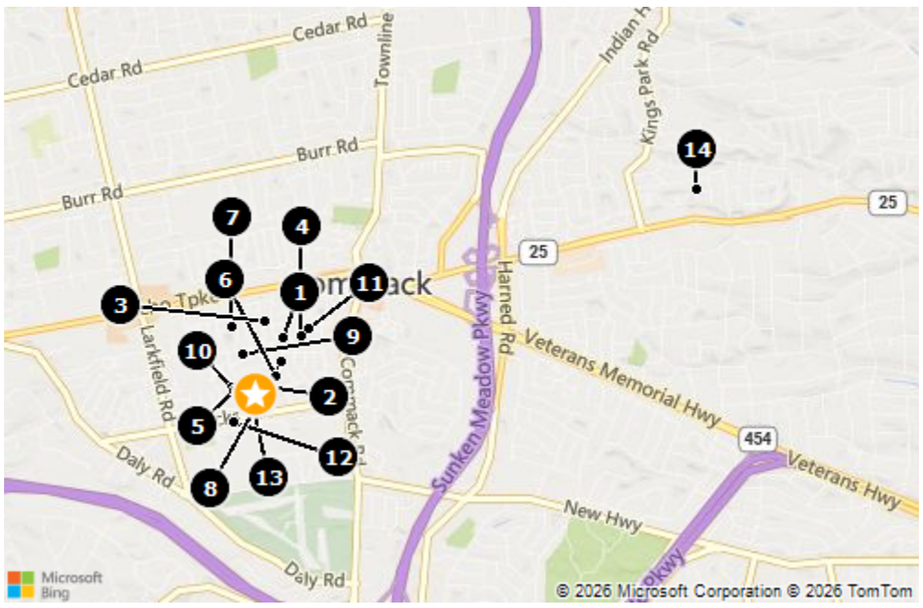
ICE SiteX Report

OrderID: 97523369

SiteX Property Information Report



Subject Property Location

2 JOYCE LN, COMMACK, NY 11725-3812

County:	**SUFFOLK NY**	Census Tract:	361031121.032016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0400-225.00-01.00-020.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$796,000**	FSD:	22	Common Confidence Score:	29
Value Range:	$620,880 - $971,120	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	472610
Assd Land Value:	$250	Market Land Value:	$55,556	Tax Year:	
Assd Improvement:	$2,750	Market Improvment Value:	$611,111	Total Taxable Value:	
Total Assessed Value:	$3,000	Total Assessor Market Value:	$666,667	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 20.000 Block: 100 Section: 225.00 District: 0400-2 Subdivision: GRACE PARK
Abbreviated Description: BLK LOT 45
City/Muni/Twp: HUNTINGTON

Property Characteristics

Lot Size:	8,712 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:	07/13/2005	Sales Price:	$460,000
Document #:	BK-PG 0000012397-0000000429	Type of Sale:	Full Amount on Deed
Contract Date:	05/20/2005		
Document Type:			

Legal Description:
District: 472689
City/Muni/Twp: HUNTINGTON

Mortgage Record

Recording Date:	07/22/2003	Loan Amount:	N/A
Document #:	BK-PG 20449-659	Loan Type:	Unknown
TD Due Date:	07/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 45 Subdivision: MAP GRACE PARK AT HUNTINGTON SECTION #2
City/Muni/Twp: HUNTINGTON

Mortgage Record

Recording Date:	02/18/2003	Loan Amount:	N/A
Document #:	BK-PG 20310-322	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/15/2022	Type Finance:	

Legal Description:
Lot: 45 Subdivision: MAP GRACE PARK AT HUNTINGTON SECTION #2
City/Muni/Twp: HUNTINGTON

ICE SiteX Report

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Prior Transfer

Recording Date:	09/16/2002	Sales Price:	N/A
Document #:	BK-PG 12208-865	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/22/2002		
Document Type:			

Legal Description:
Lot: 45 Subdivision: MAP GRACE PARK AT HUNTINGTON SECTION #2 Map Ref: MAP2457
City/Muni/Twp: HUNTINGTON

Prior Transfer

Recording Date:	10/30/2001	Sales Price:	N/A
Document #:	BK-PG 12150-366	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/22/2001		
Document Type:			

Legal Description:
Lot: 45 Subdivision: MAP GRACE PARK AT HUNTINGTON SECTION #2 Map Ref: MAP2457
City/Muni/Twp: HUNTINGTON

Prior Transfer

Recording Date:	05/09/2001	Sales Price:	N/A
Document #:	BK-PG 12117-609	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/23/2001		
Document Type:			

Legal Description:
Lot: 45 Subdivision: MAP GRACE PARK AT HUNTINGTON SECTION #2 Map Ref: MAP2457
City/Muni/Twp: HUNTINGTON

Mortgage Record

Recording Date:	12/06/1999	Loan Amount:	N/A
Document #:	BK-PG 19637-351	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2019	Type Finance:	

Legal Description:
Lot: 45 Subdivision: MAP GRACE PARK AT HUNTINGTON SECTION #2
City/Muni/Twp: HUNTINGTON

Prior Transfer

Recording Date:	08/28/1996	Sales Price:	N/A
Document #:	BK-PG 11789-769	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/16/1996		
Document Type:			

Legal Description:
Lot: 45 Subdivision: MAP GRACE PARK AT HUNTINGTON SECTION #2 Map Ref: MAP2457
City/Muni/Twp: HUNTINGTON

Prior Transfer

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

Legal Description:
Lot: 20.000 Block: 100 Section: 225.00 District: 0400-2 Subdivision: GRACE PARK
Abbreviated Description: BLK LOT 45
City/Muni/Twp: HUNTINGTON

