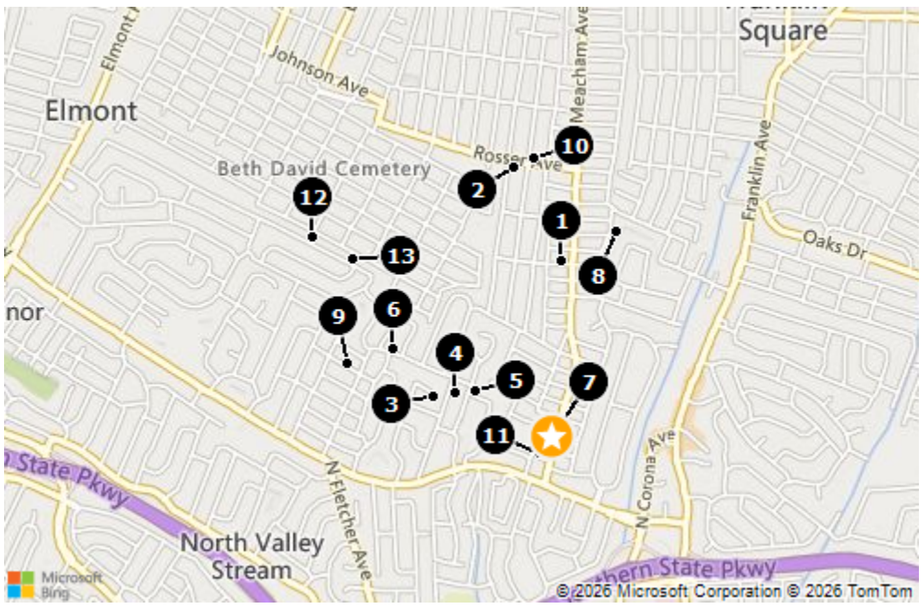
ICE SiteX Report

OrderID: 97523362

SiteX Property Information Report



Subject Property Location

746 MEACHAM AVE, ELMONT, NY 11003-4717

County:	**NASSAU NY**	Census Tract:	360594051.003008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	32-699-00-0031	Thomas Bros Pg-Grid:	

Valuation

Value:	**$689,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$606,320 - $771,680	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	195
Assd Land Value:	$150	Market Land Value:		Tax Year:	2026
Assd Improvement:	$216	Market Improvment Value:		Total Taxable Value:	$9,341
Total Assessed Value:	$366	Total Assessor Market Value:	$366,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 31 Block: 699 Section: 32 District: 282089
Abbreviated Description: TOWN #1 SCH DIST 013
City/Muni/Twp: HEMPSTEAD UNINCORPORATED

Property Characteristics

Lot Size:	5,000 SF	Bedrooms:		Pool:	
Building Area:	1302 SF	Baths:	1	Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Detached	Heating:	Central
Number of Stories:	1+AB	Number of Cars:	1	A/C:	
Style:	Cape Cod	Basement:	Full	Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/28/2006	Sales Price:	N/A
Document #:	BK-PG 0000012177-0000000765	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/14/2006		
Document Type:			

Legal Description:
District: 282089
City/Muni/Twp: HEMPSTEAD

Prior Transfer

Recording Date:	08/14/2006	Sales Price:	N/A
Document #:	BK-PG 12177 -765	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 31 Block: 699 Section: 32 District: 282089
Abbreviated Description: TOWN #1 SCH DIST 013
City/Muni/Twp: HEMPSTEAD UNINCORPORATED

Prior Transfer

Recording Date:	06/11/2003	Sales Price:	N/A
Document #:	BK-PG 0000011627-0000000411	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/15/2003		
Document Type:			

ICE SiteX Report

OrderID: 97523362

Legal Description:
District: 282089
City/Muni/Twp: HEMPSTEAD

Prior Transfer

Recording Date:	11/27/2002	Sales Price:	$267,000
Document #:	BK-PG 0000011557-0000000719	Type of Sale:	Full Amount on Deed
Contract Date:	09/26/2002		
Document Type:			

