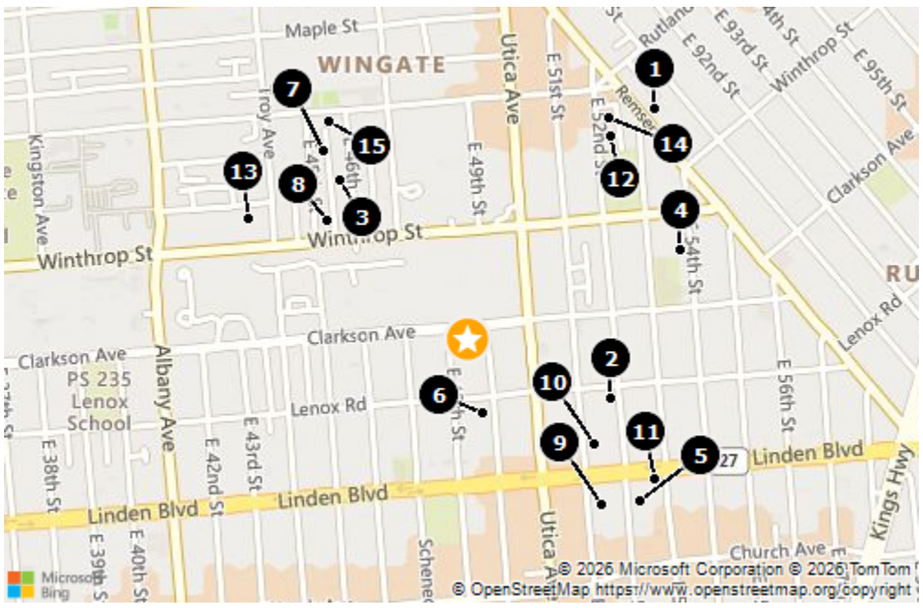
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

792 CLARKSON AVE, BROOKLYN, NY 11203-2202

County:	**KINGS NY**	Census Tract:	360470870.001000
Property Use:	Duplex (2 units, any combination)	Zoning:	R5
Parcel Number:	04635-0006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$877,000**	FSD:	17	Common Confidence Score:	43
Value Range:	$727,910 - $1,026,090	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$12,600	Market Land Value:	$210,000	Tax Year:	2026
Assd Improvement:	$22,860	Market Improvment Value:	$381,000	Total Taxable Value:	$5,740
Total Assessed Value:	$35,460	Total Assessor Market Value:	$591,000	Delinquent Year:	
				Tax Account ID:	3-04635-0006
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 4635 Section: 1502 District: 17

Property Characteristics

Lot Size:	2,100 SF	Bedrooms:		Pool:	
Building Area:	1557 SF	Baths:		Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	2	Garage Type:		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:	09/21/2022	Sales Price:	N/A
Document #:	2022000364790 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/16/2022		
Document Type:			

Legal Description:
Lot: 0006 Block: 04635
Abbreviated Description: DOCID-2022091601123001

Prior Transfer

Recording Date:	09/16/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: 4635 Section: 1502 District: 17

Prior Transfer

Recording Date:	05/02/2022	Sales Price:	$950,000
Document #:	2022000179743 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/25/2022		
Document Type:			

Legal Description:
Lot: 0006 Block: 04635
Abbreviated Description: DOCID-2022021001122001

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Prior Transfer

Recording Date:	02/10/2022	Sales Price:	N/A
Document #:	2022000063803 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/21/2022		
Document Type:			

Legal Description:
Lot: 0006 Block: 04635
Abbreviated Description: DOCID-2022020700492001

Prior Transfer

Recording Date:	01/31/2020	Sales Price:	N/A
Document #:	2020000040702 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/19/2019	Sales Price:	$125,000
Document #:	2019000415534 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/07/2019		
Document Type:			

Legal Description:
Lot: 6 Block: 4635
Abbreviated Description: DOCID-2019121700452001

Prior Transfer

Recording Date:	10/21/2019	Sales Price:	N/A
Document #:	2019000340599 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/09/2019		
Document Type:			

Legal Description:
Lot: 6 Block: 4635
Abbreviated Description: DOCID-2019101900046001

Prior Transfer

Recording Date:	06/11/2019	Sales Price:	N/A
Document #:	2019000182854 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/30/2009	Loan Amount:	N/A
Document #:	2009000317552 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 6 Block: 4635
Abbreviated Description: DOCID-2009092100337002

Area Sales Analysis

Total Area Sales	$10,834,500	Median # of Bedrooms	
Median Lot Size	2,000 SF	Median # of Baths	
Median Living Area	1,810 SF	Median Year Built	1935
Price Range - 2 Yrs	$50,000 to $1,170,000	Age Range	71 years to 116 years
Median Value	$705,000	Median Age	91 years

