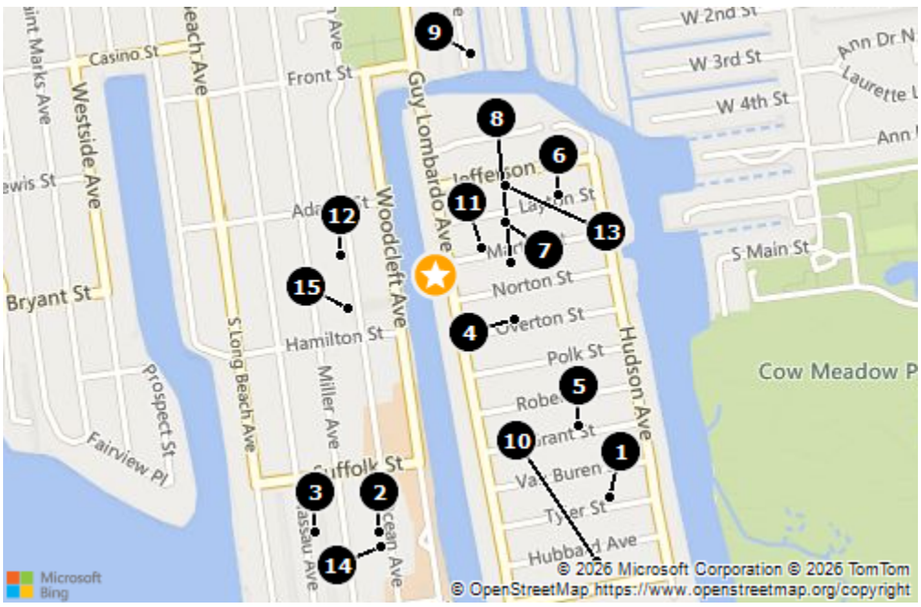
ICE SiteX Report

OrderID: 96687367

SiteX Property Information Report



Subject Property Location

644 GUY LOMBARDO AVE, FREEPORT, NY 11520-6203

County:	**NASSAU NY**	Census Tract:	360594145.022001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	62-102-00-0222	Thomas Bros Pg-Grid:	

Valuation

Value:	**$630,000**	FSD:	24	Common Confidence Score:	28
Value Range:	$478,800 - $781,200	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	007
Assd Land Value:	$188	Market Land Value:		Tax Year:	2025
Assd Improvement:	$217	Market Improvment Value:		Total Taxable Value:	$8,646
Total Assessed Value:	$405	Total Assessor Market Value:	$405,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	E

Assessment Legal Description

Lot: 222 Block: 102 Section: 62 District: 282009
Abbreviated Description: TOWN #1 SCH DIST 009
City/Muni/Twp: FREEPORT

Property Characteristics

Lot Size:	7,500 SF	Bedrooms:		Pool:	
Building Area:	1753 SF	Baths:	1	Fireplace:	1
Year Built:	1925	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Detached	Heating:	Central
Number of Stories:	1+A	Number of Cars:	1	A/C:	
Style:	Bungalow	Basement:	No	Roof Cover:	Shingle
		Foundation:	Other	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/10/2020	Loan Amount:	N/A
Document #:	2020-070960 BK-PG 44440-829	Loan Type:	FHA
TD Due Date:	08/01/2050	Type Finance:	FIX

Legal Description:
Lot: 222 722 Block: 102 Section: 62

Prior Transfer

Recording Date:	08/10/2020	Sales Price:	$605,000
Document #:	2020-070959 BK-PG 13961-599	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/16/2020		
Document Type:			

Legal Description:
Lot: 222 722 Block: 102 Section: 62 Map Ref: MAP 634

Prior Transfer

Recording Date:	08/10/2020	Sales Price:	$605,000
Document #:	BK-PG 13961 -599	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 222 Block: 102 Section: 62 District: 282009
Abbreviated Description: TOWN #1 SCH DIST 009
City/Muni/Twp: FREEPORT

ICE SiteX Report

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Prior Transfer

Recording Date:	07/14/2020	Sales Price:	$253,400
Document #:	2020-061420 BK-PG 43704-282	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/30/2019	Loan Amount:	N/A
Document #:	2019-084387 BK-PG 43704-282	Loan Type:	Commercial
TD Due Date:	09/13/2020	Type Finance:	FIX

Legal Description:
Lot: 222 Block: 102 Section: 62

Prior Transfer

Recording Date:	09/30/2019	Sales Price:	$224,500
Document #:	2019-084386 BK-PG 13857-679	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/20/2019		
Document Type:			

Legal Description:
Lot: 222 Block: 102 Section: 62 Map Ref: MAP 634

Prior Transfer

Recording Date:	06/19/2018	Sales Price:	$533,500
Document #:	2018-053724 BK-PG 13667-696	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/08/2018		
Document Type:			

