
City/Muni/Twp: OYSTER BAY UNINCORPORATED

Area Sales Analysis

Total Area Sales	$890,000	Median # of Bedrooms	
Median Lot Size	6,540 SF	Median # of Baths	2
Median Living Area	2,080 SF	Median Year Built	1954
Price Range - 2 Yrs	$890,000 to $890,000	Age Range	72 years to 72 years
Median Value	$890,000	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.56Mi.	**493 KELL PL** **SEAFORD, NY 11783-1114**	05/07/2026	$890,000	$427	2080	9//2	1954	6,540 SF	

APN: 52-509-00-0010 Document #: 2026-29565
Document Type: Price Code: D

ICE SiteX Report

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Land Use: Duplex (2 units, any combination)
Legal: Lot: 10 Block: 509 Subdivision: MAP OF MAYFAIR PARK ADDITION NO 1 SITUATED AT WANT MapRef: MAP 6010 Abbreviated Description: Lot:10 Block:509 Subdivision:MAP OF MAYFAIR PARK ADDITION NO 1 SITUATED AT WANT Map Ref:MAP 6010City/Muni/Twp:HEMPSTEAD City/Muni/ Twp: HEMPSTEAD

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.	**265 GILLING RD**		$552,000	$552	1,680	9//2	1953	7,700 SF	
.03Mi.	**281 GILLING RD**		$477,000	$477	1,260	8//2	1953	7,980 SF	
.03Mi.	**255 HILLCREST DR**	**09/23/2021**	$433,000	$433	1,665	8//2	1953	6,600 SF	
.06Mi.	**242 HILLCREST DR**	**03/12/2016**	$438,000	$438	1,597	7/4/2	1953	6,900 SF	
.07Mi.	**12 PATRICIA CT**	**07/06/2022**	$575,000	$575	2,144	9//2	1972	6,900 SF	
.07Mi.	**218 GILLING RD**		$532,000	$532	2,457	9/4/2	1953	6,000 SF	
.08Mi.	**10 PATRICIA CT**	**03/27/2014**	$524,000	$524	1,734	6//2	1972	6,405 SF	
.08Mi.	**227 GILLING RD**		$483,000	$483	2,064	11//2	1953	6,460 SF	
.09Mi.	**4054 REARDON PL**	**08/03/2015**	$552,000	$552	2,680	8/5/3	1953	10,860 SF	
.11Mi.	**214 HILLCREST DR**	**07/05/2012**	$488,000	$488	1,680	10/4/2	1953	6,955 SF	
.11Mi.	**4300 AVA RD**		$481,000	$481	2,106	7//2	1950	6,930 SF	
.12Mi.	**200 HICKSVILLE RD**	**07/28/2020**	$482,000	$482	1,715	7//3	1954	6,363 SF	
.13Mi.	**4330 HICKSVILLE RD**		$460,000	$460	1,592	8//2	1950	7,936 SF	
.13Mi.	**258 SWANSDOWNE DR**	**10/29/1999**	$524,000	$524	1,715	9//2	1953	7,260 SF	
.14Mi.	**4287 LUDWIG LN**	**10/12/2021**	$532,000	$532	2,368	4//2	1950	6,161 SF	
.15Mi.	**58 HICKSVILLE RD**	**01/25/2018**	$508,000	$508	1,516	6//2	1965	12,706 SF	

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	92%

Demographics & Income

Median Age:	40.1 years old	Households:	7,621
Median Household Income:	$149,396	Households w/Family:	84%
Household Income Per Capita:	$59,870	Households w/Family Married:	69%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	38%

School District

School District Zone:	Plainedge Union Free School District	Students:	2,961
Number of Schools:	5	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.50Mi.	**Plainedge High School**	B+	Public	9 - 12
Number of Students: 856 Student-Teacher Ratio: 12.06				
0.60Mi.	**Plainedge Middle School**	A-	Public	6 - 8
Number of Students: 661 Student-Teacher Ratio: 10.6				
0.28Mi.	**John H. West Elementary School**	B-	Public	KG - 5
Number of Students: 473 Student-Teacher Ratio: 11.03				

Flood Report

The Subject Property of **265 GILLING RD, SEAFORD, NY 11783-1006** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	80%	LOWER
BURGLARY	41%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	58%	NOTABLY LOWER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	63%	NOTABLY LOWER
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	67%	NOTABLY LOWER
OVERALL	59%	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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