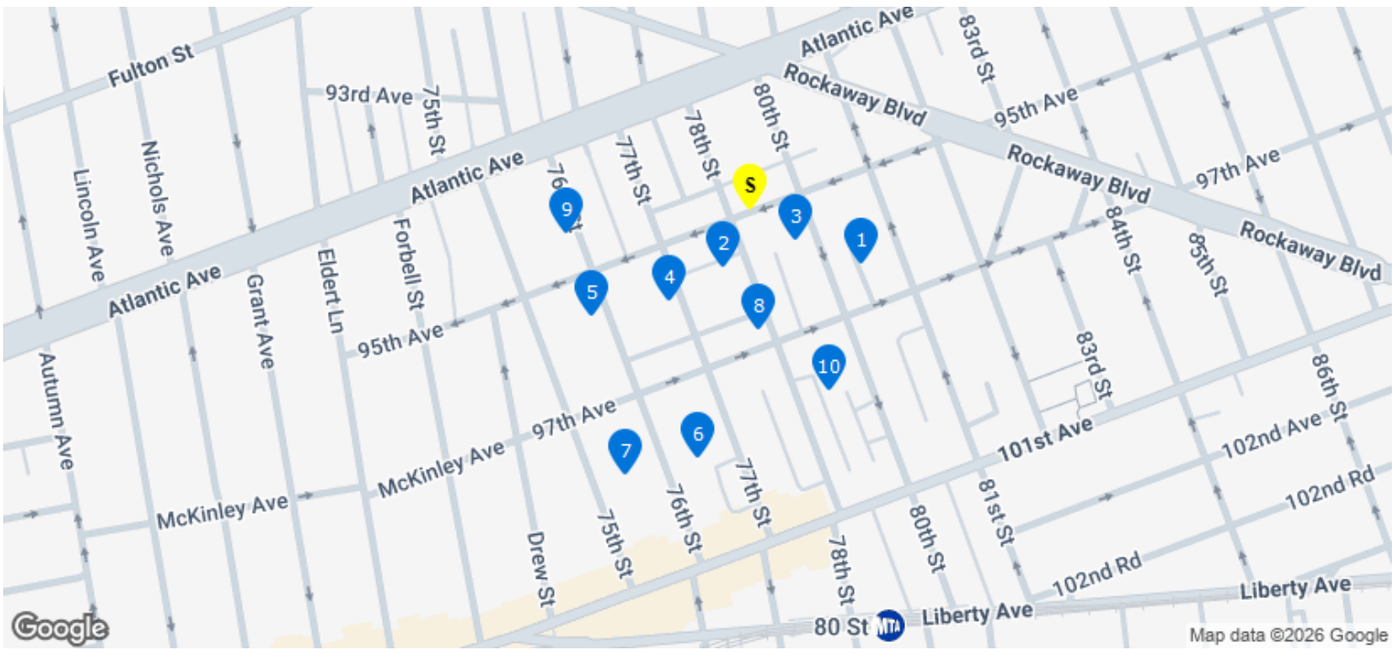
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

7801 95TH AVE, JAMAICA, NY 11416-1119

County:	**QUEENS NY**	Census Tract:	0034.00
Property Use:	Duplex (2 units, any combination)	Zoning:	R4B
Parcel Number:	09005-0030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$691,000**	FSD:	20	Common Confidence Score:	35
Value Range:	$552,800 - $829,200	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$11,951	Market Land Value:	$268,000	Tax Year:	2026
Assd Improvement:	$27,559	Market Improvment Value:	$618,000	Total Taxable Value:	$7,840
Total Assessed Value:	$39,510	Total Assessor Market Value:	$886,000	Delinquent Year:	
				Tax Account ID:	4-09005-0030
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 30 Block: 9005 Section: 3904
Abbreviated Description: LOT:30 BLK:9005 SEC:3904

