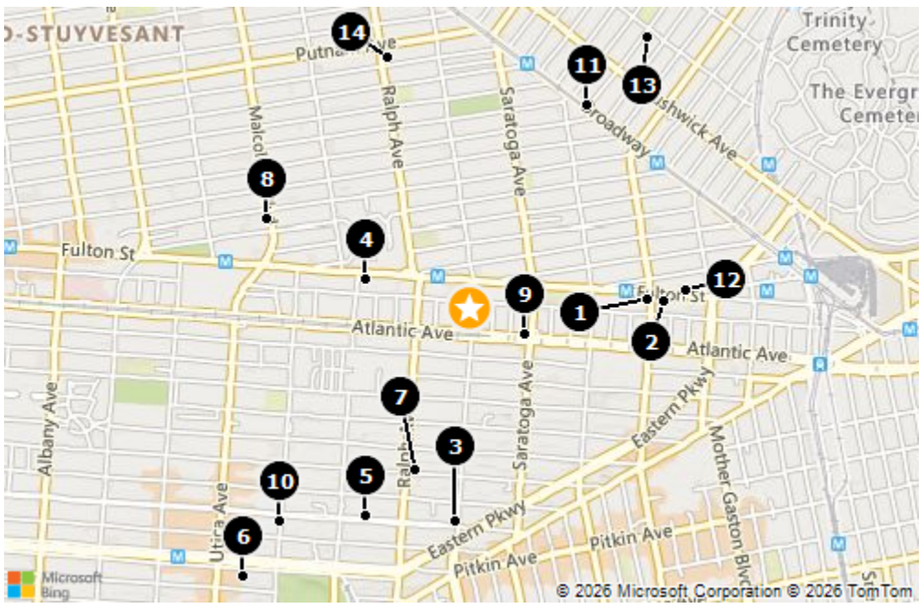
ICE SiteX Report

OrderID: 98605689

SiteX Property Information Report



Subject Property Location

292 HOWARD AVE, BROOKLYN, NY 11233-3170

County:	**KINGS NY**	Census Tract:	360470301.003007
Property Use:	Commercial/Office/Residential (mixed use)	Zoning:	R6B
Parcel Number:	01558-0019	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$118,350	Market Land Value:	$263,000	Tax Year:	2026
Assd Improvement:	$282,150	Market Improvment Value:	$627,000	Total Taxable Value:	$18,333
Total Assessed Value:	$400,500	Total Assessor Market Value:	$890,000	Delinquent Year:	
				Tax Account ID:	3-01558-0019
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19 Block: 1558 Section: 603 District: 03

Property Characteristics

Lot Size:	3,750 SF	Bedrooms:		Pool:	
Building Area:	5664 SF	Baths:		Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	
Number of Buildings:	2	Number of Rooms:		Ext Walls:	
Number of Units:	6	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:	12/12/2025	Sales Price:	$2,200,000
Document #:	2025000338467 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/08/2025	Sales Price:	N/A
Document #:	2025000331911 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/02/2025		
Document Type:			
Legal Description:			

Lot: 0019 Block: 01558
Abbreviated Description: DOCID-2025120400515001

Prior Transfer

Recording Date:	12/02/2025	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 19 Block: 1558 Section: 603 District: 03

Prior Transfer

Recording Date:	11/28/2022	Sales Price:	$2,200,000
Document #:	2022000433749 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date: 11/02/2022
Document #: 2022000412419 BK-PG -
Document Type:
Legal Description:
Sales Price: $2,200,000
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 03/02/2020
Document #: 2020000078487 BK-PG -
TD Due Date:
Legal Description:
Lot: 19 Block: 1558
Abbreviated Description: DOCID-2019122600618002
Loan Amount: N/A
Loan Type: Unknown
Type Finance:

Prior Transfer

Recording Date: 03/02/2020
Document #: 2020000078486 BK-PG -
Document Type:
Legal Description:
Sales Price: $2,200,000
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 05/17/2018
Document #: 2018000166385 BK-PG -
TD Due Date:
Legal Description:
Lot: 19 Block: 1558
Abbreviated Description: DOCID-2018051600295001
Loan Amount: N/A
Loan Type: Unknown
Type Finance:

Prior Transfer

Recording Date: 05/17/2018
Document #: 2018000166325 BK-PG -
Document Type:
Legal Description:
Sales Price: $1,700,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 05/18/2016
Document #: 2016000170856 BK-PG -
Document Type:
Legal Description:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 04/14/2016
Document #: 2016000131140 BK-PG -
Contract Date: 03/30/2016
Document Type:
Legal Description:
Lot: 19 Block: 1558
Abbreviated Description: DOCID-2016040800577001
Sales Price: $1,700,000
Type of Sale: Full Amount on Deed

Prior Transfer

Recording Date: 11/15/2013
Document #: 2013000472703 BK-PG -
Contract Date: 03/01/2013
Document Type:
Legal Description:
Lot: 19 Block: 1558
Abbreviated Description: DOCID-2013110600676001
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 08/24/2006
Document #: 2006000479676 BK-PG -
Contract Date: 06/14/2006
Document Type:
Legal Description:
Lot: 19 Block: 1558
Abbreviated Description: ID2006062101043001
Sales Price: N/A
Type of Sale: Price as "0", "None", "No Consideration"

