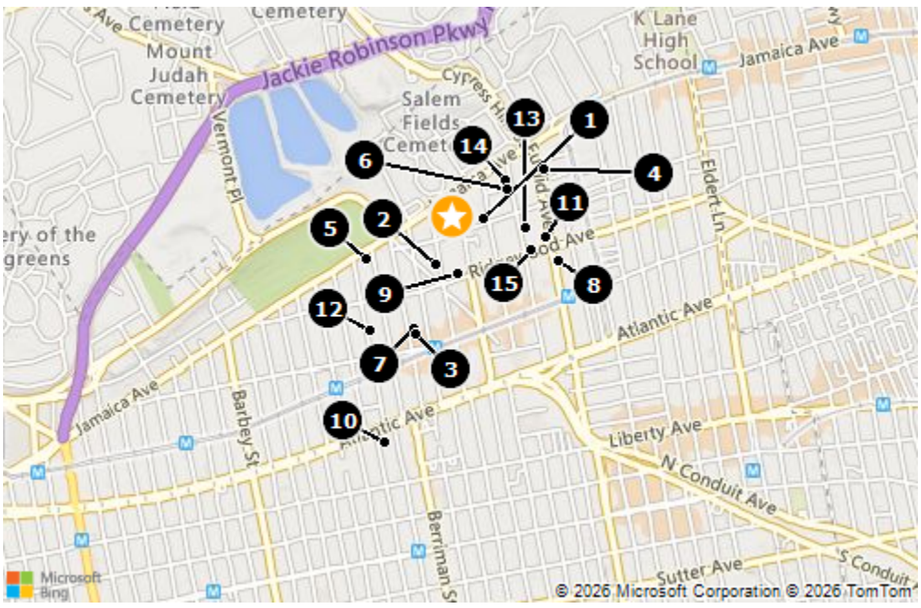
ICE SiteX Report

OrderID: 97523367

SiteX Property Information Report



Subject Property Location

28 LOGAN ST, BROOKLYN, NY 11208-1313

County:	**KINGS NY**	Census Tract:	360471174.001000
Property Use:	Duplex (2 units, any combination)	Zoning:	R4
Parcel Number:	04101-0032	Thomas Bros Pg-Grid:	

Valuation

Value:	**$988,000**	FSD:	12	Common Confidence Score:	58
Value Range:	$869,440 - $1,106,560	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$6,067	Market Land Value:	$265,000	Tax Year:	2025
Assd Improvement:	$15,431	Market Improvment Value:	$674,000	Total Taxable Value:	$4,318
Total Assessed Value:	$21,498	Total Assessor Market Value:	$939,000	Delinquent Year:	
				Tax Account ID:	3-04101-0032
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 32 Block: 4101 Section: 1305 District: 05

Property Characteristics

Lot Size:	2,738 SF	Bedrooms:		Pool:	
Building Area:	2248 SF	Baths:		Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	2	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:	09/25/2017	Sales Price:	$682,411
Document #:	2017000356147 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/30/2015	Sales Price:	$695,000
Document #:	2015000421785 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/17/2015		
Document Type:			
Legal Description:			

Lot: 32 Block: 4101

Abbreviated Description: DOCID-2015112000991001

Prior Transfer

Recording Date:	11/26/2014	Sales Price:	$170,000
Document #:	2014000392189 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/13/2014		
Document Type:			
Legal Description:			

Lot: 32 Block: 4101

Abbreviated Description: DOCID-2014111801203001

ICE SiteX Report

OrderID: 97523367

Prior Transfer

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

Legal Description:
Lot: 32 Block: 4101 Section: 1305 District: 05

Area Sales Analysis

Total Area Sales	$11,886,538	Median # of Bedrooms	
Median Lot Size	2,333 SF	Median # of Baths	
Median Living Area	2,140 SF	Median Year Built	1901
Price Range - 2 Yrs	$500 to $999,999	Age Range	106 years to 127 years
Median Value	$876,000	Median Age	125 years