Legal Description:
Lot: 222 Block: 102 Section: 62

Prior Transfer

Recording Date:	11/15/2017	Sales Price:	$5,000
Document #:	2017-112954 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/04/2017		
Document Type:			

Legal Description:
Lot: 222 Block: 102 Section: 62 Map Ref: MAP 635

Prior Transfer

Recording Date:	06/01/2001	Sales Price:	$276,100
Document #:	BK-PG 0000011339-0000000528	Type of Sale:	Full Amount on Deed
Contract Date:	05/18/2001		
Document Type:			

Legal Description:
District: 282009
City/Muni/Twp: FREEPORT

Area Sales Analysis

Total Area Sales	$8,563,350	Median # of Bedrooms	
Median Lot Size	5,000 SF	Median # of Baths	1
Median Living Area	1,663 SF	Median Year Built	1955
Price Range - 2 Yrs	$320,000 to $740,000	Age Range	12 years to 76 years
Median Value	$587,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**74 TYLER ST** **FREEPORT, NY 11520-6235**	01/23/2026	$320,000	$387	825	5//1	1954	5,000 SF	
		APN: 62-104-00-0251 Document #: 2026-5035 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 104 Subdivision: FREEPORT GABLES SECTION 2 Abbreviated Description: Lot:16 Block:104 Subdivision:FREEPORT GABLES SECTION 2 City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD								
2	.32Mi.	**808 S OCEAN AVE** **FREEPORT, NY 11520-6327**	12/31/2025	$575,000	$345	1663	5//2	1961	6,500 SF	
		APN: 62-180-00-0429 Document #: 2025-84797 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 389-391 Subdivision: MAP OF WOODCLEFT BAY ESTATES SECTION 1 AT FREEPORT MapRef: MAP 567 CASE 3479 Abbreviated Description: Lot:389-391 Subdivision:MAP OF WOODCLEFT BAY ESTATES SECTION 1 AT FREEPORT Map Ref:MAP 567 CASE 3479Abbreviated Description:PORTION LOT391 City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT								
3	.35Mi.	**465 NASSAU AVE** **FREEPORT, NY 11520-6318**	12/31/2025	$620,000	$306	2020	6//1	1959	5,130 SF	
		APN: 62-183-00-0371 Document #: 2025-84906 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 212-214 Subdivision: MAP OF RANDALL BAY ESTATES SECTION NO 3 AT FREEPOR MapRef: MAP 572 CASE 3502 Abbreviated Description: Lot:212-214 Subdivision:MAP OF RANDALL BAY ESTATES SECTION NO 3 AT FREEPOR Map Ref:MAP 572 CASE 3502Abbreviated Description:PORTION LOT212 City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD								
4	.11Mi.	**32 OVERTON ST** **FREEPORT, NY 11520-6237**	12/22/2025	$450,000	$562	800	4//1	1950	5,000 SF	
		APN: 62-097-00-0353 Document #: 2025-83222 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 316-318 Subdivision: MAP OF FREEPORT GABLES SITUATED AT FREEPORT LONG I MapRef: MAP 634 CASE 3657 Abbreviated Description: Lot:316-318 Subdivision:MAP OF FREEPORT GABLES SITUATED AT FREEPORT LONG I Map Ref:MAP 634 CASE 3657City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT								
5	.25Mi.	**62 GRANT ST** **FREEPORT, NY 11520-6251**	12/04/2025	$550,000	$567	969	4//1	1952	5,000 SF	
		APN: 62-100-00-0680 Document #: 2025-78150								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 630-632 Subdivision: MAP OF FREEPORT GABLES AT FREEPORT OWNED BY JAY RA MapRef: MAP 634 CASE 3657 Abbreviated
Description: Lot:630-632 Subdivision:MAP OF FREEPORT GABLES AT FREEPORT OWNED BY JAY RA Map Ref:MAP 634 CASE 3657Abbreviated
Description:PORTION LOT630 City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT

6	.18Mi.	**78 LAYTON ST** **FREEPORT, NY 11520-6208**	12/02/2025	$354,350	$194	1823	7//2	1954	5,000 SF

APN: 62-094-00-0126 Document #: 2025-77476
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38-40 Subdivision: MAP OF FREEPORT GABLES SITUATED AT FREEPORT L L OW MapRef: FILE 634 CASE 3657 Abbreviated
Description: Lot:38-40 Subdivision:MAP OF FREEPORT GABLES SITUATED AT FREEPORT L L OW Map Ref:FILE 634 CASE 3657Abbreviated
Description:PORTION LOT40 City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

