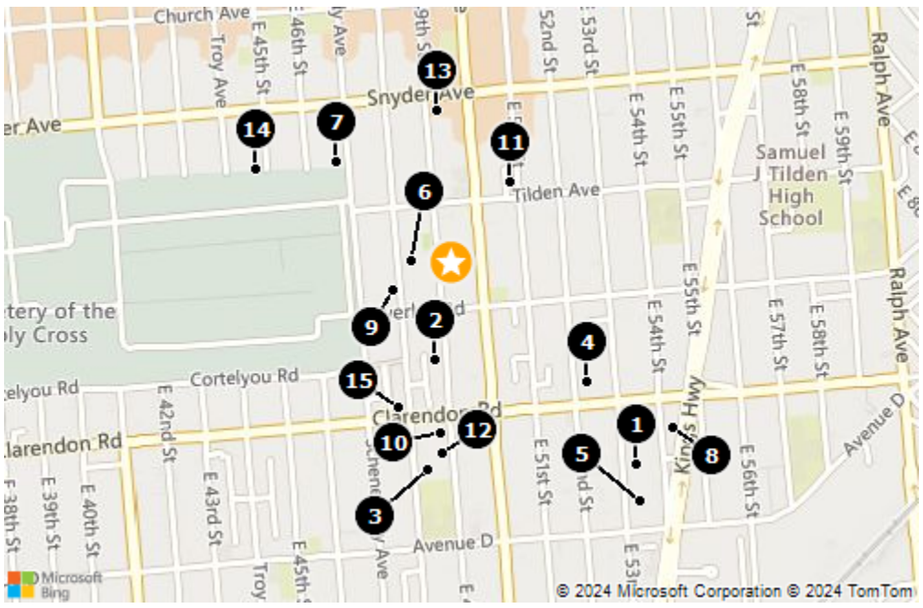
SiteX™ Report

OrderID: 91551571

SiteX Property Information Report



Subject Property Location

599 E 49TH ST, BROOKLYN, NY 11203-5201

County:	**KINGS NY**	Census Tract:	360470850.001000
Property Use:	Single Family Residential	Zoning:	R4
Parcel Number:	04734-0047	Thomas Bros Pg-Grid:	

Valuation

Value:	**$721,000**	FSD:	6
Value Range:	$677,740 - $764,260	Confidence Score:	94

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$13,500	Market Land Value:	$225,000	Tax Year:	2023
Assd Improvement:	$23,460	Market Improvment Value:	$391,000	Total Taxable Value:	$5,526
Total Assessed Value:	$36,960	Total Assessor Market Value:	$616,000	Delinquent Year:	
				Tax Account ID:	3-04734-0047
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 47 Block: 4734 Section: 1504 District: 17

Property Characteristics

Lot Size:	3,000 SF	Bedrooms:		Pool:	
Building Area:	1136 SF	Baths:		Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/19/2023	Sales Price:	N/A
Document #:	2023000237996 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/13/2023		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 0047 Block: 04734
Abbreviated Description: DOCID-2023091300351001

Mortgage Record

Recording Date:	01/11/2018	Loan Amount:	N/A
Document #:	2018000012571 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 47 Block: 4734
Abbreviated Description: DOCID-2018011000045001

Mortgage Record

Recording Date:	11/03/2008	Loan Amount:	N/A
Document #:	2008000426780 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 47 Block: 4734
Abbreviated Description: ID2008102800819002

SiteX™ Report

OrderID: 91551571

Prior Transfer

Recording Date:	11/03/2008	Sales Price:	$430,000
Document #:	2008000426779 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/20/2008		
Document Type:	Deed		

Legal Description:
Lot: 47 Block: 4734
Abbreviated Description: ID2008102800819001

Mortgage Record

Recording Date:	04/09/2007	Loan Amount:	N/A
Document #:	2007000181737 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 47 Block: 4734
Abbreviated Description: ID2007033001248001

Mortgage Record

Recording Date:	11/01/2005	Loan Amount:	N/A
Document #:	2005000609066 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 47 Block: 4734
Abbreviated Description: ID2005102502127001

Area Sales Analysis

Total Area Sales	$9,335,994	Median # of Bedrooms	
Median Lot Size	2,000 SF	Median # of Baths	
Median Living Area	1,400 SF	Median Year Built	1925
Price Range - 2 Yrs	$460,750 to $810,000	Age Range	74 years to 123 years
Median Value	$615,000	Median Age	99 years

