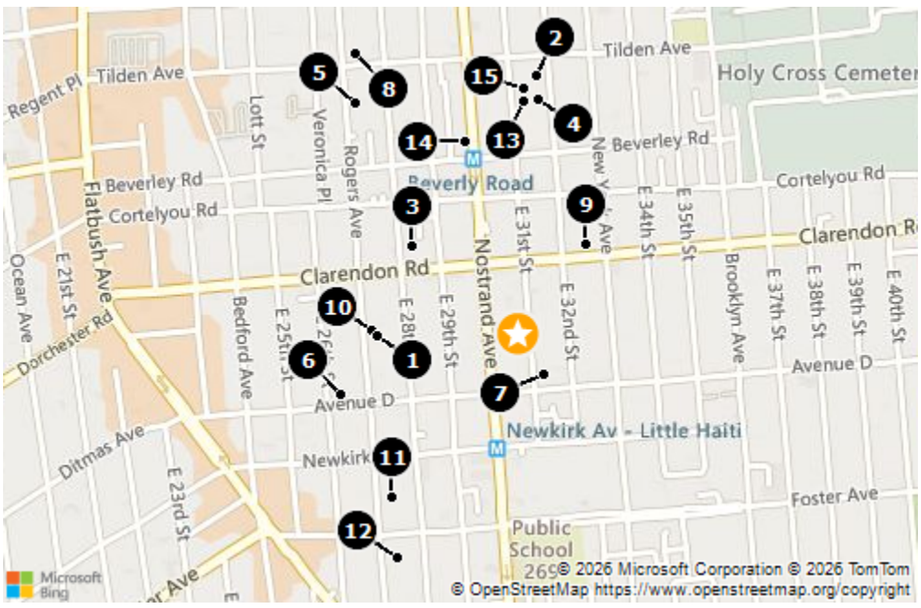
ICE SiteX Report

OrderID: 97915793

SiteX Property Information Report



Subject Property Location

350 E 31ST ST, BROOKLYN, NY 11226-7902

County:	**KINGS NY**	Census Tract:	360470828.001000
Property Use:	Triplex (3 units, any combination)	Zoning:	R6
Parcel Number:	04947-0027	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,064,000**	FSD:	14	Common Confidence Score:	49
Value Range:	$915,040 - $1,212,960	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$20,040	Market Land Value:	$334,000	Tax Year:	2026
Assd Improvement:	$28,020	Market Improvment Value:	$467,000	Total Taxable Value:	$7,394
Total Assessed Value:	$48,060	Total Assessor Market Value:	$801,000	Delinquent Year:	
				Tax Account ID:	3-04947-0027
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 Block: 4947 Section: 1510 District: 17

Property Characteristics

Lot Size:	2,000 SF	Bedrooms:		Pool:	
Building Area:	2176 SF	Baths:		Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	3	Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/28/2023	Loan Amount:	N/A
Document #:	2023000161440 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 0027 Block: 04947

Prior Transfer

Recording Date:	06/28/2023	Sales Price:	$298,750
Document #:	2023000161439 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/18/2019	Loan Amount:	N/A
Document #:	2019000192071 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 27 Block: 4947
Abbreviated Description: DOCID-2019061300023002

Prior Transfer

Recording Date:	06/18/2019	Sales Price:	$425,000
Document #:	2019000192070 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date: 08/23/2018
Document #: 2018000284907 BK-PG -
Contract Date: 07/23/2018
Document Type:
Sales Price: $400,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 27 Block: 4947
Abbreviated Description: DOCID-2018082300022003

Prior Transfer

Recording Date: 08/23/2018
Document #: 2018000284906 BK-PG -
Contract Date: 07/17/2018
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 27 Block: 4947
Abbreviated Description: DOCID-2018082300022002

Prior Transfer

Recording Date: 03/16/2016
Document #: 2016000092502 BK-PG -
Contract Date: 02/22/2016
Document Type:
Sales Price: $10,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 27 Block: 4947
Abbreviated Description: DOCID-2016030800350002

Prior Transfer

Recording Date: 04/14/2005
Document #: 2005000214348 BK-PG -
Contract Date: 02/15/2005
Document Type:
Sales Price: $340,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 27 Block: 4947
Abbreviated Description: ID2005031602108002

Prior Transfer

Recording Date: 04/14/2005
Document #: 2005000214347 BK-PG -
Contract Date: 07/07/2004
Document Type:
Sales Price: N/A
Type of Sale: Price as "0", "None", "No Consideration"
Legal Description:
Lot: 27 Block: 4947
Abbreviated Description: ID2005031602108001

Prior Transfer

Recording Date: 02/09/2004
Document #: 2004000077550 BK-PG -
Contract Date: 07/24/2003
Document Type:
Sales Price: N/A
Type of Sale: Price as "0", "None", "No Consideration"
Legal Description:
Lot: 27 Block: 4947
Abbreviated Description: ID2003112600664001

Prior Transfer

Recording Date: 07/26/2002
Document #: BK-PG 05730-00632
Contract Date: 06/28/2002
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 00027 Block: 04947