Comparable Sales Data

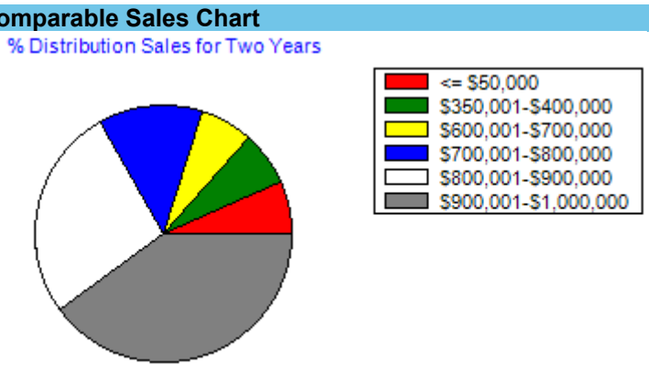
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**60 RICHMOND ST** **BROOKLYN, NY 11208-1321**	05/04/2026	$768,778	$355	2160	//	1910	1,800 SF	
		APN: 04102-0046 Document #: 2026000123437 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0046 Block: 04102 Abbreviated Description: Lot:0046 Block:04102 Abbreviated Description:DOCID-20260430007670002								
2	.13Mi.	**68 NORWOOD AVE** **BROOKLYN, NY 11208-1331**	04/28/2026	$975,000	$446	2185	//	1910	2,907 SF	
		APN: 03916-0020 Document #: 2026000118849 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0020 Block: 03916 Abbreviated Description: Lot:0020 Block:03916 Abbreviated Description:DOCID-20260417008140001								
3	.3Mi.	**145 HIGHLAND PL** **BROOKLYN, NY 11208-1222**	04/13/2026	$990,000	$402	2460	//	1899	2,700 SF	
		APN: 03930-0003 Document #: 2026000102356 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0003 Block: 03930 Abbreviated Description: Lot:0003 Block:03930 Abbreviated Description:DOCID-20260410009050001								
4	.26Mi.	**35 EUCLID AVE** **BROOKLYN, NY 11208-1411**	03/25/2026	$381,000	$186	2048	//	1920	2,760 SF	
		APN: 04105-0020 Document #: 2026000083885 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0020 Block: 04105 Abbreviated Description: Lot:0020 Block:04105 Abbreviated Description:DOCID-20260324005890001								
5	.24Mi.	**542 JAMAICA AVE** **BROOKLYN, NY 11208-1120**	03/05/2026	$750,000	$276	2709	//	1920	1,729 SF	
		APN: 03911-0025 Document #: 2026000063418 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0025 Block: 03911 Abbreviated Description: Lot:0025 Block:03911 Abbreviated Description:DOCID-20260304009190001								
6	.14Mi.	**40 CHESTNUT ST** **BROOKLYN, NY 11208-1402**	01/29/2026	$858,500	$404	2124	//	1910	3,000 SF	
		APN: 04103-0043 Document #: 2026000028300 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0043 Block: 04103 Abbreviated Description: Lot:0043 Block:04103 Abbreviated Description:DOCID-20260128008280001								
7	.29Mi.	**133 HIGHLAND PL** **BROOKLYN, NY 11208-1222**	01/27/2026	$936,000	$437	2140	//	1899	2,000 SF	
		APN: 03930-0006 Document #: 2026000026927 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0006 Block: 03930 Abbreviated Description: Lot:0006 Block:03930 Abbreviated Description:DOCID-20260127006060001								
8	.29Mi.	**167 EUCLID AVE** **BROOKLYN, NY 11208-1421**	01/15/2026	$999,999	$402	2484	//	1899	1,833 SF	
		APN: 04129-0023 Document #: 2026000016839 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0023 Block: 04129 Abbreviated Description: Lot:0023 Block:04129 Abbreviated Description:DOCID-20260115009160001								
9	.14Mi.	**261 RIDGEWOOD AVE** **BROOKLYN, NY 11208-1332**	01/09/2026	$876,000	$384	2280	//	1910	1,740 SF	
		APN: 04113-0056 Document #: 2026000009598 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0056 Block: 04113 Abbreviated Description: Lot:0056 Block:04113 Abbreviated Description:DOCID-20260107004210001								
10	.26Mi.	**253 ETNA ST** **BROOKLYN, NY 11208-1637**	12/23/2025	$980,000	$478	2048	//	1901	2,894 SF	
		APN: 04105-0133 Document #: 2025000349148 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0133 Block: 04105 Abbreviated Description: Lot:0133 Block:04105 Abbreviated Description:DOCID-20251222011400002								
11	.23Mi.	**132 EUCLID AVE** **BROOKLYN, NY 11208-1420**	12/11/2025	$860,000	$413	2080	//	1901	3,000 SF	
		APN: 04116-0048 Document #: 2025000336801 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0048 Block: 04116 Abbreviated Description: Lot:0048 Block:04116 Abbreviated Description:DOCID-20251211001160001								
12	.34Mi.	**101 ESSEX ST** **BROOKLYN, NY 11208-1128**	12/11/2025	$661,761	$520	1272	//	1910	2,333 SF	
		APN: 03928-0011 Document #: 2025000337845 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0011 Block: 03928 Abbreviated Description: Lot:0011 Block:03928 Abbreviated Description:DOCID-20251211008650001								
13	.19Mi.	**93 CHESTNUT ST** **BROOKLYN, NY 11208-1403**	12/04/2025	$500		2152	//	1901	3,000 SF	
		APN: 04116-0015 Document #: 2025000328692 Document Type: Price Code: D Land Use: Duplex (2 units, any combination)								