7	.11Mi.	**39 LAYTON ST** **FREEPORT, NY 11520-6240**	11/21/2025	$451,000	$342	1315	6//1	1953	5,000 SF

APN: 62-095-00-0161 Document #: 2025-75728
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 80-82 Subdivision: MAP OF FREEPORT GABLES SITUATED AT FREEPORT LONGIS MapRef: MAP 634 CASE 3657 Abbreviated
Description: Lot:80-82 Subdivision:MAP OF FREEPORT GABLES SITUATED AT FREEPORT LONGIS Map Ref:MAP 634 CASE 3657City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

8	.1Mi.	**37 MARTHA ST** **FREEPORT, NY 11520-6239**	10/16/2025	$732,000	$408	1793	5//1	1970	5,000 SF

APN: 62-096-00-0309 Document #: 2025-66400
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 181-183 Subdivision: MAP OF FREEPORT GABLES SITUATED AT FREEPORT L L OW MapRef: MAP 634 CASE 3657 Abbreviated
Description: Lot:181-183 Subdivision:MAP OF FREEPORT GABLES SITUATED AT FREEPORT L L OW Map Ref:MAP 634 CASE 3657Abbreviated
Description:PORTION LOT183 City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

9	.28Mi.	**243 SPORTSMANS AVE** **FREEPORT, NY 11520-5635**	10/10/2025	$670,000	$465	1440	3//1	2014	2,500 SF

APN: 62-089-00-0031 Document #: 2025-65333
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Block: 89 Section: 62 Abbreviated Description: Lot:31 Block:89 Section:62 City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT

10	.4Mi.	**57 HUBBARD AVE** **FREEPORT, NY 11520-6217**	09/26/2025	$375,000	$316	1185	5//1	1955	5,000 SF

APN: 62-106-00-0412 Document #: 2025-61941
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 333-335 Subdivision: MAP OF FREEPORT GABLES SECTION 2 SITUATED AT FREEP MapRef: MAP 918 CASE 2630 Abbreviated
Description: Lot:333-335 Subdivision:MAP OF FREEPORT GABLES SECTION 2 SITUATED AT FREEP Map Ref:MAP 918 CASE 2630Abbreviated
Description:PORTION LOT333 City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT

11	.07Mi.	**22 MARTHA ST** **FREEPORT, NY 11520-6211**	09/24/2025	$709,000	$409	1732	6//2	1954	5,000 SF

APN: 62-095-00-0163 Document #: 2025-60741
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 163 Block: 95 Section: 62 Abbreviated Description: Lot:163 Block:95 Section:62 City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT

12	.12Mi.	**626 S OCEAN AVE** **FREEPORT, NY 11520-6123**	09/23/2025	$720,000	$374	1921	7//2	1959	7,000 SF

APN: 62-178-00-0487 Document #: 2025-60353
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 466-468 Subdivision: MAP OF WOODCLEFT BAY ESTATES SECTIONS 1 AT FREEPOR MapRef: MAP 567 CASE 3479 Abbreviated
Description: Lot:466-468 Subdivision:MAP OF WOODCLEFT BAY ESTATES SECTIONS 1 AT FREEPOR Map Ref:MAP 567 CASE 3479Abbreviated
Description:PORTION LOT468 City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT

13	.14Mi.	**43 JEFFERSON ST** **FREEPORT, NY 11520-6248**	08/15/2025	$587,000	$316	1852	6//1	1955	5,000 SF

APN: 62-094-00-0133 Document #: 2025-51284
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 89-91 Subdivision: MAP OF FREEPORT GABLES SECTION 1 SURVEYED DURING F MapRef: MAP 918 CASE 2631 Abbreviated
Description: Lot:89-91 Subdivision:MAP OF FREEPORT GABLES SECTION 1 SURVEYED DURING F Map Ref:MAP 918 CASE 2631Abbreviated
Description:PORTION LOT89 City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT

14	.34Mi.	**818 S OCEAN AVE** **FREEPORT, NY 11520-6327**	07/24/2025	$740,000	$444	1663	5//2	1961	6,500 SF

APN: 62-180-00-0428 Document #: 2025-46068
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 384-386 Subdivision: MAP OF WOODCLWFT BAY ESTATES SECTION 1 AT FREEPORT MapRef: MAP 567 CASE 3479 Abbreviated
Description: Lot:384-386 Subdivision:MAP OF WOODCLWFT BAY ESTATES SECTION 1 AT FREEPORT Map Ref:MAP 567 CASE 3479Abbreviated
Description:PORTION LOT386 City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT

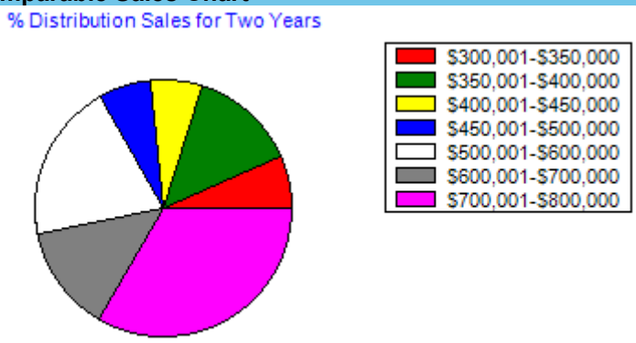
15	.12Mi.	**662 S OCEAN AVE** **FREEPORT, NY 11520-6123**	07/22/2025	$710,000	$369	1921	6//1	1959	6,500 SF