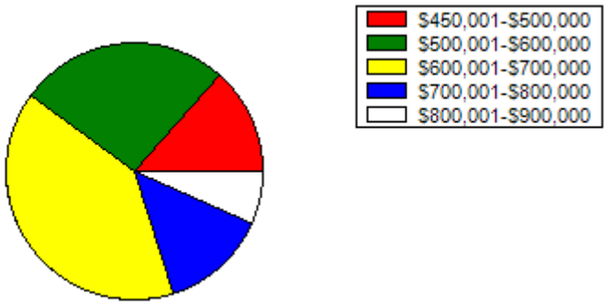
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**651 E 53RD ST** **BROOKLYN, NY 11203-5915**	04/09/2024	$525,000	$390	1344	//	1925	2,300 SF	
		APN: 04774-0063 Document #: 2024000088476 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0063 Block: 04774 Abbreviated Description: Lot:0063 Block:04774 Abbreviated Description:DOCID-2024032900250002								
2	.12Mi.	**664 E 49TH ST** **BROOKLYN, NY 11203-5240**	01/17/2024	$810,000	$289	2800	//	1930	3,383 SF	
		APN: 04759-0020 Document #: 2024000013607 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0020 Block: 04759 Abbreviated Description: Lot:0020 Block:04759 Abbreviated Description:DOCID-2023122600357001								
3	.25Mi.	**735 E 48TH ST** **BROOKLYN, NY 11203-5801**	01/10/2024	$650,000	$416	1560	//	1930	2,025 SF	
		APN: 04769-0069 Document #: 2024000008173 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0069 Block: 04769 Abbreviated Description: Lot:0069 Block:04769 Abbreviated Description:DOCID-2024010700033001								
4	.22Mi.	**635 E 52ND ST** **BROOKLYN, NY 11203-5320**	12/05/2023	$699,600	$567	1232	//	1925	1,800 SF	
		APN: 04763-0042 Document #: 2023000318573 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0042 Block: 04763 Abbreviated Description: Lot:0042 Block:04763 Abbreviated Description:DOCID-2023120400741001								
5	.37Mi.	**679 E 53RD ST** **BROOKLYN, NY 11203-5915**	11/27/2023	$615,000	$502	1225	//	1945	4,000 SF	
		APN: 04774-0051 Document #: 2023000308165 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0051 Block: 04774 Abbreviated Description: Lot:0051 Block:04774 Abbreviated Description:DOCID-2023111600727001								
6	.05Mi.	**593 E 48TH ST** **BROOKLYN, NY 11203-5223**	11/16/2023	$665,000	$532	1248	//	1925	2,500 SF	
		APN: 04733-0051 Document #: 2023000298767 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0051 Block: 04733 Abbreviated Description: Lot:0051 Block:04733 Abbreviated Description:DOCID-2023111301422001								
7	.19Mi.	**990 SCHENECTADY AVE** **BROOKLYN, NY 11203-4212**	11/03/2023	$601,644	$391	1536	//	1920	2,000 SF	
		APN: 04914-0023 Document #: 2023000286323 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0023 Block: 04914 Abbreviated Description: Lot:0023 Block:04914 Abbreviated Description:DOCID-2023110100427001								
8	.34Mi.	**5488A KINGS HWY** **BROOKLYN, NY 11203-6019**	11/01/2023	$580,000	$344	1683	//	1940	1,650 SF	
		APN: 04775-0083 Document #: 2023000282679 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0083 Block: 04775 Abbreviated Description: Lot:0083 Block:04775 Abbreviated Description:DOCID-2023103001048001								
9	.08Mi.	**618 E 48TH ST** **BROOKLYN, NY 11203-5224**	10/30/2023	$460,750	$548	840	//	1925	2,500 SF	
		APN: 04732-0032 Document #: 2023000280540 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0032 Block: 04732 Abbreviated Description: Lot:0032 Block:04732 Abbreviated Description:DOCID-2023102700137001								
10	.21Mi.	**4818 CLARENDON RD** **BROOKLYN, NY 11203-5208**	08/29/2023	$769,000	$490	1568	//	1935	2,000 SF	
		APN: 04769-0008 Document #: 2023000220395 Document Type: Deed Price Code: D								