ICE SiteX Report

OrderID: 97523367

	Legal: Lot: 0015 Block: 04116 Abbreviated Description: Lot:0015 Block:04116 Abbreviated Description:DOCID-2025120300201001								
14	.16Mi.	**22 CHESTNUT ST** **BROOKLYN, NY 11208-1402**	11/20/2025	$900,000	$439	2048	//	1901	1,880 SF
	APN: 04103-0036 Document #: 2025000315070 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0036 Block: 04103 Abbreviated Description: Lot:0036 Block:04103 Abbreviated Description:DOCID-2025111700844001								
15	.21Mi.	**355 RIDGEWOOD AVE** **BROOKLYN, NY 11208-1423**	11/06/2025	$949,000	$456	2080	//	1901	1,820 SF
	APN: 04116-0064 Document #: 2025000301843 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0064 Block: 04116 Abbreviated Description: Lot:0064 Block:04116 Abbreviated Description:DOCID-2025110400667001								

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.	**28 LOGAN ST**		$939,000	$21,498	2,248		1910	2,738 SF	
0Mi.	**34 LOGAN ST**		$747,000	$19,561	1,576		1910	2,738 SF	
0Mi.	**26 LOGAN ST**		$948,000	$40,199	2,016		1960	3,750 SF	
.01Mi.	**36 LOGAN ST**		$782,000	$19,561	1,672		1910	2,738 SF	
.01Mi.	**38 LOGAN ST**		$727,000	$24,827	1,672		1910	2,738 SF	
.02Mi.	**40 LOGAN ST**		$1,260,000	$36,331	2,720		1920	7,800 SF	
.02Mi.	**18 LOGAN ST**		$805,000	$26,296	1,680		1920	2,675 SF	
.02Mi.	**44 LOGAN ST**		$767,000	$30,743	2,000		1920	4,200 SF	
.03Mi.	**48 LOGAN ST**		$847,000	$23,358	1,472		1920	3,300 SF	
.03Mi.	**17 NORWOOD AVE**		$1,070,000	$43,102	2,560		1920	4,088 SF	
.03Mi.	**50 LOGAN ST**		$1,001,000	$33,607	2,070		1915	2,500 SF	
.04Mi.	**25 LOGAN ST**		$783,000	$34,814	2,200		1910	2,000 SF	
.04Mi.	**21 LOGAN ST**		$810,000	$35,446	2,280		1910	2,033 SF	
.04Mi.	**41 LOGAN ST**		$758,000	$34,733	1,604		1910	2,790 SF	
.04Mi.	**19 LOGAN ST**		$749,000	$21,924	1,844		1910	3,125 SF	
.04Mi.	**31 LOGAN ST**		$730,000	$30,025	2,200		1910	3,750 SF	

Rent vs. Own

Households Occupied by Renters:	68%	Households Occupied by Owners:	26%

Demographics & Income

Median Age:	36.7 years old	Households:	31,220
Median Household Income:	$59,472	Households w/Family:	70%
Household Income Per Capita:	$27,001	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	New York City Geographic School District 19	Students:	19,984
Number of Schools:	51	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.08Mi.	**P.S. 65 Brooklyn** Number of Students: 512 Student-Teacher Ratio: 15.44	B+	Public	KG - 5
0.51Mi.	**Highland Park Community School** Number of Students: 218	B-	Public	6 - 8

ICE SiteX Report

OrderID: 97523367

Student-Teacher Ratio: 11.02

0.51Mi. **I.S. 171 Abraham Lincoln** C+ Public 6 - 8
Number of Students: 276
Student-Teacher Ratio: 10.28

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	109%	SIMILAR
BURGLARY	84%	LOWER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	95%	SIMILAR
OVERALL	101%	SIMILAR

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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