Property Characteristics

Lot Size:	2,000 SF	Bedrooms:		Pool:	
Building Area:	1920 SF	Baths:		Fireplace:	
Year Built:	1915	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	2	Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/16/2020	Loan Amount:	N/A
Document #:	2020000019690 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	12/17/2019		
TD Due Date:		Type Finance:	

Legal Description:
Block: 9005 Map Ref: 0
Abbreviated Description: DOCID-2020011500628002

Prior Transfer

Recording Date:	09/04/2019	Sales Price:	N/A
Document #:	2019000282537 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/16/2019		
Document Type:	Deed		

Legal Description:
Block: 9005
Abbreviated Description: DOCID-2019083000413001

Mortgage Record

Recording Date:	12/07/2012	Loan Amount:	N/A
Document #:	2012000480791 BK-PG -	Loan Type:	
Contract Date:	08/01/2012		
TD Due Date:		Type Finance:	

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Legal Description:
Block: 9005 Map Ref: 0
Abbreviated Description: DOCID-2012112600609002

Mortgage Record

Recording Date:	07/16/2009	Loan Amount:	N/A
Document #:	2009071300249002 BK-PG -	Loan Type:	
Contract Date:	06/30/2009		
TD Due Date:		Type Finance:	

Legal Description:
Block: 9005
Abbreviated Description: ID2009071300249001

Prior Transfer

Recording Date:	07/16/2009	Sales Price:	$535,000
Document #:	2009000219620 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/30/2009		
Document Type:	Deed		

Legal Description:
Block: 9005
Abbreviated Description: ID2009071300249001

Area Sales Analysis

Total Area Sales	$9,056,990	Median # of Bedrooms	
Median Lot Size	2,000 SF	Median # of Baths	
Median Living Area	1,811 SF	Median Year Built	1920
Price Range - 2 Yrs	$690,000 to $1,250,000	Age Range	91 years to 116 years
Median Value	$885,000	Median Age	106 years