Mortgage Record

Recording Date: 11/25/2005
Document #: 2005000654670 BK-PG -
TD Due Date:
Legal Description:
Lot: 19 Block: 1558
Abbreviated Description: ID2005111702066002
Loan Amount: N/A
Loan Type: Commercial
Type Finance:

Prior Transfer

Recording Date: 11/25/2005
Document #: 2005000654669 BK-PG -
Contract Date: 11/14/2005
Document Type:
Legal Description:
Lot: 19 Block: 1558
Abbreviated Description: ID2005111702066001
Sales Price: $645,000
Type of Sale: Full Amount on Deed

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Prior Transfer

Recording Date:	04/15/1997	Sales Price:	N/A
Document #:	BK-PG 3920-0848	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/28/1997		
Document Type:			

Legal Description:
City/Muni/Twp: NEW YORK

Area Sales Analysis

Total Area Sales	$15,227,999	Median # of Bedrooms	
Median Lot Size	1,975 SF	Median # of Baths	
Median Living Area	3,111 SF	Median Year Built	1920
Price Range - 2 Yrs	$260,000 to $2,250,000	Age Range	95 years to 127 years
Median Value	$999,500	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**2148A FULTON ST** **BROOKLYN, NY 11233-3218**	10/07/2026	$870,000	$290	3000	//	1927	1,600 SF	
		APN: 01551-0054 Document #: 2026000285529 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 0054 Block: 01551 Abbreviated Description: Lot:0054 Block:01551 Abbreviated Description:DOCID-2026091000655001								
2	.48Mi.	**2162 FULTON ST** **BROOKLYN, NY 11233-3301**	09/03/2026	$1,649,000	$317	5200	//	1910	2,000 SF	
		APN: 01552-0012 Document #: 2026000252369 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 0012 Block: 01552 Abbreviated Description: Lot:0012 Block:01552 Abbreviated Description:DOCID-2026072300474001								
3	.53Mi.	**1715 SAINT JOHNS PL** **BROOKLYN, NY 11233-4905**	08/31/2026	$600,000	$161	3712	//	1920	1,532 SF	
		APN: 01470-0043 Document #: 2026000246030 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 0043 Block: 01470 Abbreviated Description: Lot:0043 Block:01470 Abbreviated Description:DOCID-2026082600789001								
4	.27Mi.	**1878 FULTON ST** **BROOKLYN, NY 11233-3025**	07/22/2026	$999,999	$446	2240	//	1927	2,000 SF	
		APN: 01704-0007 Document #: 2026000205661 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 0007 Block: 01704 Abbreviated Description: Lot:0007 Block:01704 Abbreviated Description:DOCID-2026050800691001								
5	.57Mi.	**1601 SAINT JOHNS PL** **BROOKLYN, NY 11233-4907**	07/08/2026	$850,000	$442	1920	//	1920	2,212 SF	
		APN: 01381-0071 Document #: 2026000190191 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 0071 Block: 01381 Abbreviated Description: Lot:0071 Block:01381 Abbreviated Description:DOCID-2026070200174001								
6	.86Mi.	**1160 EASTERN PKWY** **BROOKLYN, NY 11213-6152**	06/29/2026	$999,000	$330	3021	//	1925	3,015 SF	
		APN: 01397-0024 Document #: 2026000179920 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 0024 Block: 01397 Abbreviated Description: Lot:0024 Block:01397 Abbreviated Description:DOCID-2026062300833001								
7	.42Mi.	**507 RALPH AVE** **BROOKLYN, NY 11233-4406**	06/09/2026	$260,000	$145	1788	//	1899	2,033 SF	
		APN: 01462-0002 Document #: 2026000159183 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 0002 Block: 01462 Abbreviated Description: Lot:0002 Block:01462 Abbreviated Description:DOCID-2026060400835001								
8	.55Mi.	**346 MALCOLM X BLVD** **BROOKLYN, NY 11233-1847**	05/05/2026	$1,625,000	$644	2520	//	1901	1,500 SF	
		APN: 01686-0043 Document #: 2026000124942 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 0043 Block: 01686 Abbreviated Description: Lot:0043 Block:01686 Abbreviated Description:DOCID-2026050100892001								
9	.15Mi.	**266 SARATOGA AVE** **BROOKLYN, NY 11233-3125**	04/28/2026	$710,000	$190	3720	//	1927	1,950 SF	
		APN: 01561-0037 Document #: 2026000119408 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 0037 Block: 01561 Abbreviated Description: Lot:0037 Block:01561 Abbreviated Description:DOCID-2026041600168002								
10	.71Mi.	**248 ROCHESTER AVE** **BROOKLYN, NY 11213-6328**	04/20/2026	$1,150,000	$359	3200	//	1901	1,600 SF	
		APN: 01385-0041 Document #: 2026000109574 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 0041 Block: 01385 Abbreviated Description: Lot:0041 Block:01385 Abbreviated Description:DOCID-2026041601022001								
11	.58Mi.	**1641 BROADWAY** **BROOKLYN, NY 11207-1986**	04/02/2026	$2,250,000	$326	6900	//	1931	2,221 SF	
		APN: 03414-0002 Document #: 2026000093892 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 0002 Block: 03414 Abbreviated Description: Lot:0002 Block:03414 Abbreviated Description:DOCID-2026032700530001								
12	.53Mi.	**2095 FULTON ST** **BROOKLYN, NY 11233-3331**	03/27/2026	$620,000	$296	2090	//	1899	1,900 SF	
		APN: 01542-0052 Document #: 2026000087834 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 0052 Block: 01542 Abbreviated Description: Lot:0052 Block:01542 Abbreviated Description:DOCID-2026030900613001								
13	.8Mi.	**700 EVERGREEN AVE** **BROOKLYN, NY 11207-1189**	03/24/2026	$1,575,000	$338	4650	//	1912	2,050 SF	
		APN: 03421-0034 Document #: 2026000083085 Document Type: Price Code: D								

