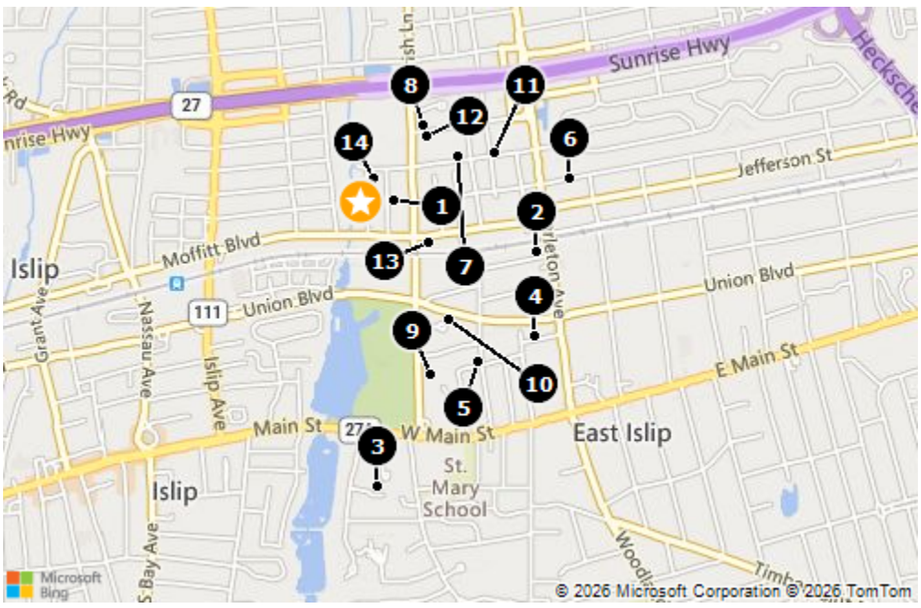
ICE SiteX Report

OrderID: 98485699

SiteX Property Information Report



Subject Property Location

28 LAGOON PL, EAST ISLIP, NY 11730-1007

County:	**SUFFOLK NY**	Census Tract:	361031475.054023
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0500-320.00-04.00-027.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$760,000**	FSD:	27	Common Confidence Score:	25
Value Range:	$554,800 - $965,200	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	472803
Assd Land Value:	$8,300	Market Land Value:	$116,901	Tax Year:	
Assd Improvement:	$37,500	Market Improvment Value:	$528,169	Total Taxable Value:	
Total Assessed Value:	$45,800	Total Assessor Market Value:	$645,070	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 400.027 Section: 50.32 District: 0500-3
Abbreviated Description: X2221377Y187933 T047H00000000WL
City/Muni/Twp: ISLIP

Property Characteristics

Lot Size:	10,019 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

Prior Transfer

Recording Date:	04/28/2023	Sales Price:	N/A
Document #:	BK-PG 13199 -343	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 400.027 Section: 50.32 District: 0500-3
Abbreviated Description: X2221377Y187933 T047H00000000WL
City/Muni/Twp: ISLIP

Prior Transfer

Recording Date:	04/28/2023	Sales Price:	N/A
Document #:	BK-PG 13199-343	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/14/2023		
Document Type:			

Legal Description:
City/Muni/Twp: ISLIP

Prior Transfer

Recording Date:	10/01/2015	Sales Price:	N/A
Document #:	BK-PG D00012834-767	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/21/2015		
Document Type:			

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Legal Description:
Lot: 6 Subdivision: MAP OF EMMY ESTATES Map Ref: MAP 4828
City/Muni/Twp: ISLIP

Prior Transfer

Recording Date:	06/21/2006	Sales Price:	N/A
Document #:	BK-PG 0000012456-0000000230	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/25/2006		
Document Type:			

Legal Description:
District: 472889
City/Muni/Twp: ISLIP

Prior Transfer

Recording Date:	06/17/2005	Sales Price:	$372,000
Document #:	BK-PG 0000012393-0000000082	Type of Sale:	Full Amount on Deed
Contract Date:	05/12/2005		
Document Type:			