Comparable Sales Data

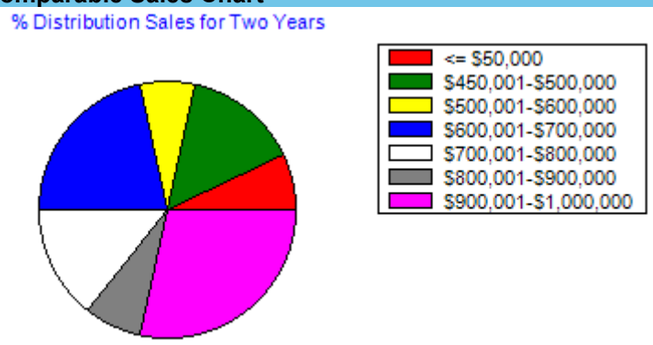
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**157 REMSEN AVE** **BROOKLYN, NY 11212-1342**	07/07/2026	$825,000	$462	1782	//	1935	1,800 SF	
		APN: 04609-0066 Document #: 2026000188401 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0066 Block: 04609 Abbreviated Description: Lot:0066 Block:04609 Abbreviated Description:DOCID-2026070600063001								
2	.19Mi.	**828 LENOX RD** **BROOKLYN, NY 11203-2311**	06/11/2026	$675,000	$482	1400	//	1910	1,500 SF	
		APN: 04657-0009 Document #: 2026000161817 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0009 Block: 04657 Abbreviated Description: Lot:0009 Block:04657 Abbreviated Description:DOCID-2026060300691001								
3	.25Mi.	**122 E 46TH ST** **BROOKLYN, NY 11203-1815**	04/29/2026	$675,000	$401	1680	//	1945	2,000 SF	
		APN: 04825-0025 Document #: 2026000120710 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0025 Block: 04825 Abbreviated Description: Lot:0025 Block:04825 Abbreviated Description:DOCID-2026042700572001								
4	.28Mi.	**52 E 54TH ST** **BROOKLYN, NY 11203-2513**	04/03/2026	$500,000	$252	1980	//	1935	1,788 SF	
		APN: 04623-0014 Document #: 2026000094747 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0014 Block: 04623 Abbreviated Description: Lot:0014 Block:04623 Abbreviated Description:DOCID-2026040100449001								
5	.29Mi.	**301 E 52ND ST** **BROOKLYN, NY 11203-3509**	03/12/2026	$526,500	$299	1757	//	1945	2,200 SF	
		APN: 04678-0065 Document #: 2026000071546 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0065 Block: 04678 Abbreviated Description: Lot:0065 Block:04678 Abbreviated Description:DOCID-2026031100669001								
6	.09Mi.	**752 LENOX RD** **BROOKLYN, NY 11203-2225**	03/06/2026	$920,000	$498	1844	//	1940	2,160 SF	
		APN: 04654-0008 Document #: 2026000066302								