Legal Description:
District: 282089
City/Muni/Twp: HEMPSTEAD

Mortgage Record

Recording Date:	02/09/2000	Loan Amount:	N/A
Document #:	200002091780 BK-PG 20148-0788	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/08/2023	Type Finance:	

Legal Description:
District: 2820
City/Muni/Twp: HEMPSTEAD

Prior Transfer

Recording Date:	12/28/1998	Sales Price:	$151,000
Document #:	BK-PG 11002- 394	Type of Sale:	Full Amount on Deed
Contract Date:	12/11/1998		
Document Type:			

Legal Description:
District: 282089
Abbreviated Description: CREATION DATE: 990223; UPDATE DATE: 990412
City/Muni/Twp: HEMPSTEAD UNINCORPORATED

Area Sales Analysis

Total Area Sales	$8,737,000	Median # of Bedrooms	
Median Lot Size	6,060 SF	Median # of Baths	2
Median Living Area	1,222 SF	Median Year Built	1951
Price Range - 2 Yrs	$415,000 to $910,000	Age Range	68 years to 104 years
Median Value	$715,000	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**1366 E ST** **ELMONT, NY 11003-3829**	04/06/2026	$540,000	$508	1062	4//1	1922	4,560 SF	

APN: 32-587-00-0047 Document #: 2026-22121
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15-19 Block: 8 Subdivision: MAP NO 1 OF HOLLIS CIRCLE ELMONT TOWN OF HEMPSTEAD MapRef: MAP 337 CASE 2286 Abbreviated Description: Lot:15-19 Block:8 Subdivision:MAP NO 1 OF HOLLIS CIRCLE ELMONT TOWN OF HEMPSTEAD Map Ref:MAP 337 CASE 2286Abbreviated Description:PORTION LOT19 City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

2	.67Mi.	**389 KIRKMAN AVE** **ELMONT, NY 11003-3736**	03/30/2026	$670,000	$553	1210	5//2	1954	5,300 SF	

APN: 32-537-00-0065 Document #: 2026-20510
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8-11 Block: 69 Subdivision: MAP OF VANDERVEER VILLA NO 2 MapRef: MAP 526 CASE 3252 Abbreviated Description: Lot:8-11 Block:69 Subdivision:MAP OF VANDERVEER VILLA NO 2 Map Ref:MAP 526 CASE 3252Abbreviated Description:PORTION LOTS8&11 City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

3	.3Mi.	**631 LENORE LN** **ELMONT, NY 11003-4524**	02/20/2026	$770,000	$561	1372	7//2	1951	8,250 SF	

APN: 32-693-00-0038 Document #: 2026-11586
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 Block: 693 Subdivision: MAP OF MILLBROOK HOMES INC MapRef: MAP 4900 Abbreviated Description: Block:693 Subdivision:MAP OF MILLBROOK HOMES INC Map Ref:MAP 4900Abbreviated Description:PORTION LOT38 City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

4	.26Mi.	**739 CONNIE LN** **ELMONT, NY 11003-4602**	02/20/2026	$805,000	$676	1190	5//1	1951	6,800 SF	

APN: 32-704-00-0004 Document #: 2026-11668
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 704 Subdivision: MAP OF NORTH VALLEY STREAM HOMES SITUATE AT ELMONT MapRef: MAP 4876 Abbreviated Description: Lot:4 Block:704 Subdivision:MAP OF NORTH VALLEY STREAM HOMES SITUATE AT ELMONT Map Ref:MAP 4876City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

5	.21Mi.	**727 LAWRENCE ST** **ELMONT, NY 11003-4615**	02/18/2026	$583,000	$303	1921	9//2	1951	8,541 SF	

APN: 32-701-00-0047 Document #: 2026-11017
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 47 Block: 701 Subdivision: MAP OF VALMONT GARDENS SECTION 1 SITUATE AT ELMONT MapRef: MAP 4776 CASE 4776 Abbreviated Description: Lot:47 Block:701 Subdivision:MAP OF VALMONT GARDENS SECTION 1 SITUATE AT ELMONT Map Ref:MAP 4776 CASE 4776City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

