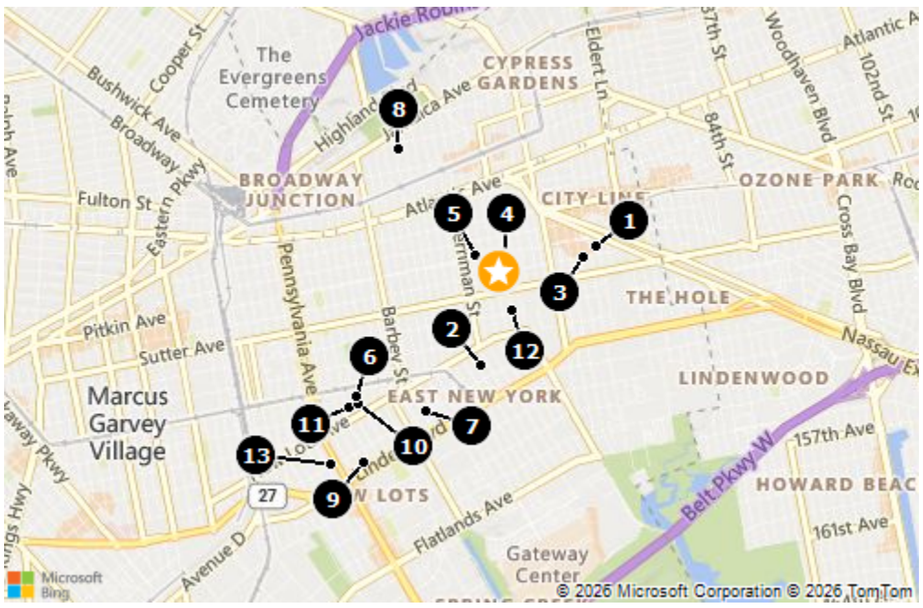
ICE SiteX Report

OrderID: 98161898

SiteX Property Information Report



Subject Property Location

883 BELMONT AVE, BROOKLYN, NY 11208-2521

County:	**KINGS NY**	Census Tract:	360471194.001001
Property Use:	Quadruplex (4 units, any combination)	Zoning:	R5
Parcel Number:	04227-0045	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,030,000**	FSD:	25	Common Confidence Score:	28
Value Range:	$772,500 - $1,287,500	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$13,950	Market Land Value:	$31,000	Tax Year:	2026
Assd Improvement:	$213,300	Market Improvment Value:	$474,000	Total Taxable Value:	$12,667
Total Assessed Value:	$227,250	Total Assessor Market Value:	$505,000	Delinquent Year:	
				Tax Account ID:	3-04227-0045
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 45 Block: 4227 Section: 1307 District: 05

Property Characteristics

Lot Size:	3,245 SF	Bedrooms:		Pool:	
Building Area:	3280 SF	Baths:		Fireplace:	
Year Built:	1930	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	4	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:	07/27/2016	Loan Amount:	N/A
Document #:	2016000256861 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 45 Block: 4227
Abbreviated Description: DOCID-2016072200689001

Prior Transfer

Recording Date:	11/16/2006	Sales Price:	N/A
Document #:	2006032900037001 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/29/2006		
Document Type:			

Legal Description:
Lot: 45 Block: 4227

Prior Transfer

Recording Date:	12/21/2001	Sales Price:	N/A
Document #:	BK-PG 05408-02105	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/04/2001		
Document Type:			

Legal Description:
Lot: 00045 Block: 04227

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Prior Transfer

Recording Date:	06/29/2001	Sales Price:	N/A
Document #:	BK-PG 05201-02022	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/27/2001		
Document Type:			

Legal Description:
Lot: 00045 Block: 04227

Prior Transfer

Recording Date:	09/10/1997	Sales Price:	$199,000
Document #:	BK-PG 4015-2494	Type of Sale:	Price Unconfirmed
Contract Date:	07/10/1997		
Document Type:			

Legal Description:
City/Muni/Twp: NEW YORK

Prior Transfer

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

Legal Description:
Lot: 45 Block: 4227 Section: 1307 District: 05

Area Sales Analysis

Total Area Sales	$12,795,943	Median # of Bedrooms	
Median Lot Size	2,500 SF	Median # of Baths	
Median Living Area	3,198 SF	Median Year Built	1930
Price Range - 2 Yrs	$172,000 to $1,410,000	Age Range	96 years to 111 years
Median Value	$1,000,000	Median Age	96 years

