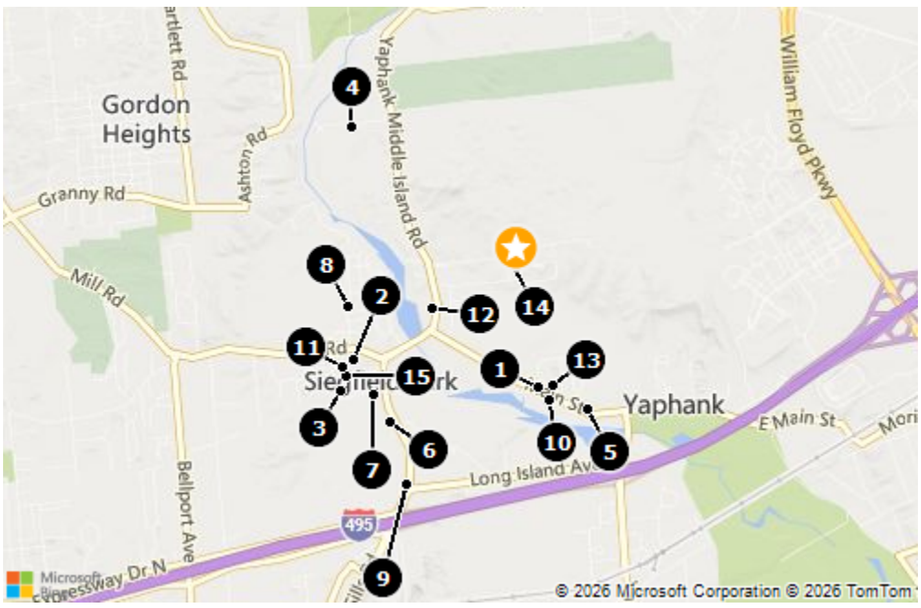
ICE SiteX Report

OrderID: 98382444

SiteX Property Information Report



Subject Property Location

390 SHANNON BLVD, YAPHANK, NY 11980-9727

County:	**SUFFOLK NY**	Census Tract:	361031587.092007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0200-549.00-01.00-015.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$695,000**	FSD:	13	Common Confidence Score:	57
Value Range:	$604,650 - $785,350	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	472212
Assd Land Value:	$300	Market Land Value:	$56,604	Tax Year:	
Assd Improvement:	$2,400	Market Improvment Value:	$452,830	Total Taxable Value:	
Total Assessed Value:	$2,700	Total Assessor Market Value:	$509,434	Delinquent Year:	
				Tax Account ID:	2425300
				Homeowner's Exemption:	
				Tax Exemptions:	BV

Assessment Legal Description

Lot: 100.15 Block: 9000 Section: 20.54 District: 0200-5 Subdivision: YAPHANK ESTATES Map Ref: MAP 2402272

Abbreviated Description:	YAPHANK EST 2272 SEC 2 70
City/Muni/Twp:	BROOKHAVEN

Property Characteristics

Lot Size:	39,204 SF	Bedrooms:	2	Pool:	
Building Area:	2012 SF	Baths:	1	Fireplace:	
Year Built:	1945	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:	Colonial	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/20/2023	Loan Amount:	N/A
Document #:	BK-PG 23514-705	Loan Type:	Stand Alone Refi
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
City/Muni/Twp: BROOKHAVEN

Prior Transfer

Recording Date:	10/31/2019	Sales Price:	N/A
Document #:	BK-PG 22128-267	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/02/2019	Loan Amount:	N/A
Document #:	DK022822 BK-PG 23065-776	Loan Type:	VA
TD Due Date:	11/01/2048	Type Finance:	

Legal Description:
City/Muni/Twp: BROOKHAVEN

Prior Transfer

Recording Date:	10/02/2019	Sales Price:	$320,000
Document #:	BK-PG 13031 -40	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98382444

Document Type:
Legal Description:
Lot: 100.15 Block: 9000 Section: 20.54 District: 0200-5 Subdivision: YAPHANK ESTATES Map Ref: MAP 2402272
Abbreviated Description: YAPHANK EST 2272 SEC 2 70
City/Muni/Twp: BROOKHAVEN

