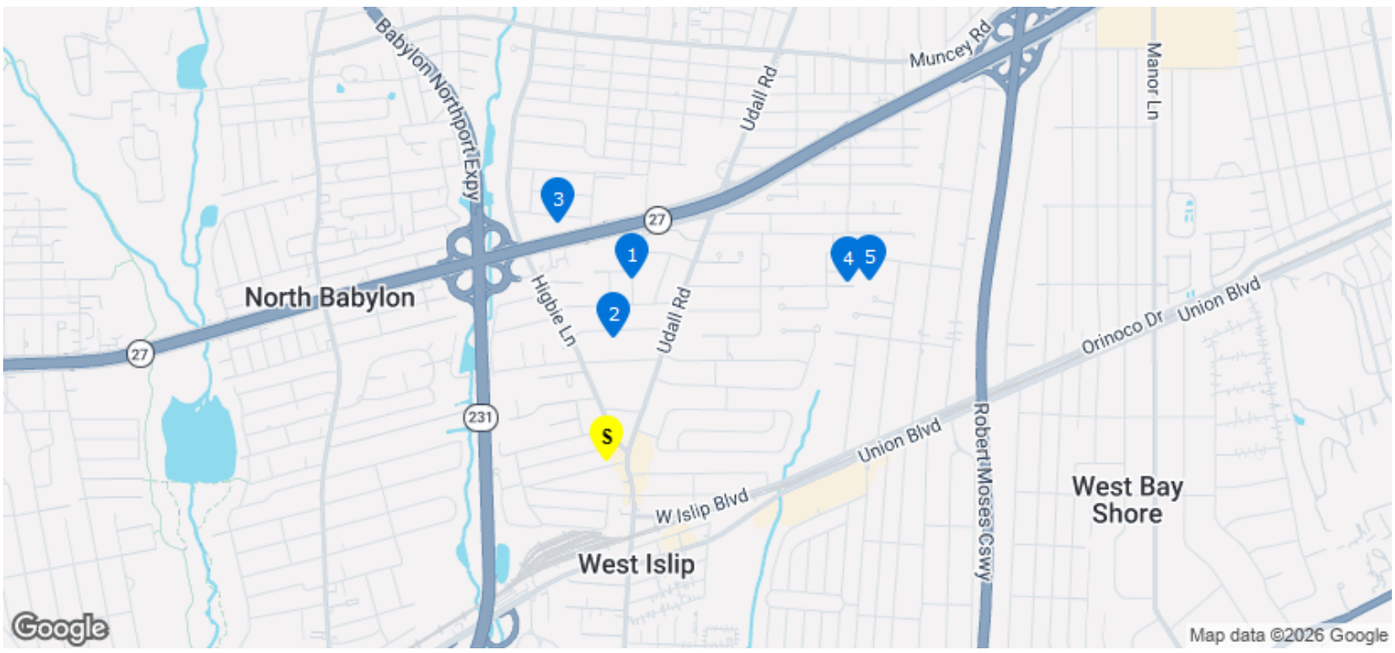
ICE SiteX Report

OrderID: 98775558

SiteX Property Information Report



Subject Property Location

353 KURZON RD, WEST ISLIP, NY 11795-2813

County:	**SUFFOLK NY**	Census Tract:	1468.00
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	0500-435.00-02.00-031.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$760,000**	FSD:	11	Common Confidence Score:	62
Value Range:	$676,400 - $843,600	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	472809
Assd Land Value:	$7,400	Market Land Value:	$104,225	Tax Year:	
Assd Improvement:	$43,100	Market Improvment Value:	$607,042	Total Taxable Value:	
Total Assessed Value:	$50,500	Total Assessor Market Value:	$711,267	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 200.031 Block: 5000 Section: 50.43 District: 0500-4

Abbreviated Description:	X2191583Y177496 T036H00000000
City/Muni/Twp:	ISLIP

Property Characteristics

Lot Size:	7,405 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:	07/30/2026	Sales Price:	$356,500
Document #:	BK-PG 22415-176	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	10/29/2013	Loan Amount:	N/A
Document #:	DE043636 BK-PG M00022415-176	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	10/17/2013		
TD Due Date:	11/01/2043	Type Finance:	

Legal Description:
Subdivision: HIGBIE GARDENS Map Ref: 0
City/Muni/Twp: ISLIP

Prior Transfer

Recording Date:	10/29/2013	Sales Price:	$356,500
Document #:	BK-PG D00012750-397	Type of Sale:	Arms-Length Transfer
Contract Date:	10/17/2013		
Document Type:	Deed		
Legal Description:			

City/Muni/Twp: ISLIP

ICE SiteX Report

OrderID: 98775558

Prior Transfer

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

Legal Description:
Block: 5000 Section: 50.43 District: 0500-4
Abbreviated Description: X2191583Y177496 T036H00000000
City/Muni/Twp: ISLIP