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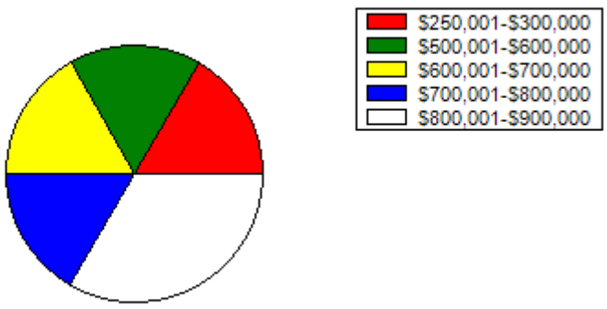
Land Use: Commercial/Office/Residential (mixed use)
Legal: Lot: 0034 Block: 03421 Abbreviated Description: Lot:0034 Block:03421 Abbreviated Description:DOCID-2026032300750001

14	.65Mi.	**99 RALPH AVE** **BROOKLYN, NY 11221-4004**	03/17/2026	$1,070,000	$324	3300	//	1925	1,500 SF

APN: 01485-0004 Document #: 2026000075373
Document Type: Price Code: D
Land Use: Commercial/Office/Residential (mixed use)
Legal: Lot: 0004 Block: 01485 Abbreviated Description: Lot:0004 Block:01485 Abbreviated Description:DOCID-2026031600568001

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.

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.	**292 HOWARD AVE**	**12/02/2025**	$890,000	$400,500	5,664		1910	3,750 SF	
.01Mi.	**1028 HERKIMER ST**		$12,000	$720				257 SF	
.01Mi.	**1026 HERKIMER ST**		$991,000	$59,460	1,800		2002	2,886 SF	
.01Mi.	**1024 HERKIMER ST**		$996,000	$59,760	1,800		2002	1,960 SF	
.02Mi.	**294-298 HOWARD AVE**		$360,000	$162,000	7,000		1925	7,843 SF	
.02Mi.	**1022 HERKIMER ST**		$996,000	$59,760	1,800		2002	1,960 SF	
.02Mi.	**1040 HERKIMER ST**	**10/14/2024**	$1,553,000	$93,180	3,315		2018	2,156 SF	
.02Mi.	**1020 HERKIMER ST**		$996,000	$59,760	1,800		2002	1,960 SF	
.02Mi.	**1042 HERKIMER ST**	**07/31/2024**	$1,850,000	$111,000	3,300		2018	2,744 SF	
.03Mi.	**9 BANCROFT PL**		$943,000	$56,580	1,800		2002	2,070 SF	
.03Mi.	**1016 HERKIMER ST**	**01/16/2025**	$1,038,000	$62,280	1,800		2002	3,234 SF	
.03Mi.	**11 BANCROFT PL**	**08/26/2022**	$991,000	$59,460	1,800		2002	2,070 SF	
.03Mi.	**1044 HERKIMER ST**		$1,115,000	$66,900	2,160		1910	1,568 SF	
.03Mi.	**293 HOWARD AVE**		$177,000	$79,650	2,550		1925	3,381 SF	
.03Mi.	**11-15 BANCROFT PL**		$1,316,000	$78,960	3,600		2002	2,070 SF	
.03Mi.	**HOWARD AVE**		$354,000	$159,300				6,210 SF	

Rent vs. Own

Households Occupied by Renters:	71%	Households Occupied by Owners:	22%

Demographics & Income

Median Age:	36.7 years old	Households:	28,095
Median Household Income:	$67,401	Households w/Family:	54%
Household Income Per Capita:	$40,928	Households w/Family Married:	22%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	New York City Geographic School District 16	Students:	5,662
Number of Schools:	23	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.21Mi.	**P.S. 28 The Warren School**	NA	Public	KG - 6

Number of Students: NA
Student-Teacher Ratio: NA

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	143%	NOTABLY HIGHER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	132%	NOTABLY HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	136%	NOTABLY 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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