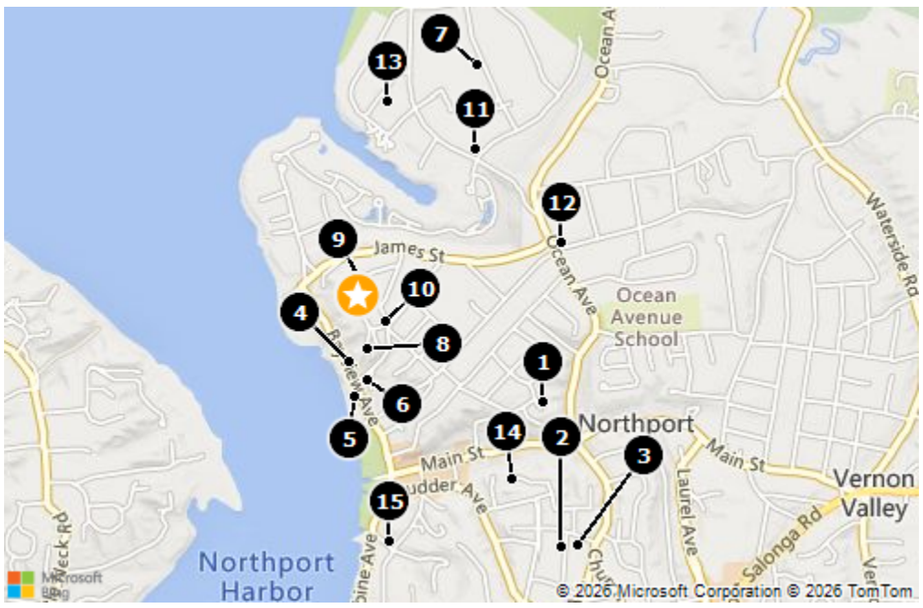
ICE SiteX Report

OrderID: 98312825

SiteX Property Information Report



Subject Property Location

35 MARINERS LN, NORTHPORT, NY 11768-1626

County:	**SUFFOLK NY**	Census Tract:	361031106.011004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0404-006.00-02.00-051.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$940,000**	FSD:	22	Common Confidence Score:	32
Value Range:	$733,200 - $1,146,800	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	472604
Assd Land Value:	$100	Market Land Value:	$22,222	Tax Year:	
Assd Improvement:	$1,500	Market Improvment Value:	$333,333	Total Taxable Value:	
Total Assessed Value:	$1,600	Total Assessor Market Value:	$355,555	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 51.000 Block: 200 Section: 6.00 District: 0404-0
Abbreviated Description: BLK LOT
City/Muni/Twp: HUNTINGTON

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

Mortgage Record

Recording Date:	06/23/2004	Loan Amount:	N/A
Document #:	BK-PG 20778-686	Loan Type:	Unknown
TD Due Date:	06/21/2034	Type Finance:	

Legal Description:
Lot: 37,39&41 Section: B Subdivision: MAP PROPERTY LOCATED VILLAGE NORTHPORT
City/Muni/Twp: HUNTINGTON

Mortgage Record

Recording Date:	08/02/2002	Loan Amount:	N/A
Document #:	BK-PG 20153-230	Loan Type:	Unknown
TD Due Date:	08/01/2032	Type Finance:	

Legal Description:
Lot: 37,39&41 Section: B Subdivision: MAP PROPERTY LOCATED VILLAGE NORTHPORT
City/Muni/Twp: HUNTINGTON

Mortgage Record

Recording Date:	11/29/2001	Loan Amount:	N/A
Document #:	BK-PG 19980-788	Loan Type:	Unknown
TD Due Date:	11/26/2016	Type Finance:	

Legal Description:
Lot: 37,39&41 Section: B Subdivision: MAP PROPERTY LOCATED VILLAGE NORTHPORT
City/Muni/Twp: HUNTINGTON

ICE SiteX Report

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Mortgage Record

Recording Date:	10/26/2000	Loan Amount:	N/A
Document #:	BK-PG 19778-742	Loan Type:	Unknown
TD Due Date:	11/01/2030	Type Finance:	

Legal Description:
Lot: 37,39&41 Section: B Subdivision: MAP PROPERTY LOCATED VILLAGE NORTHPORT
City/Muni/Twp: HUNTINGTON