Prior Transfer

Recording Date: 07/23/2001
Document #: BK-PG 05226-01903
Contract Date: 05/10/2001
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 00027 Block: 04947

Prior Transfer

Recording Date: 05/11/2001
Document #: BK-PG 05155-01019
Contract Date: 05/10/2001
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 00027 Block: 04947

Prior Transfer

Recording Date:
Document #: BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Per Assessor Transaction History
Legal Description:
Lot: 27 Block: 4947 Section: 1510 District: 17

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Area Sales Analysis

Total Area Sales	$14,574,250	Median # of Bedrooms	
Median Lot Size	2,000 SF	Median # of Baths	
Median Living Area	2,880 SF	Median Year Built	1910
Price Range - 2 Yrs	$524,650 to $1,495,000	Age Range	20 years to 127 years
Median Value	$998,000	Median Age	116 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**1143 ROGERS AVE** **BROOKLYN, NY 11226-7107**	04/17/2026	$524,650	$182	2880	//	1910	2,050 SF	
		APN: 05193-0065 Document #: 2026000108405 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0065 Block: 05193 Abbreviated Description: Lot:0065 Block:05193 Abbreviated Description:DOCID-20260417001360001								
2	.32Mi.	**168 E 32ND ST** **BROOKLYN, NY 11226-5518**	04/16/2026	$999,000	$499	2000	//	1899	2,000 SF	
		APN: 04916-0010 Document #: 2026000106901 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0010 Block: 04916 Abbreviated Description: Lot:0010 Block:04916 Abbreviated Description:DOCID-20260415010950001								
3	.17Mi.	**259 E 28TH ST** **BROOKLYN, NY 11226-6312**	04/14/2026	$880,000	$211	4160	//	1901	2,000 SF	
		APN: 05172-0043 Document #: 2026000103766 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0043 Block: 05172 Abbreviated Description: Lot:0043 Block:05172 Abbreviated Description:DOCID-20260413008620001								
4	.29Mi.	**186 E 32ND ST** **BROOKLYN, NY 11226-5518**	03/04/2026	$1,395,000	$453	3078	//	1899	2,000 SF	
		APN: 04916-0019 Document #: 2026000062168 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0019 Block: 04916 Abbreviated Description: Lot:0019 Block:04916 Abbreviated Description:DOCID-20260303008690001								
5	.34Mi.	**985 ROGERS AVE** **BROOKLYN, NY 11226-5487**	01/26/2026	$1,150,000	$361	3180	//	1901	2,053 SF	
		APN: 05138-0059 Document #: 2026000024622 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0059 Block: 05138 Abbreviated Description: Lot:0059 Block:05138 Abbreviated Description:DOCID-20260123006080001								
6	.23Mi.	**2605 AVENUE D** **BROOKLYN, NY 11226-7811**	11/26/2025	$725,000	$222	3264	//	1910	1,800 SF	
		APN: 05192-0047 Document #: 2025000321482 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0047 Block: 05192 Abbreviated Description: Lot:0047 Block:05192 Abbreviated Description:DOCID-20251117007240001								
7	.06Mi.	**381 E 31ST ST** **BROOKLYN, NY 11226-7901**	11/19/2025	$999,000	$554	1802	//	1925	3,425 SF	
		APN: 04948-0054 Document #: 2025000314111 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0054 Block: 04948 Abbreviated Description: Lot:0054 Block:04948 Abbreviated Description:DOCID-20251114007070001								
8	.39Mi.	**2723 TILDEN AVE** **BROOKLYN, NY 11226-8174**	10/31/2025	$1,400,000	$423	3303	//	2006	1,983 SF	
		APN: 05129-0022 Document #: 2025000296952 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0022 Block: 05129 Abbreviated Description: Lot:0022 Block:05129 Abbreviated Description:DOCID-20251030003290001								
9	.14Mi.	**3213 CLARENDON RD** **BROOKLYN, NY 11226-6417**	10/27/2025	$633,600	$195	3240	//	1910	1,900 SF	
		APN: 04932-0034 Document #: 2025000292178 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0034 Block: 04932 Abbreviated Description: Lot:0034 Block:04932 Abbreviated Description:DOCID-20251024008620001								
10	.17Mi.	**1139 ROGERS AVE** **BROOKLYN, NY 11226-7118**	09/30/2025	$998,000	$346	2880	//	1899	2,050 SF	
		APN: 05193-0067 Document #: 2025000265957 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0067 Block: 05193 Abbreviated Description: Lot:0067 Block:05193 Abbreviated Description:DOCID-20250929005170001								
11	.26Mi.	**1259 ROGERS AVE** **BROOKLYN, NY 11226-8340**	08/29/2025	$820,000	$250	3270	//	2003	2,050 SF	
		APN: 05214-0076 Document #: 2025000234650 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0076 Block: 05214 Abbreviated Description: Lot:0076 Block:05214 Abbreviated Description:DOCID-20250825008200001								
12	.31Mi.	**1299 ROGERS AVE** **BROOKLYN, NY 11210-1431**	08/08/2025	$860,000	$438	1961	//	1935	2,050 SF	
		APN: 05229-0072 Document #: 2025000212344 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0072 Block: 05229 Abbreviated Description: Lot:0072 Block:05229 Abbreviated Description:DOCID-20250805002890001								
13	.29Mi.	**185 E 31ST ST** **BROOKLYN, NY 11226-5503**	07/31/2025	$1,495,000	$756	1976	//	1910	1,967 SF	
		APN: 04916-0056 Document #: 2025000203630 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0056 Block: 04916 Abbreviated Description: Lot:0056 Block:04916 Abbreviated Description:DOCID-20250716008690003								
14	.24Mi.	**1668 NOSTRAND AVE** **BROOKLYN, NY 11226-5516**	06/25/2025	$665,000	$235	2820	//	1910	2,000 SF	
		APN: 05140-0032 Document #: 2025000167596 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Lot: 0032 Block: 05140 Abbreviated Description: Lot:0032 Block:05140 Abbreviated Description:DOCID-20250620000930001								
15	.3Mi.	**177 E 31ST ST**	06/06/2025	$1,030,000	$495	2080	//	1910	1,967 SF	