Comparable Sales Data

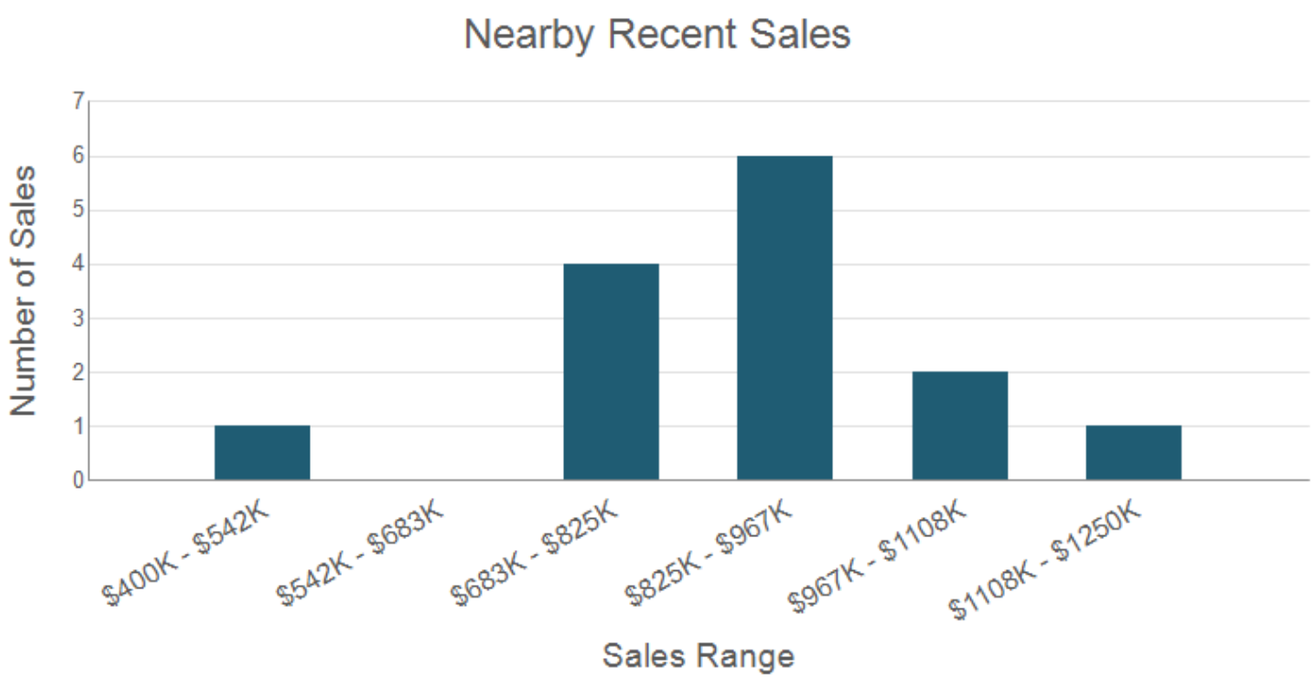
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**9530 78TH ST** **JAMAICA, NY 11416-1110**	09/28/2026	$690,000	$438	1576	//	1915	1,800 SF	
		APN: 09004-0020 Document #: 2026000276529 Document Type: Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 0020 Block: 09004 Abbreviated Description: Lot:0020 Block:09004 Abbreviated Description:DOCID-20260924014240001								
2	.13Mi.	**9713 78TH ST** **JAMAICA, NY 11416-1906**	08/13/2026	$710,000	$415	1710	//	1920	3,000 SF	
		APN: 09050-0062 Document #: 2026000228734 Document Type: Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 0062 Block: 09050 Abbreviated Description: Lot:0062 Block:09050 Abbreviated Description:DOCID-20260810005150001								
3	.15Mi.	**9309 76TH ST** **JAMAICA, NY 11421-2821**	10/09/2026	$965,000	$657	1468	//	1920	1,900 SF	
		APN: 08947-0035 Document #: 2026000288688 Document Type: Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 0035 Block: 08947 Abbreviated Description: Lot:0035 Block:08947 Abbreviated Description:DOCID-20261007008960001								
4	.15Mi.	**9134 79TH ST** **JAMAICA, NY 11421-2908**	08/14/2026	$850,000	$618	1376	//	1920	2,375 SF	
		APN: 08955-0021 Document #: 2026000230635 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 0021 Block: 08955 Abbreviated Description: Lot:0021 Block:08955 Abbreviated Description:DOCID-20260811002510001								
5	.16Mi.	**9247 76TH ST** **JAMAICA, NY 11421-2819**	08/07/2026	$700,000	$614	1140	//	1920	1,609 SF	
		APN: 08947-0044 Document #: 2026000223666 Document Type: Deed Price Code: A Land Use: Residential (General) (Single) Legal: Lot: 0044 Block: 08947 Abbreviated Description: Lot:0044 Block:08947 Abbreviated Description:DOCID-20260806004070001								
6	.16Mi.	**7711 ROCKAWAY BLVD** **JAMAICA, NY 11421-2937**	08/07/2026	$400,000	$222	1800	//	1920	1,140 SF	
		APN: 08953-0046 Document #: 2026000223391 Document Type: Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 0046 Block: 08953 Abbreviated Description: Lot:0046 Block:08953 Abbreviated Description:DOCID-20260805004880002								
7	.18Mi.	**9522 75TH ST** **JAMAICA, NY 11416-1006**	10/20/2026	$935,000	$649	1440	//	1920	1,692 SF	
		APN: 08999-0026 Document #: 2026000298513 Document Type: Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 0026 Block: 08999 Abbreviated Description: Lot:0026 Block:08999 Abbreviated Description:DOCID-20261015003550001								
8	.2Mi.	**9413 FORBELL ST** **JAMAICA, NY 11416-1036**	10/14/2026	$475,125	$343	1384	//	1925	2,820 SF	
		APN: 08996-0080 Document #: 2026000291319 Document Type: Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 0080 Block: 08996 Abbreviated Description: Lot:0080 Block:08996 Abbreviated Description:DOCID-20261012000070001								
9	.21Mi.	**9744 81ST ST** **JAMAICA, NY 11416-1920**	09/18/2026	$855,000	$549	1556	//	1925	2,000 SF	
		APN: 09051-0031 Document #: 2026000267682 Document Type: Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 0031 Block: 09051 Abbreviated Description: Lot:0031 Block:09051 Abbreviated Description:DOCID-20260909007380001								
10	.25Mi.	**9721 83RD ST** **JAMAICA, NY 11416-2004**	09/11/2026	$999,000	$520	1920	//	1915	2,200 SF	
		APN: 09054-0111 Document #: 2026000259437 Document Type: Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 0111 Block: 09054 Abbreviated Description: Lot:0111 Block:09054 Abbreviated Description:DOCID-20260908008680001								
11	.25Mi.	**9037 77TH ST**	08/19/2026	$975,000	$579	1684	//	1920	2,200 SF	