Comparable Sales Data

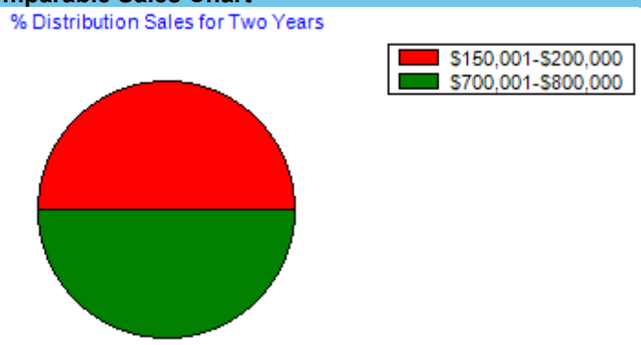
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.49Mi.	**568 LINCOLN AVE** **BROOKLYN, NY 11208-3227**	08/12/2026	$890,000	$317	2800	//	1930	2,950 SF	
		APN: 04237-0026 Document #: 2026000228134 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0026 Block: 04237 Abbreviated Description: Lot:0026 Block:04237 Abbreviated Description:DOCID-2026081000934001								
2	.47Mi.	**711 SHEPHERD AVE** **BROOKLYN, NY 11208-4477**	08/03/2026	$1,326,256	$404	3280	//	1930	3,000 SF	
		APN: 04453-0062 Document #: 2026000217925 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0062 Block: 04453 Abbreviated Description: Lot:0062 Block:04453 Abbreviated Description:DOCID-2026072700259001								
3	.42Mi.	**1089 BELMONT AVE** **BROOKLYN, NY 11208-3201**	05/06/2026	$1,410,000	$440	3200	//	1930	2,000 SF	
		APN: 04236-0001 Document #: 2026000126486 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0001 Block: 04236 Abbreviated Description: Lot:0001 Block:04236 Abbreviated Description:DOCID-2026050400965001								
4	.09Mi.	**1145 SUTTER AVE** **BROOKLYN, NY 11208-3780**	04/13/2026	$1,300,000	$342	3800	//	1930	2,250 SF	
		APN: 04245-0042 Document #: 2026000102508 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0042 Block: 04245 Abbreviated Description: Lot:0042 Block:04245 Abbreviated Description:DOCID-2026041000758001								
5	.14Mi.	**181 ATKINS AVE** **BROOKLYN, NY 11208-2425**	04/10/2026	$820,000	$431	1900	//	1925	1,900 SF	
		APN: 04007-0045 Document #: 2026000101464 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0045 Block: 04007 Abbreviated Description: Lot:0045 Block:04007 Abbreviated Description:DOCID-2026032400424001								
6	.94Mi.	**575 BRADFORD ST** **BROOKLYN, NY 11207-5902**	04/08/2026	$1,000,000	$312	3198	//	1930	2,500 SF	
		APN: 03827-0014 Document #: 2026000099128 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0014 Block: 03827 Abbreviated Description: Lot:0014 Block:03827 Abbreviated Description:DOCID-2026040500010002								
7	.78Mi.	**779 HEGEMAN AVE** **BROOKLYN, NY 11207-7121**	03/19/2026	$875,000	$380	2300	//	1930	10,000 SF	
		APN: 04310-0045 Document #: 2026000077913 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0045 Block: 04310 Abbreviated Description: Lot:0045 Block:04310 Abbreviated Description:DOCID-2026031800931001								
8	.78Mi.	**117 CLEVELAND ST** **BROOKLYN, NY 11208-1035**	02/11/2026	$772,687	$306	2520	//	1915	2,250 SF	
		APN: 03925-0019 Document #: 2026000042818 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0019 Block: 03925 Abbreviated Description: Lot:0019 Block:03925 Abbreviated Description:DOCID-2026020301036001								
9	1.15Mi.	**797 VERMONT ST** **BROOKLYN, NY 11207-5065**	11/26/2025	$1,220,000	$363	3360	//	1930	2,800 SF	
		APN: 04325-0050 Document #: 2025000322209 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0050 Block: 04325 Abbreviated Description: Lot:0050 Block:04325 Abbreviated Description:DOCID-2025112400670001								
10	.95Mi.	**593 BRADFORD ST** **BROOKLYN, NY 11207-5935**	11/06/2025	$1,040,000	$325	3198	//	1930	2,500 SF	
		APN: 03827-0007 Document #: 2025000301438 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0007 Block: 03827 Abbreviated Description: Lot:0007 Block:03827 Abbreviated Description:DOCID-2025110400041001								