Area Sales Analysis

Total Area Sales	$9,732,000	Median # of Bedrooms	
Median Lot Size	7,841 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$340,000 to $910,000	Age Range	
Median Value	$717,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**11 DWIGHT CIR** **COMMACK, NY 11725-3313**	04/02/2026	$762,000			//		7,841 SF	
		APN: 0400-224.00-03.00-095.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
2	.05Mi.	**7 JOYCE LN** **COMMACK, NY 11725-3811**	03/17/2026	$725,000			//		7,841 SF	
		APN: 0400-225.00-01.00-059.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
3	.36Mi.	**18 SUGARWOOD LN** **COMMACK, NY 11725-3224**	01/29/2026	$625,000			//		6,970 SF	
		APN: 0400-224.00-01.00-127.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
4	.37Mi.	**28 LARRY DR** **COMMACK, NY 11725-3326**	01/23/2026	$725,000			//		8,712 SF	
		APN: 0400-224.00-03.00-029.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
5	.1Mi.	**5 AUDREY LN** **COMMACK, NY 11725-3801**	01/14/2026	$340,000			//		8,712 SF	
		APN: 0400-219.00-03.00-021.000 Document #:								

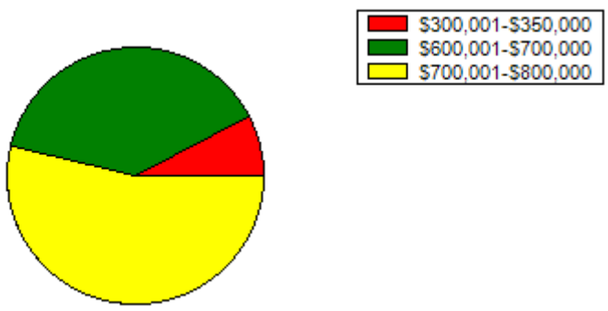
ICE SiteX Report

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	Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
6	.14Mi.	**2 JANET LN** **COMMACK, NY 11725-3810**	11/22/2025	$730,000	//	8,712 SF
	APN: 0400-225.00-01.00-066.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
7	.35Mi.	**4 BOWMAN LN** **COMMACK, NY 11725-3205**	11/21/2025	$795,000	//	7,841 SF
	APN: 0400-220.00-02.00-094.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
8	.2Mi.	**53 WILTSHIRE DR** **COMMACK, NY 11725-3931**	10/16/2025	$655,000	//	8,712 SF
	APN: 0400-224.00-01.00-044.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
9	.21Mi.	**24 SHELDON PL** **COMMACK, NY 11725-3237**	10/01/2025	$710,000	//	7,405 SF
	APN: 0400-220.00-02.00-140.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
10	.12Mi.	**7 AUDREY LN** **COMMACK, NY 11725-3801**	09/17/2025	$690,000	//	7,841 SF
	APN: 0400-219.00-03.00-020.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
11	.42Mi.	**7 DIELLEN CT** **COMMACK, NY 11725-3905**	09/04/2025	$910,000	//	8,712 SF
	APN: 0400-224.00-03.00-043.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
12	.17Mi.	**108 WICKS RD** **COMMACK, NY 11725-4429**	09/04/2025	$700,000	//	7,405 SF
	APN: 0400-219.00-04.00-015.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
13	.07Mi.	**3 GRACE PARK DR** **COMMACK, NY 11725-3807**	08/21/2025	$750,000	//	6,970 SF
	APN: 0400-219.00-03.00-086.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
14	.34Mi.	**9 STAGG LN** **COMMACK, NY 11725-3220**	08/15/2025	$615,000	//	7,405 SF
	APN: 0400-220.00-02.00-051.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					

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.	**2 JOYCE LN**		$666,667	$3,000				8,712 SF	
.02Mi.	**12 GRACE PARK DR**	**03/17/2022**	$655,556	$2,950				8,712 SF	
.02Mi.	**4 JOYCE LN**		$766,667	$3,450				10,890 SF	
.03Mi.	**18 GRACE PARK DR**	**04/11/2025**	$800,000	$3,600				8,712 SF	
.03Mi.	**11 GRACE PARK DR**	**03/02/2017**	$733,333	$3,300				7,841 SF	
.03Mi.	**10 GRACE PARK DR**	**12/01/2021**	$594,444	$2,675				8,712 SF	
.03Mi.	**3 JOYCE LN**	**02/16/2022**	$611,112	$2,750				7,841 SF	
.03Mi.	**6 JOYCE LN**	**05/06/2024**	$644,445	$2,900				10,890 SF	
.03Mi.	**57 GRAND HAVEN DR**	**03/23/2021**	$711,112	$3,200				10,890 SF	
.04Mi.	**5 JOYCE LN**	**12/17/2018**	$633,334	$2,850				7,841 SF	
.04Mi.	**13 GRACE PARK DR**		$611,112	$2,750				8,712 SF	
.04Mi.	**6 FREEMAN CT**		$633,333	$2,850				10,890 SF	
.04Mi.	**20 GRACE PARK DR**		$744,445	$3,350				8,712 SF	
.04Mi.	**4 FREEMAN CT**		$632,222	$2,845				10,890 SF	
.04Mi.	**8 GRACE PARK DR**		$611,111	$2,750				6,970 SF	
.05Mi.	**7 JOYCE LN**		$611,112	$2,750				7,841 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **2 JOYCE LN, COMMACK, NY 11725-3812** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

8/18/2024 - Severe Storm And Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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