	Land Use: Single Family Residential Legal: Lot: 0008 Block: 04769 Abbreviated Description: Lot:0008 Block:04769 Abbreviated Description:DOCID-2023081701113001								
11	.12Mi.	**536 E 51ST ST** **BROOKLYN, NY 11203-4502**	08/10/2023	$475,000	$371	1280	//	1920	1,600 SF
	APN: 04722-0034 Document #: 2023000202532 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0034 Block: 04722 Abbreviated Description: Lot:0034 Block:04722 Abbreviated Description:DOCID-2023080800410001								
12	.23Mi.	**724 E 49TH ST** **BROOKLYN, NY 11203-5804**	07/31/2023	$750,000	$520	1440	//	1935	2,000 SF
	APN: 04769-0015 Document #: 2023000191128 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0015 Block: 04769 Abbreviated Description: Lot:0015 Block:04769 Abbreviated Description:DOCID-2023072700435001								
13	.19Mi.	**487 E 49TH ST** **BROOKLYN, NY 11203-4303**	07/13/2023	$550,000	$392	1400	//	1901	1,200 SF
	APN: 04721-0069 Document #: 2023000175264 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0069 Block: 04721 Abbreviated Description: Block:04721 Abbreviated Description:DOCID-2023071200693001								
14	.27Mi.	**522 E 45TH ST** **BROOKLYN, NY 11203-4106**	07/10/2023	$640,000	$466	1372	//	1920	1,800 SF
	APN: 04912-0023 Document #: 2023000170252 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0023 Block: 04912 Abbreviated Description: Lot:0023 Block:04912 Abbreviated Description:DOCID-2023042600713003								
15	.19Mi.	**698 E 48TH ST** **BROOKLYN, NY 11203-5226**	06/29/2023	$545,000	$330	1650	//	1950	2,208 SF
	APN: 04758-0034 Document #: 2023000162563 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 0034 Block: 04758 Abbreviated Description: Lot:0034 Block:04758 Abbreviated Description:DOCID-2023062400003001								

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.	**599 E 49TH ST**	**11/03/2008**	$616,000	$36,960	1,136		1920	3,000 SF	
.01Mi.	**601 E 49TH ST**	**09/25/1978**	$635,000	$38,100	1,124		1920	3,000 SF	
.01Mi.	**595 E 49TH ST**	**06/26/1997**	$719,000	$43,140	1,316		1940	4,000 SF	
.01Mi.	**589 E 49TH ST**		$600,000	$36,000	1,114		1920	3,000 SF	
.02Mi.	**609 E 49TH ST**	**05/31/2018**	$605,000	$36,300	1,124		1920	3,000 SF	
.02Mi.	**585 E 49TH ST**	**01/31/2011**	$629,000	$37,740	1,114		1920	3,000 SF	
.02Mi.	**611 E 49TH ST**		$635,000	$38,100	1,124		1920	3,000 SF	
.03Mi.	**615 E 49TH ST**		$635,000	$38,100	1,124		1920	3,000 SF	
.03Mi.	**600 E 49TH ST**		$617,000	$37,020	1,144		1925	3,000 SF	
.03Mi.	**596 E 49TH ST**	**09/20/2017**	$762,000	$45,720	1,406		1925	3,000 SF	
.04Mi.	**575 E 49TH ST**	**09/11/2019**	$645,000	$38,700	1,114		1920	3,000 SF	
.04Mi.	**614 E 49TH ST**		$601,000	$36,060	1,109		1925	3,000 SF	
.04Mi.	**4907 BEVERLEY RD**		$605,000	$36,300	1,130		1920	3,000 SF	
.04Mi.	**616 E 49TH ST**		$617,000	$37,020	1,145		1925	3,000 SF	
.04Mi.	**571 E 49TH ST**		$600,000	$36,000	1,114		1920	3,000 SF	
.05Mi.	**4823 BEVERLEY RD**		$1,155,000	$69,300	2,032		1925	4,000 SF	

Rent vs. Own

Households Occupied by Renters:	56%	Households Occupied by Owners:	38%

SiteX™ Report

OrderID: 91551571

Demographics & Income

Median Age:	41.4 years old	Households:	26,858
Median Household Income:	$69,073	Households w/Family:	68%
Household Income Per Capita:	$36,536	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	New York City Geographic School District 18	Students:	12,538
Number of Schools:	33	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.52Mi.	**I.S. 285 Meyer Levin** Number of Students: 762 Student-Teacher Ratio: 16.21	B+	Public	6 - 8
0.33Mi.	**P.S. 208 Elsa Ebeling School** Number of Students: 301 Student-Teacher Ratio: 10.03	B-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	104%	SIMILAR
BURGLARY	68%	NOTABLY LOWER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	46%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	59%	NOTABLY LOWER
MURDER	72%	NOTABLY LOWER
OVERALL	73%	NOTABLY LOWER

Disaster Alerts

9/28/2023 - 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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