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	Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0008 Block: 04654 Abbreviated Description: Lot:0008 Block:04654 Abbreviated Description:DOCID-2026030600480001								
7	.29Mi.	**97 E 45TH ST** **BROOKLYN, NY 11203-1812**	03/05/2026	$640,000	$847	755	//	1950	2,000 SF
	APN: 04825-0074 Document #: 2026000063924 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0074 Block: 04825 Abbreviated Description: Lot:0074 Block:04825 Abbreviated Description:DOCID-2026030201016001								
8	.23Mi.	**153 E 45TH ST** **BROOKLYN, NY 11203-1812**	03/04/2026	$468,000	$544	860	//	1945	2,000 SF
	APN: 04825-0051 Document #: 2026000062224 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0051 Block: 04825 Abbreviated Description: Lot:0051 Block:04825 Abbreviated Description:DOCID-2026030400044001								
9	.26Mi.	**341 E 51ST ST** **BROOKLYN, NY 11203-3507**	02/27/2026	$750,000	$414	1810	//	1910	2,000 SF
	APN: 04677-0063 Document #: 2026000058267 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0063 Block: 04677 Abbreviated Description: Lot:0063 Block:04677 Abbreviated Description:DOCID-2026022600849001								
10	.2Mi.	**307 E 51ST ST** **BROOKLYN, NY 11203-3501**	02/19/2026	$950,000	$500	1900	//	1920	3,000 SF
	APN: 04657-0041 Document #: 2026000050966 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0041 Block: 04657 Abbreviated Description: Lot:0041 Block:04657 Abbreviated Description:DOCID-2026021800361001								
11	.29Mi.	**814 LINDEN BLVD** **BROOKLYN, NY 11203-3518**	02/11/2026	$1,170,000	$295	3960	//	1920	3,000 SF
	APN: 04678-0007 Document #: 2026000042508 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0007 Block: 04678 Abbreviated Description: Lot:0007 Block:04678 Abbreviated Description:DOCID-2026021100107001								
12	.31Mi.	**53 E 52ND ST** **BROOKLYN, NY 11203-1904**	02/09/2026	$705,000	$375	1876	//	1925	2,000 SF
	APN: 04606-0074 Document #: 2026000040150 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0074 Block: 04606 Abbreviated Description: Lot:0074 Block:04606 Abbreviated Description:DOCID-2026020900447001								
13	.31Mi.	**688 HAWTHORNE ST** **BROOKLYN, NY 11203-1804**	12/19/2025	$50,000	$30	1620	//	1945	2,268 SF
	APN: 04823-0029 Document #: 2025000345641 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0029 Block: 04823 Abbreviated Description: Lot:0029 Block:04823 Abbreviated Description:DOCID-2025121900429001								
14	.32Mi.	**39 E 52ND ST** **BROOKLYN, NY 11203-1904**	11/24/2025	$985,000	$540	1824	//	1925	2,000 SF
	APN: 04606-0080 Document #: 2025000317779 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0080 Block: 04606 Abbreviated Description: Block:04606 Abbreviated Description:DOCID-2025111900008001								
15	.32Mi.	**748 RUTLAND RD** **BROOKLYN, NY 11203-1830**	09/22/2025	$995,000	$506	1966	//	1955	1,793 SF
	APN: 04825-0006 Document #: 2025000257202 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 0006 Block: 04825 Abbreviated Description: Lot:0006 Block:04825 Abbreviated Description:DOCID-2025091400021001								

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.

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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.	**792 CLARKSON AVE**	**09/16/2022**	$591,000	$35,460	1,557		1940	2,100 SF	
0Mi.	**790 CLARKSON AVE**		$575,000	$34,500	1,557		1940	2,116 SF	
.01Mi.	**240 E 49TH ST**		$659,000	$39,540	1,781		1940	2,183 SF	
.01Mi.	**238 E 49TH ST**	**09/25/2025**	$659,000	$39,540	1,781		1940	2,183 SF	
.01Mi.	**244 E 49TH ST**		$659,000	$39,540	1,781		1940	2,183 SF	
.01Mi.	**245 E 48TH ST**		$642,000	$38,520	1,890		1940	1,800 SF	
.01Mi.	**236 E 49TH ST**	**12/26/2022**	$783,000	$46,980	1,852		1940	1,900 SF	
.01Mi.	**246 E 49TH ST**		$586,000	$35,160	1,981		1940	2,183 SF	
.02Mi.	**248 E 49TH ST**		$586,000	$35,160	1,981		1940	2,183 SF	
.02Mi.	**249 E 48TH ST**		$688,000	$41,280	1,584		1940	1,600 SF	
.02Mi.	**252 E 49TH ST**		$659,000	$39,540	1,781		1940	2,183 SF	
.02Mi.	**254 E 49TH ST**		$659,000	$39,540	1,781		1940	2,183 SF	
.02Mi.	**253 E 48TH ST**		$660,000	$39,600	1,500		1940	1,600 SF	
.03Mi.	**256 E 49TH ST**		$731,000	$43,860	2,128		1940	2,500 SF	
.03Mi.	**259 E 48TH ST**		$893,000	$53,580	2,378		1940	2,000 SF	
.03Mi.	**260 E 49TH ST**	**12/29/2025**	$756,000	$45,360	2,283		1940	3,000 SF	

Rent vs. Own

Households Occupied by Renters:	58%	Households Occupied by Owners:	36%

Demographics & Income

Median Age:	42.9 years old	Households:	27,125
Median Household Income:	$74,499	Households w/Family:	65%
Household Income Per Capita:	$36,355	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	New York City Geographic School District 18	Students:	11,829
Number of Schools:	34	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.21Mi.	**P.S. 135 Sheldon A. Brookner School**	C	Public	KG - 5
Number of Students: 307 Student-Teacher Ratio: 12.31				
0.26Mi.	**East Flatbush Community Research School**	B-	Public	6 - 8
Number of Students: 173 Student-Teacher Ratio: 10.38				
0.05Mi.	**Middle School of Marketing and Legal Studies**	NA	Public	6 - 8
Number of Students: NA Student-Teacher Ratio: NA				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	43%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	59%	NOTABLY LOWER
MURDER	74%	NOTABLY LOWER
OVERALL	77%	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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