Legal Description:
District: 472889
City/Muni/Twp: ISLIP

Prior Transfer

Recording Date:	03/25/2004	Sales Price:	N/A
Document #:	BK-PG 12309-669	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/04/2004		
Document Type:			

Legal Description:
Lot: 6 Subdivision: MAP EMMY ESTATES Map Ref: MAP4828
City/Muni/Twp: ISLIP

Mortgage Record

Recording Date:	10/10/2001	Loan Amount:	N/A
Document #:	BK-PG 19951-835	Loan Type:	FHA
TD Due Date:	09/01/2031	Type Finance:	

Legal Description:
Lot: 6 Subdivision: MAP EMMY ESTATES
City/Muni/Twp: ISLIP

Prior Transfer

Recording Date:	05/30/2000	Sales Price:	$245,000
Document #:	BK-PG 12045-281	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/18/2000		
Document Type:			

Legal Description:
Lot: 6 Subdivision: MAP EMMY ESTATES Map Ref: MAP4828
City/Muni/Twp: ISLIP

Prior Transfer

Recording Date:	05/30/2000	Sales Price:	$210,000
Document #:	BK-PG 12045-280	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/18/2000		
Document Type:			

Legal Description:
Lot: 6 Subdivision: MAP EMMY ESTATES Map Ref: MAP4828
City/Muni/Twp: ISLIP

Area Sales Analysis

Total Area Sales	$9,954,189	Median # of Bedrooms	
Median Lot Size	9,148 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$400,000 to $1,100,000	Age Range	
Median Value	$657,608	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**17 BROOK PL** **EAST ISLIP, NY 11730-1001**	08/12/2026	$600,000			//		10,454 SF	
		APN: 0500-321.00-03.00-008.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
2	.45Mi.	**5 WALL ST** **EAST ISLIP, NY 11730-1716**	07/29/2026	$495,000			//		8,712 SF	
		APN: 0500-346.00-01.00-050.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
3	.7Mi.	**11 MARLBORO LN** **EAST ISLIP, NY 11730-2207**	07/28/2026	$910,000			//		11,326 SF	
		APN: 0500-371.00-03.00-093.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
4	.53Mi.	**9 WATSON ST** **EAST ISLIP, NY 11730-2019**	07/23/2026	$400,000			//		9,148 SF	
		APN: 0500-346.00-03.00-049.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