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11	1Mi.	**593 WYONA ST** **BROOKLYN, NY 11207-5839**	10/31/2025	$1,050,000	$292	3588	//	1930	2,300 SF
		APN: 03826-0005 Document #: 2025000297182 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0005 Block: 03826 Abbreviated Description: Lot:0005 Block:03826 Abbreviated Description:DOCID-2025103000637001							
12	.2Mi.	**1147 BLAKE AVE** **BROOKLYN, NY 11208-3717**	08/26/2025	$920,000	$280	3280	//	1930	1,845 SF
		APN: 04262-0050 Document #: 2025000230250 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0050 Block: 04262 Abbreviated Description: Lot:0050 Block:04262 Abbreviated Description:DOCID-2025082100581001							
13	1.26Mi.	**525 HEGEMAN AVE** **BROOKLYN, NY 11207-6957**	08/06/2025	$172,000	$55	3096	//	1923	2,650 SF
		APN: 04298-0046 Document #: 2025000210858 Document Type: Price Code: D Land Use: Quadruplex (4 units, any combination) Legal: Lot: 0046 Block: 04298 Abbreviated Description: Lot:0046 Block:04298 Abbreviated Description:DOCID-2025080100262001							

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.	**883 BELMONT AVE**		$505,000	$227,250	3,280		1930	3,245 SF	
.01Mi.	**881 BELMONT AVE**		$547,000	$246,150	3,280		1930	2,750 SF	
.01Mi.	**877 BELMONT AVE**		$462,000	$207,900	3,000		1930	2,750 SF	
.03Mi.	**884 BELMONT AVE**		$520,000	$234,000	3,116		1930	2,385 SF	
.03Mi.	**882 BELMONT AVE**		$480,000	$216,000	3,116		1930	2,385 SF	
.03Mi.	**888 BELMONT AVE**		$480,000	$216,000	3,116		1930	2,385 SF	
.03Mi.	**878 BELMONT AVE**		$480,000	$216,000	3,116		1930	2,385 SF	
.03Mi.	**890 BELMONT AVE**		$520,000	$234,000	3,116		1930	2,385 SF	
.03Mi.	**892 BELMONT AVE**		$520,000	$234,000	3,116		1930	2,385 SF	
.04Mi.	**236 MILFORD ST**		$521,000	$234,450	3,120		1930	2,000 SF	
.06Mi.	**223 MONTAUK AVE**		$609,000	$274,050	3,648		1930	3,000 SF	
.06Mi.	**219 MONTAUK AVE**		$563,000	$253,350	3,648		1930	3,000 SF	
.06Mi.	**536 LOGAN ST**		$467,000	$210,150	2,800		1930	4,000 SF	
.07Mi.	**538 LOGAN ST**		$467,000	$210,150	2,800		1930	2,000 SF	
.09Mi.	**1139 SUTTER AVE**		$521,000	$234,450	3,120		1930	2,295 SF	
.09Mi.	**1137 SUTTER AVE**		$521,000	$234,450	3,120		1930	2,453 SF	

Rent vs. Own

Households Occupied by Renters:	68%	Households Occupied by Owners:	26%

Demographics & Income

Median Age:	36.7 years old	Households:	31,220
Median Household Income:	$59,472	Households w/Family:	70%
Household Income Per Capita:	$27,001	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	New York City Geographic School District 19	Students:	19,984
Number of Schools:	51	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.27Mi.	**P.S. 345 Patrolman Robert Bolden School**	B-	Public	KG - 5

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Number of Students: 489
Student-Teacher Ratio: 12.23

0.46Mi. **Liberty Avenue Middle School** Number of Students: 450 Student-Teacher Ratio: 9.64		B-	Public	6 - 8
0.46Mi. **Vista Academy** Number of Students: 434 Student-Teacher Ratio: 12.89		B	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	109%	SIMILAR
BURGLARY	84%	LOWER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	95%	SIMILAR
OVERALL	101%	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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