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		JAMAICA, NY 11421-2806							
	APN: 08956-0068 Document #: 2026000234904								
	Document Type: Deed Price Code:								
	Land Use: Triplex (3 units, any combination)								
	Legal: Lot: 0068 Block: 08956 Abbreviated Description: Lot:0068 Block:08956 Abbreviated Description:DOCID-2026081201055002								
12	.26Mi.	**9136 84TH ST**	09/30/2026	$675,000	$517	1306	//	1930	2,420 SF
		JAMAICA, NY 11421-2929							
	APN: 08962-0099 Document #: 2026000278078								
	Document Type: Deed Price Code:								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0099 Block: 08962 Abbreviated Description: Lot:0099 Block:08962 Abbreviated Description:DOCID-2026091700147001								
13	.3Mi.	**8033 90TH RD**	09/09/2026	$970,000	$457	2124	//	1920	2,500 SF
		JAMAICA, NY 11421-2945							
	APN: 08964-0043 Document #: 2026000256898								
	Document Type: Deed Price Code:								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0043 Block: 08964 Abbreviated Description: Lot:0043 Block:08964 Abbreviated Description:DOCID-2026083100704001								
14	.3Mi.	**9011 77TH ST**	08/20/2026	$980,000	$466	2104	//	1910	2,100 SF
		JAMAICA, NY 11421-2806							
	APN: 08956-0080 Document #: 2026000235664								
	Document Type: Deed Price Code:								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0080 Block: 08956 Abbreviated Description: Lot:0080 Block:08956 Abbreviated Description:DOCID-2026081700376001								
15	.3Mi.	**9140 85TH ST**	08/17/2026	$639,461	$482	1328	//	1920	2,000 SF
		JAMAICA, NY 11421-2931							
	APN: 08978-0027 Document #: 2026000231405								
	Document Type: Deed Price Code: A								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0027 Block: 08978 Abbreviated Description: Lot:0027 Block:08978 Abbreviated Description:DOCID-2026080900032002								
16	.32Mi.	**8038 90TH AVE**	08/04/2026	$750,000	$322	2332	//	1920	2,500 SF
		JAMAICA, NY 11421-2430							
	APN: 08964-0013 Document #: 2026000218327								
	Document Type: Deed Price Code:								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0013 Block: 08964 Abbreviated Description: Lot:0013 Block:08964 Abbreviated Description:DOCID-2026073100420001								
17	.37Mi.	**8848 77TH ST**	10/23/2026	$835,000	$519	1610	//	1920	1,742 SF
		JAMAICA, NY 11421-2308							
	APN: 08902-0027 Document #: 2026000302646								
	Document Type: Deed Price Code:								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0027 Block: 08902 Abbreviated Description: Lot:0027 Block:08902 Abbreviated Description:DOCID-2026102100553001								
18	.38Mi.	**10531 79TH ST**	08/14/2026	$850,000	$565	1504	//	1935	1,800 SF
		JAMAICA, NY 11417-1018							
	APN: 09132-0115 Document #: 2026000229946								
	Document Type: Deed Price Code:								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0115 Block: 09132 Abbreviated Description: Lot:0115 Block:09132 Abbreviated Description:DOCID-2026081101023001								
19	.39Mi.	**8931 85TH ST**	09/15/2026	$775,000	$522	1484	//	1915	2,000 SF
		JAMAICA, NY 11421-2543							
	APN: 08967-0042 Document #: 2026000261741								
	Document Type: Deed Price Code:								
	Land Use: Residential (General) (Single)								
	Legal: Lot: 0042 Block: 08967 Abbreviated Description: Lot:0042 Block:08967 Abbreviated Description:DOCID-2026090900904001								
20	.4Mi.	**8049 89TH AVE**	09/22/2026	$1,495,000	$575	2600	//	1960	5,000 SF
		JAMAICA, NY 11421-2425							
	APN: 08915-0056 Document #: 2026000271297								
	Document Type: Deed Price Code:								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 0056 Block: 08915 Abbreviated Description: Lot:0056 Block:08915 Abbreviated Description:DOCID-2026092100518001								