Mortgage Record

Recording Date:	04/03/2000	Loan Amount:	N/A
Document #:	BK-PG 19687-718	Loan Type:	Unknown
TD Due Date:	03/01/2030	Type Finance:	ADJ

Legal Description:
Lot: 37,39&41 Section: B Subdivision: MAP PROPERTY LOCATED VILLAGE NORTHPORT
City/Muni/Twp: HUNTINGTON

Prior Transfer

Recording Date:	09/03/1998	Sales Price:	$210,000
Document #:	BK-PG 11915-190	Type of Sale:	Price Unconfirmed
Contract Date:	08/20/1998		
Document Type:			

Legal Description:
Lot: 37,39&41 Section: B Subdivision: MAP OF PROPERTY OF NORTHPORT TO J S LEWIS Map Ref: MAP182
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: 51.000 Block: 200 Section: 6.00 District: 0404-0
Abbreviated Description: BLK LOT
City/Muni/Twp: HUNTINGTON

Area Sales Analysis

Total Area Sales	$19,389,999	Median # of Bedrooms	
Median Lot Size	11,326 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$575,000 to $2,850,000	Age Range	
Median Value	$999,999	Median Age	

Comparable Sales Data

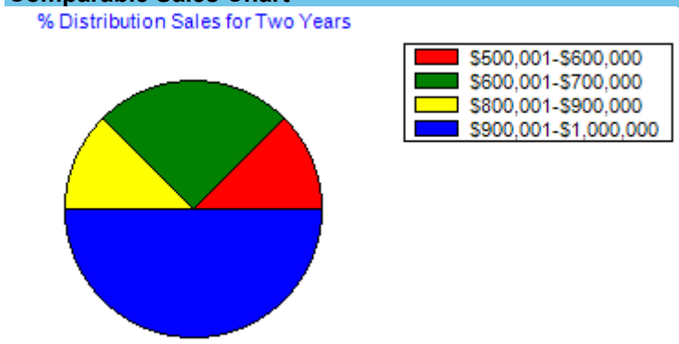
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.53Mi.	**1 PRINTING HOUSE CIR** **NORTHPORT, NY 11768-1707**	07/28/2026	$690,000			//		11,326 SF	
		APN: 0404-010.00-01.00-023.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
2	.79Mi.	**105 SEAVIEW TER** **NORTHPORT, NY 11768-2932**	07/21/2026	$640,000			//		7,405 SF	
		APN: 0404-013.00-02.00-068.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
3	.81Mi.	**38 SOUNDCREST AVE** **NORTHPORT, NY 11768-2948**	04/15/2026	$985,000			//		7,841 SF	
		APN: 0404-013.00-02.00-092.002 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
4	.16Mi.	**122 BAYVIEW AVE** **NORTHPORT, NY 11768-1509**	04/02/2026	$990,000			//		6,534 SF	
		APN: 0404-006.00-02.00-068.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
5	.25Mi.	**87 BAYVIEW AVE** **NORTHPORT, NY 11768-1501**	02/25/2026	$2,550,000			//		8,712 SF	
		APN: 0404-006.00-01.00-025.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
6	.21Mi.	**2 BAYVIEW TER** **NORTHPORT, NY 11768-1647**	01/28/2026	$877,000			//		5,227 SF	
		APN: 0404-006.00-03.00-048.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORTHPORT City/Muni/Twp: NORTHPORT								
7	.62Mi.	**22 SCHOONER RD** **NORTHPORT, NY 11768-1514**	12/29/2025	$1,300,000			//		43,560 SF	
		APN: 0404-002.00-01.00-020.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
8	.14Mi.	**64 MARINERS LN** **NORTHPORT, NY 11768-1625**	12/04/2025	$2,850,000			//		43,560 SF	
		APN: 0404-006.00-02.00-081.002 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								