APN: 62-178-00-0494 Document #: 2025-45359
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 448-450 Subdivision: MAP OF WOODCLEFT BAY ESTATE SECTION 1 AT FREEPORT MapRef: MAP 567 CASE 3479 Abbreviated
Description: Lot:448-450 Subdivision:MAP OF WOODCLEFT BAY ESTATE SECTION 1 AT FREEPORT Map Ref:MAP 567 CASE 3479Abbreviated
Description:PORTION LOT448 City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT

ICE SiteX Report

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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.	**644 GUY LOMBARDO AVE**	**08/10/2020**	$405,000	$405	1,753	7//1	1925	7,500 SF	
.01Mi.	**640 GUY LOMBARDO AVE**	**04/14/2000**	$384,000	$384	1,590	7//1	1925	8,250 SF	
.02Mi.	**656 GUY LOMBARDO AVE**	**10/11/2023**	$537,000	$537	2,440	8//2	1969	7,500 SF	
.03Mi.	**3 MARTHA ST**	**05/13/2008**	$351,000	$351	1,550	6//1	1954	6,000 SF	
.03Mi.	**660 GUY LOMBARDO AVE**		$374,000	$374	1,253	6//1	1926	10,500 SF	
.04Mi.	**4 NORTON ST**	**09/12/2000**	$405,000	$405	1,793	8//1	1951	6,000 SF	
.04Mi.	**4 MARTHA ST**	**01/25/2022**	$359,000	$359	1,088	6//1	1954	6,000 SF	
.04Mi.	**9 MARTHA ST**	**04/30/2024**	$390,000	$390	1,482	6//1	1954	6,000 SF	
.04Mi.	**662 GUY LOMBARDO AVE**	**12/09/2022**	$480,000	$480	2,260	7//2	1930	9,000 SF	
.05Mi.	**618 GUY LOMBARDO AVE**	**02/23/2021**	$563,000	$563	2,189	6//2	1958	9,000 SF	
.05Mi.	**10 NORTON ST**	**05/10/2017**	$187,000	$187	1,235	6//1	1954	6,000 SF	
.05Mi.	**10 MARTHA ST**	**02/08/2000**	$361,000	$361	1,497	6//1	1954	6,000 SF	
.05Mi.	**15 MARTHA ST**	**07/06/2016**	$399,000	$399	1,856	6//2	1966	5,000 SF	
.05Mi.	**3 LAYTON ST**	**11/09/1994**	$409,000	$409	2,082	8//2	1953	7,000 SF	
.06Mi.	**16 NORTON ST**	**03/02/2020**	$348,000	$348	1,315	6//1	1954	5,000 SF	
.06Mi.	**16 MARTHA ST**	**02/24/2015**	$390,000	$390	1,577	6//2	1954	6,000 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	39.0 years old	Households:	14,605
Median Household Income:	$108,703	Households w/Family:	70%
Household Income Per Capita:	$47,648	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Freeport Union Free School District	Students:	6,618
Number of Schools:	8	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.83Mi.	**Archer Street School** Number of Students: 548 Student-Teacher Ratio: 13.37	B	Public	KG - 4
1.06Mi.	**New Visions Elementary School** Number of Students: 445 Student-Teacher Ratio: 10.15	C	Public	KG - 4
1.90Mi.	**Columbus Avenue School** Number of Students: 191 Student-Teacher Ratio: 12.78	NA	Public	PK - KG
1.31Mi.	**John W Dodd Middle School** Number of Students: 1,081 Student-Teacher Ratio: 11.89	C-	Public	7 - 8
0.42Mi.	**Leo F Giblyn School** Number of Students: 565 Student-Teacher Ratio: 14.62	C	Public	KG - 4
2.06Mi.	**Caroline G Atkinson School** Number of Students: 967	B-	Public	5 - 6

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Student-Teacher Ratio: 13.39			
1.68Mi. **Freeport High School** Number of Students: 2,159 Student-Teacher Ratio: 13.22 Advanced Placement: Yes	D+	Public	9 - 12
1.26Mi. **Bayview Avenue School** Number of Students: 534 Student-Teacher Ratio: 12.42	B-	Public	KG - 4

Flood Report

The Subject Property of **644 GUY LOMBARDO AVE, FREEPORT, NY 11520-6203** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	123%	HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	71%	NOTABLY LOWER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	96%	SIMILAR
OVERALL	104%	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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