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.

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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.	**7801 95TH AVE**	**07/16/2019**	$886,000	$39,510	1,920		1915	2,000 SF	
0Mi.	**7803 95TH AVE**		$773,000	$31,769	1,252		1915	2,000 SF	
.01Mi.	**9429 78TH ST**		$901,000	$35,315	1,632		1925	2,000 SF	
.02Mi.	**7719 95TH AVE**	**04/03/2025**	$727,000	$31,054	1,420		1925	2,000 SF	
.02Mi.	**7809 95TH AVE**	**07/19/2011**	$787,000	$32,316	1,312		1915	2,000 SF	
.02Mi.	**9425 78TH ST**	**05/17/2023**	$747,000	$31,596	1,280		1925	2,000 SF	
.03Mi.	**7713 95TH AVE**		$831,000	$31,054	1,312		1925	2,000 SF	
.03Mi.	**7802 95TH AVE**		$927,000	$42,198	2,216		1935	2,000 SF	
.03Mi.	**7804 95TH AVE**	**11/28/2007**	$890,000	$39,209	2,120		1935	2,000 SF	
.03Mi.	**7817 95TH AVE**	**11/18/2025**	$777,000	$33,886	1,252		1915	1,900 SF	
.03Mi.	**7806 95TH AVE**		$936,000	$39,209	2,216		1935	2,410 SF	
.03Mi.	**7808 95TH AVE**	**04/01/2021**	$936,000	$39,727	2,216		1935	2,410 SF	
.03Mi.	**7819 95TH AVE**	**08/21/2020**	$886,000	$39,703	1,920		1915	2,000 SF	
.03Mi.	**7810 95TH AVE**	**05/14/2021**	$892,000	$34,656	2,120		1935	2,000 SF	
.03Mi.	**9422 78TH ST**	**12/10/2008**	$794,000	$30,864	1,312		1920	2,000 SF	
.03Mi.	**7718 95TH AVE**	**05/23/1996**	$930,000	$35,084	1,720		1915	1,920 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	37.3 years old	Households:	7,602
Median Household Income:	$79,395	Households w/Family:	83%
Household Income Per Capita:	$31,458	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	New York City Geographic School District 27	Students:	41,868
Number of Schools:	63	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.71Mi.	**P.S. 60 Woodhaven School** Number of Students: 957 Student-Teacher Ratio: 15.18	B+	Public	KG - 5
0.72Mi.	**J.H.S. 210 Elizabeth Blackwell** Number of Students: 1,459 Student-Teacher Ratio: 12.34	C+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	123%	HIGHER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	45%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	88%	LOWER
OVERALL	75%	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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