Area Sales Analysis

Total Area Sales	$3,710,000	Median # of Bedrooms	
Median Lot Size	11,326 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$687,000 to $818,000	Age Range	
Median Value	$750,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**226-A HIGBIE LN** **WEST ISLIP, NY 11795-2836**	06/18/2025	$615,000			//		10,890 SF	
		APN: 0500-455.00-01.00-009.000 Document #: Document Type: Deed Price Code: A Land Use: Store/Office (mixed use) Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
2	.2Mi.	**253 SEARS RD** **WEST ISLIP, NY 11795-2920**	08/26/2025	$596,000			//		13,939 SF	
		APN: 0500-436.00-02.00-124.000 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
3	.55Mi.	**43 FOSTER BLVD** **BABYLON, NY 11702-1502**	06/13/2025	$675,000			//		SF	
		APN: 0100-162.00-03.00-058.000 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON								
4	.58Mi.	**134 JEAN RD** **WEST ISLIP, NY 11795-2910**	08/07/2025	$785,000			//		24,829 SF	
		APN: 0500-436.00-02.00-098.000 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
5	.59Mi.	**643 EVERDELL AVE** **WEST ISLIP, NY 11795-3322**	07/21/2025	$700,000			//		10,019 SF	
		APN: 0500-455.00-04.00-026.000 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
6	.62Mi.	**1112 PATRICIA AVE** **WEST ISLIP, NY 11795-2518**	05/15/2025	$774,000			//		42,689 SF	
		APN: 0500-437.00-01.00-012.000 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
7	.64Mi.	**135 RUTH ST** **WEST ISLIP, NY 11795-2021**	04/24/2025	$777,000			//		11,326 SF	
		APN: 0500-387.00-01.00-075.000 Document #: Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
8	.65Mi.	**49 SUTTON CT** **WEST ISLIP, NY 11795-3015**	09/02/2025	$470,000			//		4,792 SF	
		APN: 0500-466.00-01.00-071.000 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
9	.65Mi.	**123 RUTH ST** **WEST ISLIP, NY 11795-2021**	07/30/2025	$818,000			//		11,326 SF	
		APN: 0500-387.00-01.00-078.000 Document #: Document Type: Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
10	.7Mi.	**309 GEORGE ST** **WEST ISLIP, NY 11795-3807**	09/04/2025	$900,000			//		7,405 SF	
		APN: 0500-466.00-01.00-080.000 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
11	.7Mi.	**18 HENRY AVE** **BABYLON, NY 11702-1303**	07/28/2025	$780,000			//		SF	
		APN: 0100-162.00-01.00-043.000 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON								
12	.71Mi.	**329 GEORGE ST** **WEST ISLIP, NY 11795-3807**	05/12/2025	$650,000			//		6,534 SF	
		APN: 0500-467.00-02.00-007.000 Document #: Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP								
13	.76Mi.	**831 KEITH LN** **WEST ISLIP, NY 11795-3404**	08/21/2025	$660,000			//		4,792 SF	
		APN: 0500-437.00-02.00-017.000 Document #:								

ICE SiteX Report

OrderID: 98775558

Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP

14	.77Mi.	**603 LONG PL** **BABYLON, NY 11702-1212**	06/11/2025	$615,000	//	SF

APN: 0100-161.00-01.00-068.003 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON

15	.77Mi.	**35 WHALERS CV** **BABYLON, NY 11702-2924**	04/14/2025	$575,000	//	SF

APN: 0102-011.01-01.00-042.000 Document #:
Document Type: Deed Price Code: A
Land Use: Residential Income (General) (Multi-Family)
Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON

16	.78Mi.	**88 WHALERS CV** **BABYLON, NY 11702-2919**	08/13/2025	$555,000	//	SF

APN: 0102-011.01-01.00-096.000 Document #:
Document Type: Deed Price Code: A
Land Use: Residential Income (General) (Multi-Family)
Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON

17	.79Mi.	**26 CLINTON ST** **BABYLON, NY 11702-1804**	07/01/2026	$1,064,990	//	SF

APN: 0102-003.00-02.00-016.000 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON

18	.79Mi.	**888 PINE AVE** **WEST ISLIP, NY 11795-2609**	07/30/2025	$730,000	//	7,405 SF

APN: 0500-415.00-01.00-036.000 Document #:
Document Type: Executor's Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:ISLIP City/Muni/Twp: ISLIP