6	.45Mi.	**1592 LYDIA AVE** **ELMONT, NY 11003-4423**	02/05/2026	$720,000	$433	1659	9//2	1951	7,268 SF	

APN: 32-729-00-0009 Document #: 2026-8243
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 729 Subdivision: MAP OF VALMONT GARDENS SECTION NO 4 SITUATED AT EL MapRef: MAP 5029 Abbreviated Description: Lot:9 Block:729 Subdivision:MAP OF VALMONT GARDENS SECTION NO 4 SITUATED AT EL Map Ref:MAP 5029City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

7	.01Mi.	**750 MEACHAM AVE** **ELMONT, NY 11003-4717**	01/22/2026	$560,000	$490	1142	4//1	1949	5,000 SF	

APN: 32-699-00-0030 Document #: 2026-4762
Document Type: Price Code: D

ICE SiteX Report

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Land Use: Single Family Residential
Legal: Lot: 30 Block: 699 Section: 32 Abbreviated Description: Lot:30 Block:699 Section:32 City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

8	.53Mi.	**465 EUREKA AVE** **ELMONT, NY 11003-3834**	10/22/2025	$580,000	$607	955	5//1	1940	4,992 SF

APN: 35-633-00-0060 Document #: 2025-67992
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 83-86 Block: 11 Subdivision: MAP 1 OF HOLLIS CIRLCE ELMONT BROS JAMAICA NEWYOR MapRef: FILE 337 Abbreviated Description: Lot:83-86 Block:11 Subdivision:MAP 1 OF HOLLIS CIRLCE ELMONT BROS JAMAICA NEWYOR Map Ref:FILE 337City/Muni/Twp:TEMPSTEAD City/Muni/Twp: TEMPSTEAD

9	.54Mi.	**1644 LENOX ST** **ELMONT, NY 11003-4422**	10/08/2025	$715,000	$585	1222	7//2	1958	4,800 SF

APN: 32-597-00-0325 Document #: 2025-64933
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 101-102 Block: F Subdivision: MAP OF PROPERTY OF DAUNTLESS MapRef: MAP 32 CASE 3117 Abbreviated Description: Lot:101-102 Block:F Subdivision:MAP OF PROPERTY OF DAUNTLESS Map Ref:MAP 32 CASE 3117Abbreviated Description:LOT 302 City/Muni/Twp:HEMPETAAD City/Muni/Twp: HEMPETAAD

10	.68Mi.	**383 KELLER AVE** **ELMONT, NY 11003-3112**	10/02/2025	$415,000	$339	1221	5//2	1956	5,000 SF

APN: 32-536-00-0073 Document #: 2025-63261
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36,37 &33 Block: 78 Subdivision: MAP OF VANDERVEER VILLA NO 2 Abbreviated Description: Lot:36,37 &33 Block:78 Subdivision:MAP OF VANDERVEER VILLA NO 2 City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

11	.05Mi.	**775 N ASCAN ST** **ELMONT, NY 11003-4621**	09/23/2025	$910,000	$465	1956	7//2	1951	6,060 SF

APN: 32-699-00-0019 Document #: 2025-60634
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 699 Subdivision: MAP OF CHOICE HOME PARK SITUATED AT ELMONT TOWN OF MapRef: MAP 4643 Abbreviated Description: Lot:19 Block:699 Subdivision:MAP OF CHOICE HOME PARK SITUATED AT ELMONT TOWN OF Map Ref:MAP 4643City/Muni/Twp:ELMONT City/Muni/Twp: ELMONT