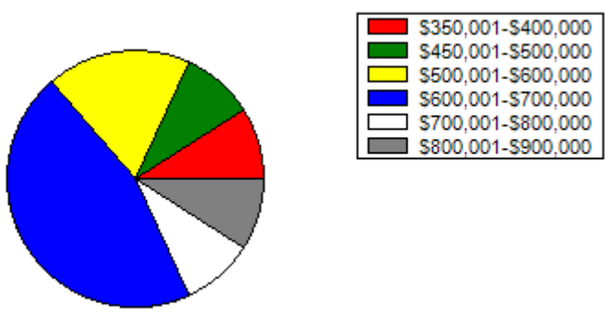
ICE SiteX Report

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	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
5	.49Mi.	**15 COURT ST** **EAST ISLIP, NY 11730-2007**	06/24/2026	$650,000	//	6,534 SF
	APN: 0500-346.00-03.00-025.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
6	.51Mi.	**9 E MADISON ST** **EAST ISLIP, NY 11730-1605**	06/15/2026	$1,100,000	//	11,761 SF
	APN: 0500-321.00-04.00-022.001 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
7	.26Mi.	**35 ADAMS ST W** **EAST ISLIP, NY 11730-1144**	05/01/2026	$649,974	//	10,019 SF
	APN: 0500-321.00-01.00-067.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
8	.24Mi.	**45 JACKSON ST** **EAST ISLIP, NY 11730-1118**	03/18/2026	$785,000	//	7,405 SF
	APN: 0500-321.00-01.00-006.011 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
9	.46Mi.	**29 IRISH LN** **EAST ISLIP, NY 11730-2001**	02/19/2026	$805,000	//	10,019 SF
	APN: 0500-372.00-01.00-001.001 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
10	.36Mi.	**10 CAROUSEL CT** **EAST ISLIP, NY 11730-2024**	02/10/2026	$975,000	//	13,939 SF
	APN: 0500-346.00-03.00-093.007 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
11	.35Mi.	**21 ADAMS ST W** **EAST ISLIP, NY 11730-1142**	12/03/2025	$600,000	//	4,792 SF
	APN: 0500-321.00-01.00-077.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
12	.23Mi.	**46 JACKSON ST** **EAST ISLIP, NY 11730-1121**	10/14/2025	$665,215	//	7,405 SF
	APN: 0500-321.00-01.00-050.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
13	.19Mi.	**62 MOFFITT BLVD** **EAST ISLIP, NY 11730-1722**	09/15/2025	$630,000	//	6,534 SF
	APN: 0500-346.00-01.00-026.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					
14	.07Mi.	**43 LAGOON PL** **EAST ISLIP, NY 11730-1006**	08/28/2025	$689,000	//	9,148 SF
	APN: 0500-320.00-04.00-037.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP					

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**28 LAGOON PL**	**04/28/2023**	$645,070	$45,800				10,019 SF	
.01Mi.	**32 LAGOON PL**	**12/13/2019**	$604,226	$42,900				9,148 SF	
.02Mi.	**20 LAGOON PL**	**10/23/2025**	$619,718	$44,000				20,473 SF	
.03Mi.	**36 LAGOON PL**	**11/28/2018**	$576,056	$40,900				8,712 SF	
.03Mi.	**27 LAGOON PL**		$563,380	$40,000				7,405 SF	
.03Mi.	**31 LAGOON PL**		$556,338	$39,500				7,405 SF	
.03Mi.	**23 LAGOON PL**		$614,085	$43,600				7,405 SF	
.04Mi.	**33 WILSON BLVD**	**11/09/2022**	$497,183	$35,300				22,651 SF	
.04Mi.	**47 WILSON BLVD**		$519,718	$36,900				13,939 SF	
.04Mi.	**35 LAGOON PL**		$521,127	$37,000				7,405 SF	
.04Mi.	**19 LAGOON PL**		$505,634	$35,900				7,405 SF	
.04Mi.	**49 WILSON BLVD**		$483,099	$34,300				13,939 SF	
.04Mi.	**25 WILSON BLVD**		$414,789	$29,450				13,939 SF	
.04Mi.	**40 LAGOON PL**	**10/06/2017**	$584,507	$41,500				10,019 SF	
.05Mi.	**51 WILSON BLVD**		$633,802	$45,000				16,988 SF	
.05Mi.	**18 BROOK PL**		$598,592	$42,500				7,405 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	44.7 years old	Households:	5,154
Median Household Income:	$138,528	Households w/Family:	69%
Household Income Per Capita:	$57,795	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	East Islip Union Free School District	Students:	3,406
Number of Schools:	6	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.23Mi.	**East Islip Middle School** Number of Students: 758 Student-Teacher Ratio: 10.03	A	Public	6 - 8
1.34Mi.	**Ruth C. Kinney Elementary School** Number of Students: 314 Student-Teacher Ratio: 9.15	C+	Public	3 - 5
1.87Mi.	**Connetquot Elementary School** Number of Students: 352 Student-Teacher Ratio: 10.38	NA	Public	KG - 2
1.24Mi.	**East Islip High School** Number of Students: 1,170 Student-Teacher Ratio: 11.44 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **28 LAGOON PL, EAST ISLIP, NY 11730-1007** 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	90%	LOWER
BURGLARY	39%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	78%	LOWER
OVERALL	54%	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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ICE SiteX Report

OrderID: 98485699

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