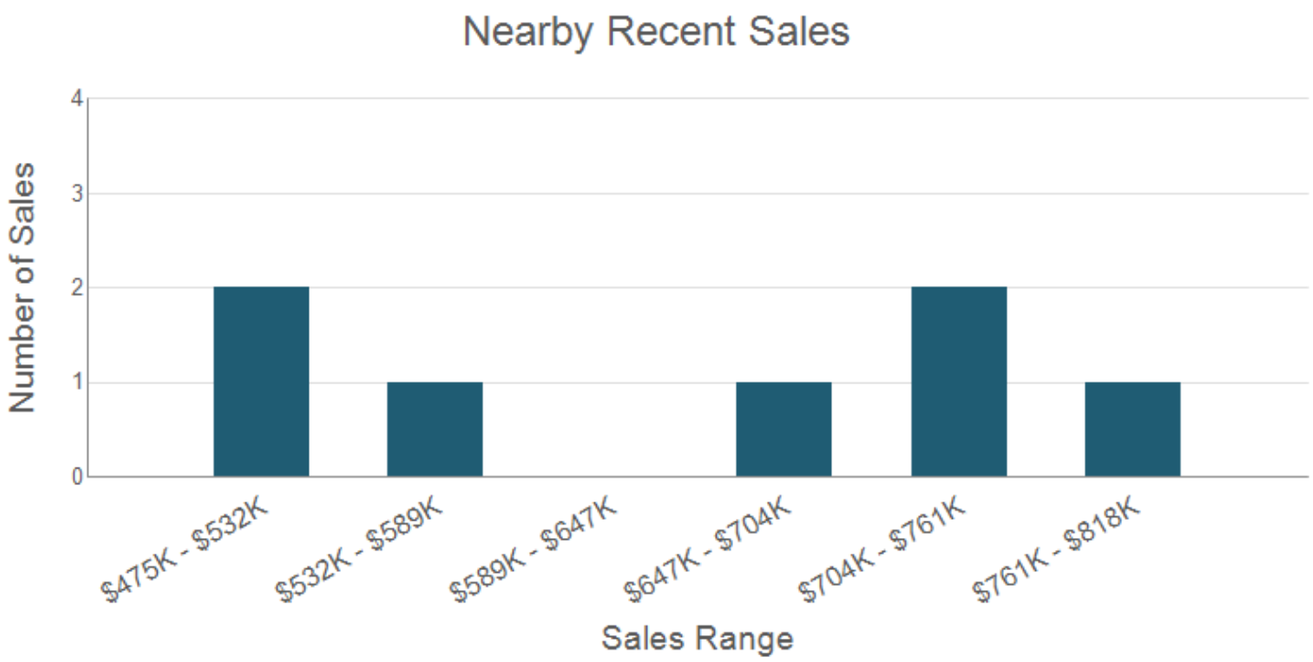
19	.82Mi.	**56 LAKELAND AVE** **BABYLON, NY 11702-1410**	09/24/2025	$670,000	//	SF

APN: 0102-003.00-01.00-015.000 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON

20	.87Mi.	**85 GEORGE ST** **BABYLON, NY 11702-2911**	08/04/2025	$720,000	//	SF

APN: 0102-011.00-01.00-009.000 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BABYLON City/Muni/Twp: BABYLON

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.

ICE SiteX Report

OrderID: 98775558

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.	**353 KURZON RD**		$711,267	$50,500				7,405 SF	
.05Mi.	**19 EMBER LN**	**05/31/2023**	$614,084	$43,600				8,276 SF	
.06Mi.	**347 ASTER RD**	**04/28/2021**	$612,676	$43,500				7,405 SF	
.07Mi.	**337 KURZON RD**	**10/30/2017**	$561,972	$39,900				10,019 SF	
.08Mi.	**332 PAUMANAKE AVE**		$577,465	$41,000				13,504 SF	
.08Mi.	**321 PAUMANAKE AVE**		$678,874	$48,200				6,534 SF	
.09Mi.	**289 HIGBIE LN**	**05/13/2021**	$563,381	$40,000				12,197 SF	
.1Mi.	**402 CAPRI RD**	**12/05/2023**	$577,465	$41,000				16,117 SF	
.1Mi.	**329 KURZON RD**	**09/09/2020**	$519,718	$36,900				5,663 SF	
.11Mi.	**10 UDALL RD**		$588,028	$41,750				9,583 SF	
.12Mi.	**315 PAUMANAKE AVE**	**11/10/2021**	$759,155	$53,900				6,534 SF	
.12Mi.	**320 PAUMANAKE AVE**		$626,761	$44,500				14,375 SF	
.12Mi.	**12 UDALL RD**		$656,338	$46,600				11,326 SF	
.12Mi.	**310 ASTER RD**	**02/22/2018**	$594,366	$42,200				5,663 SF	
.13Mi.	**313 PAUMANAKE AVE**		$542,254	$38,500				6,534 SF	
.14Mi.	**331 HIGBIE LN**		$704,225	$50,000				13,068 SF	

Rent vs. Own

Households Occupied by Renters:	3%	Households Occupied by Owners:	94%

Demographics & Income

Median Age:	41.4 years old	Households:	8,191
Median Household Income:	$160,679	Households w/Family:	82%
Household Income Per Capita:	$60,220	Households w/Family Married:	69%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	35%

School District

School District Zone:	West Islip Union Free School District	Students:	3,854
Number of Schools:	7	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.53Mi.	**Beach Street Middle School** Number of Students: 380 Student-Teacher Ratio: 9	A-	Public	6 - 8
0.79Mi.	**Paul J. Bellew Elementary School** Number of Students: 463 Student-Teacher Ratio: 11.96	A-	Public	KG - 5
0.72Mi.	**West Islip High School** Number of Students: 1,163 Student-Teacher Ratio: 9.53 Advanced Placement: Yes	A-	Public	9 - 12

Flood Report

The Subject Property of **353 KURZON RD, WEST ISLIP, NY 11795-2813** 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	61%	NOTABLY LOWER
BURGLARY	13%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	50%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	29%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	53%	NOTABLY LOWER
OVERALL	36%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98775558

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.