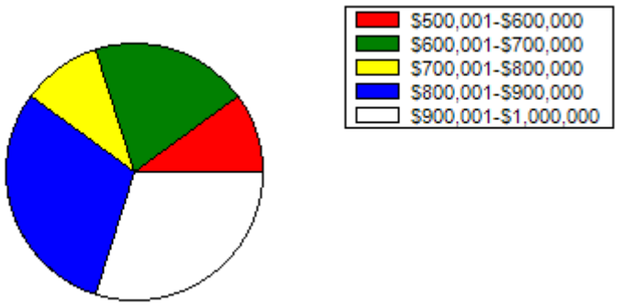
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BROOKLYN, NY 11226-5503
APN: 04916-0060 Document #: 2025000152838
Document Type: Price Code: D
Land Use: Triplex (3 units, any combination)
Legal: Lot: 0060 Block: 04916 Abbreviated Description: Lot:0060 Block:04916 Abbreviated Description:DOCID-2025060500649001

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.	**350 E 31ST ST**		$801,000	$48,060	2,176		1920	2,000 SF	
.04Mi.	**1821 NOSTRAND AVE**		$953,000	$57,180	1,696		1910	2,000 SF	
.05Mi.	**371 E 31ST ST**		$1,019,000	$61,140	2,080		1899	2,000 SF	
.05Mi.	**320 E 31ST ST**		$894,000	$53,640	3,444		1899	2,000 SF	
.05Mi.	**373 E 31ST ST**		$1,019,000	$61,140	2,080		1899	2,000 SF	
.05Mi.	**318 E 31ST ST**		$998,000	$59,880	3,138		1905	2,000 SF	
.05Mi.	**1769 NOSTRAND AVE**		$851,000	$51,060	3,300		1933	2,000 SF	
.05Mi.	**382 E 31ST ST**		$949,000	$56,940	3,135		1920	2,333 SF	
.05Mi.	**375 E 31ST ST**		$1,019,000	$61,140	2,080		1899	2,000 SF	
.05Mi.	**338 E 32ND ST**		$959,000	$57,540	3,180		2007	2,000 SF	
.05Mi.	**336 E 32ND ST**		$951,000	$57,060	3,180		2007	2,000 SF	
.05Mi.	**316 E 31ST ST**		$998,000	$59,880	3,138		1905	2,000 SF	
.05Mi.	**384 E 31ST ST**		$949,000	$56,940	3,135		1920	2,333 SF	
.05Mi.	**334 E 32ND ST**		$951,000	$57,060	3,180		2007	2,000 SF	
.06Mi.	**364 E 32ND ST**		$1,092,000	$65,520	2,160		1899	2,000 SF	
.06Mi.	**332-336 E 32ND ST**		$953,000	$57,180	3,160		2007	2,000 SF	

Rent vs. Own

Households Occupied by Renters:	81%	Households Occupied by Owners:	13%

Demographics & Income

Median Age:	36.8 years old	Households:	37,184
Median Household Income:	$80,711	Households w/Family:	57%
Household Income Per Capita:	$42,208	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	New York City Geographic School District 22	Students:	31,858
Number of Schools:	40	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.29Mi.	**P.S. 361 East Flatbush Early Childhood School** Number of Students: 374 Student-Teacher Ratio: 10.6	C	Public	KG - 2
0.52Mi.	**M.S. 246 Walt Whitman** Number of Students: 357 Student-Teacher Ratio: 12.16	C-	Public	6 - 8
0.31Mi.	**P.S. 269 Nostrand School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	3 - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	119%	HIGHER
BURGLARY	73%	NOTABLY LOWER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	56%	NOTABLY LOWER
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	65%	NOTABLY LOWER
MURDER	115%	HIGHER
OVERALL	102%	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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