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9	.04Mi.	**21 TURNIP HL** **NORTHPORT, NY 11768-1650**	10/24/2025	$1,325,000	//	14,375 SF
	APN: 0404-006.00-02.00-042.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:NORTHPORT City/Muni/Twp: NORTHPORT					
10	.08Mi.	**3 TURNIP HL** **NORTHPORT, NY 11768-1650**	10/15/2025	$1,310,000	//	21,780 SF
	APN: 0404-006.00-02.00-044.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON					
11	.46Mi.	**53 STEERS AVE** **NORTHPORT, NY 11768-1542**	10/03/2025	$999,999	//	45,303 SF
	APN: 0404-004.00-02.00-004.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:NORTHPORT City/Muni/Twp: NORTHPORT					
12	.52Mi.	**1 SEA COVE RD** **NORTHPORT, NY 11768-1846**	09/24/2025	$999,000	//	24,394 SF
	APN: 0404-004.00-03.00-046.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:NORTHPORT City/Muni/Twp: NORTHPORT					
13	.48Mi.	**9 CLANCY DR** **NORTHPORT, NY 11768-1522**	09/18/2025	$2,200,000	//	43,560 SF
	APN: 0404-001.00-01.00-023.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:NORTHPORT City/Muni/Twp: NORTHPORT					
14	.59Mi.	**23 JOHNSTON AVE** **NORTHPORT, NY 11768-2963**	09/12/2025	$1,099,000	//	9,583 SF
	APN: 0404-010.00-03.00-048.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:NORTHPORT City/Muni/Twp: NORTHPORT					
15	.61Mi.	**17 5TH AVE** **NORTHPORT, NY 11768-2805**	08/27/2025	$575,000	//	7,841 SF
	APN: 0404-009.00-02.00-074.000 Document #:					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:NORTHPORT City/Muni/Twp: NORTHPORT					

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.

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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.	**35 MARINERS LN**		$355,555	$1,600				7,405 SF	
.02Mi.	**39 MARINERS LN**	**07/07/2023**	$711,111	$3,200				10,890 SF	
.02Mi.	**31 MARINERS LN**	**07/25/2017**	$738,889	$3,325				10,890 SF	
.02Mi.	**27 TURNIP HL**		$938,889	$4,225				10,019 SF	
.02Mi.	**27 MARINERS LN**		$800,000	$3,600				10,890 SF	
.04Mi.	**21 TURNIP HL**	**10/24/2025**	$1,444,444	$6,500				14,375 SF	
.04Mi.	**47 MARINERS LN**	**09/19/2023**	$1,177,778	$5,300				13,939 SF	
.04Mi.	**17 MARINERS LN**	**01/08/2020**	$600,000	$2,700				10,890 SF	
.05Mi.	**40 MARINERS LN**		$1,716,666	$7,725				28,750 SF	
.05Mi.	**44 MARINERS LN**	**06/07/2023**	$1,166,666	$5,250				1 SF	
.05Mi.	**30 TURNIP HL**		$533,333	$2,400				14,375 SF	
.05Mi.	**30 MARINERS LN**	**02/02/2023**	$1,311,111	$5,900				25,700 SF	
.05Mi.	**15 TURNIP HL**		$366,666	$1,650				5,227 SF	
.06Mi.	**51 MARINERS LN**		$800,000	$3,600				5,227 SF	
.06Mi.	**18 TURNIP HL**		$1,044,445	$4,700				8,712 SF	
.07Mi.	**36 MARINERS LN**		$1,588,889	$7,150				2 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	87%

Demographics & Income

Median Age:	48.1 years old	Households:	7,959
Median Household Income:	$162,454	Households w/Family:	77%
Household Income Per Capita:	$72,772	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

School District

School District Zone:	Northport-East Northport Union Free School District	Students:	4,346
Number of Schools:	7	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.97Mi.	**Northport High School**	A	Public	9 - 12
Number of Students: 1,476 Student-Teacher Ratio: 10.7				
1.82Mi.	**Northport Middle School**	B-	Public	5 - 8
Number of Students: 694 Student-Teacher Ratio: 8.58				
0.63Mi.	**Ocean Avenue Elementary School**	A	Public	KG - 4
Number of Students: 346 Student-Teacher Ratio: 12.5				

Flood Report

The Subject Property of **35 MARINERS LN, NORTHPORT, NY 11768-1626** 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	85%	LOWER
BURGLARY	38%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	56%	NOTABLY LOWER
FORCIBLE ROBBERY	62%	NOTABLY LOWER
AGGRAVATED ASSAULT	62%	NOTABLY LOWER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	58%	NOTABLY LOWER
OVERALL	57%	NOTABLY LOWER

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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