12	.73Mi.	**312 NORFELD BLVD** **ELMONT, NY 11003-3641**	09/11/2025	$720,000	$534	1348	5//1	1948	6,200 SF

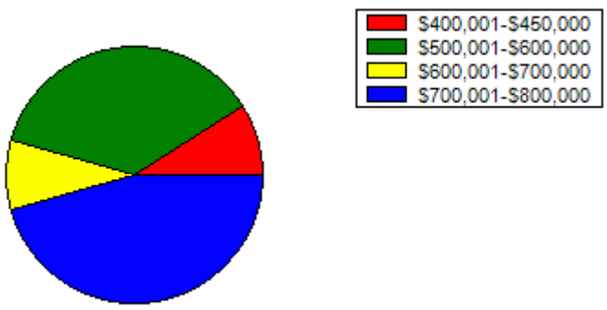
APN: 32-644-00-0101 Document #: 2025-57196
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 101 Block: 644 Subdivision: AMENDED MAP OF ARGO VILLAGE SECTIONS NO 1 AND 5 SI MapRef: FILE 4421 Abbreviated Description: Lot:101 Block:644 Subdivision:AMENDED MAP OF ARGO VILLAGE SECTIONS NO 1 AND 5 SI Map Ref:FILE 4421City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

13	.64Mi.	**362 NORFELD BLVD** **ELMONT, NY 11003-3641**	08/15/2025	$749,000	$600	1248	6//2	1948	6,200 SF

APN: 32-644-00-0111 Document #: 2025-51566
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 644 Subdivision: AMENDED MAP OF ARGO VILLAGE SECTION NO 1 AND 5 SIT MapRef: FILE 4421 Abbreviated Description: Lot:11 Block:644 Subdivision:AMENDED MAP OF ARGO VILLAGE SECTION NO 1 AND 5 SIT Map Ref:FILE 4421City/Muni/Twp:HEMPSTEAD City/Muni/Twp: HEMPSTEAD

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.

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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.	**746 MEACHAM AVE**	**08/14/2006**	$366,000	$366	1,302	7//1	1951	5,000 SF	
.01Mi.	**742 MEACHAM AVE**		$418,000	$418	1,224	7//2	1951	5,000 SF	
.01Mi.	**750 MEACHAM AVE**	**03/08/2021**	$387,000	$387	1,142	4//1	1949	5,000 SF	
.02Mi.	**736 MEACHAM AVE**	**12/04/2015**	$350,000	$350	1,142	4//1	1949	5,000 SF	
.02Mi.	**756 MEACHAM AVE**		$395,000	$395	1,428	4//2	1949	5,000 SF	
.02Mi.	**751 N ASCAN ST**		$499,000	$499	1,705	7//2	1951	6,000 SF	
.02Mi.	**745 N ASCAN ST**	**03/30/2004**	$570,000	$570	2,230	4//2	1949	6,120 SF	
.02Mi.	**757 N ASCAN ST**	**04/16/2004**	$453,000	$453	1,224	6//2	1949	6,000 SF	
.03Mi.	**762 MEACHAM AVE**	**10/06/2005**	$433,000	$433	1,462	6//2	1951	5,000 SF	
.03Mi.	**749 MEACHAM AVE**	**11/03/2008**	$486,000	$486	1,776	7//2	1950	6,352 SF	
.03Mi.	**739 N ASCAN ST**	**07/31/2015**	$457,000	$457	1,428	6//2	1949	6,600 SF	
.03Mi.	**763 N ASCAN ST**	**01/29/2002**	$425,000	$425	1,142	4//1	1949	6,000 SF	
.04Mi.	**766 MEACHAM AVE**	**05/16/2005**	$430,000	$430	1,428	6//2	1949	5,000 SF	
.04Mi.	**1337 P ST**		$319,000	$319	816	4//1	1949	6,100 SF	
.04Mi.	**1315 Q ST**		$442,000	$442	1,997	6//2	1969	3,992 SF	
.04Mi.	**1320 R ST**		$177,000	$177	1,248		1930	4,680 SF	

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 **746 MEACHAM AVE, ELMONT, NY 11003-4717** 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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