Prior Transfer

Recording Date:	10/02/2019	Sales Price:	$320,000
Document #:	BK-PG 13031-40	Type of Sale:	Full Amount on Deed
Contract Date:	07/25/2019		
Document Type:			

Legal Description:
City/Muni/Twp: BROOKHAVEN

Prior Transfer

Recording Date:	10/25/2011	Sales Price:	$150,000
Document #:	BK-PG D12674-831	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/05/2011		
Document Type:			

Legal Description:
Lot: 015.000 Block: 01.00 District: 02
City/Muni/Twp: BROOKHAVEN

Mortgage Record

Recording Date:	10/25/2011	Loan Amount:	N/A
Document #:	BK-PG 22128-267	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 015.000 Block: 01.00 District: 02
City/Muni/Twp: BROOKHAVEN

Area Sales Analysis

Total Area Sales	$9,613,100	Median # of Bedrooms	3
Median Lot Size	20,038 SF	Median # of Baths	1
Median Living Area	1,667 SF	Median Year Built	1958
Price Range - 2 Yrs	$450,000 to $915,000	Age Range	20 years to 166 years
Median Value	$595,000	Median Age	68 years

Comparable Sales Data

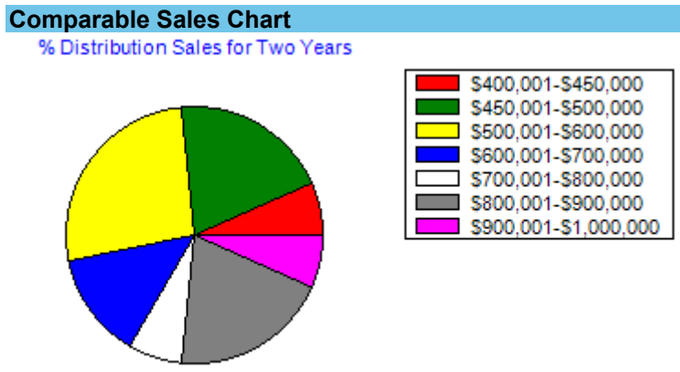
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.69Mi.	**468 MAIN ST** **YAPHANK, NY 11980-1507**	07/16/2026	$615,000	$332	1852	7/3/1	2006	32,670 SF	
		APN: 0200-612.00-01.00-010.007 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
2	.97Mi.	**2 STEPHANIE CT** **YAPHANK, NY 11980-9501**	07/10/2026	$800,100			//		20,038 SF	
		APN: 0200-611.00-02.00-016.016 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
3	1.11Mi.	**15 GARDEN LN** **YAPHANK, NY 11980-1102**	07/02/2026	$595,000	$356	1667	7/3/1	1973	17,424 SF	
		APN: 0200-611.00-02.00-007.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
4	.99Mi.	**22 RUSTIC RD** **YAPHANK, NY 11980-9754**	07/02/2026	$685,000	$351	1951	8/4/2	1971	20,038 SF	
		APN: 0200-529.00-01.00-023.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
5	.86Mi.	**173 MAIN ST** **YAPHANK, NY 11980-1502**	04/22/2026	$450,000	$242	1856	7/4/1	1940	23,087 SF	
		APN: 0200-613.00-01.00-008.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
6	1.06Mi.	**153 PATCHOGUE YAPHANK RD** **YAPHANK, NY 11980-9626**	04/07/2026	$530,000	$360	1470	7/3/2	1958	20,909 SF	
		APN: 0200-636.00-01.00-005.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
7	1.01Mi.	**8 LANDSBERGER ST** **YAPHANK, NY 11980-1001**	03/17/2026	$500,000	$473	1057	6/3/1	1959	10,890 SF	
		APN: 0200-611.00-02.00-029.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
8	.87Mi.	**236 GERMAN BLVD** **YAPHANK, NY 11980-9717**	03/03/2026	$470,000	$474	990	5/2/1	1949	10,890 SF	
		APN: 0200-579.00-02.00-004.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
9	1.28Mi.	**108 PATCHOGUE YAPHANK RD** **YAPHANK, NY 11980-1522**	02/27/2026	$548,000	$405	1353	5/3/2	2005	8,712 SF	
		APN: 0200-663.00-01.00-008.001 Document #:								

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	Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
10	.79Mi.	**132 MAIN ST** **YAPHANK, NY 11980-1503**	01/21/2026	$465,000	$230	2016	8/3/1	1860	21,344 SF
	APN: 0200-612.00-04.00-008.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
11	1.03Mi.	**8 NYDIA CT** **YAPHANK, NY 11980-9500**	12/11/2025	$835,000			//		19,602 SF
	APN: 0200-611.00-02.00-016.010 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
12	.53Mi.	**514 YAPHANK MIDDLE ISLAND RD** **YAPHANK, NY 11980-1602**	11/10/2025	$850,000	$271	3132	7/3/1	1924	87,120 SF
	APN: 0200-579.00-03.00-016.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
13	.71Mi.	**6 MUELLERS LN** **YAPHANK, NY 11980-1514**	11/03/2025	$915,000	$302	3025	10/4/2	2002	68,389 SF
	APN: 0200-612.00-01.00-010.023 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
14	.09Mi.	**66 FRANK AVE** **YAPHANK, NY 11980-1401**	10/10/2025	$565,000	$275	2048	8/5/2	1956	14,375 SF
	APN: 0200-580.00-02.00-001.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
15	1.05Mi.	**12 NYDIA CT** **YAPHANK, NY 11980-9500**	09/25/2025	$790,000			//		23,522 SF
	APN: 0200-611.00-02.00-016.012 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								

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.

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.	**390 SHANNON BLVD**	**10/02/2019**	$509,434	$2,700	2,012	6/2/1	1945	39,204 SF	
.02Mi.	**55 SHANNON BLVD**		$490,566	$2,600	1,240	5/2/2	1950	39,204 SF	
.03Mi.	**389 SHANNON BLVD**		$511,321	$2,710	1,068	6/3/1	1945	17,424 SF	
.04Mi.	**53 SHANNON BLVD**	**01/27/2016**	$339,623	$1,800	796	4/2/1	1950	39,204 SF	
.04Mi.	**45 SHANNON BLVD**	**12/09/2020**	$415,094	$2,200	1,100	6/3/1	1950	19,166 SF	
.05Mi.	**10 DONALD AVE**		$301,887	$1,600	1,333	6/3/1	1950	21,780 SF	
.06Mi.	**386 SHANNON BLVD**		$320,755	$1,700	792	4/2/1	1945	17,424 SF	
.06Mi.	**58 SHANNON BLVD**		$566,038	$3,000	1,778	6/3/1	1958	21,780 SF	
.07Mi.	**57 FRANK AVE**		$547,170	$2,900	1,546	7/4/2	1955	14,375 SF	
.08Mi.	**395 SHANNON BLVD**		$412,264	$2,185	1,556	7/3/2	1966	1 SF	
.08Mi.	**65 SHANNON BLVD**		$415,094	$2,200	1,698	6/3/1	1960	17,424 SF	
.08Mi.	**57 SHANNON BLVD**	**01/10/2022**	$396,227	$2,100	1,188	6/3/1	1955	21,780 SF	
.08Mi.	**320 DONALD AVE**	**02/13/2019**	$513,208	$2,720	1,240	5/3/1	1978	14,375 SF	
.09Mi.	**66 FRANK AVE**	**10/10/2025**	$547,170	$2,900	2,048	8/5/2	1956	14,375 SF	
.09Mi.	**56 FRANK AVE**	**06/30/2023**	$448,113	$2,375	1,080	6/3/1	1945	17,424 SF	
.1Mi.	**67 SHANNON BLVD**		$264,151	$1,400	814	5/2/1	1950	20,038 SF	

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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 **390 SHANNON BLVD, YAPHANK, NY 11980-9727** 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

No alerts noted

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