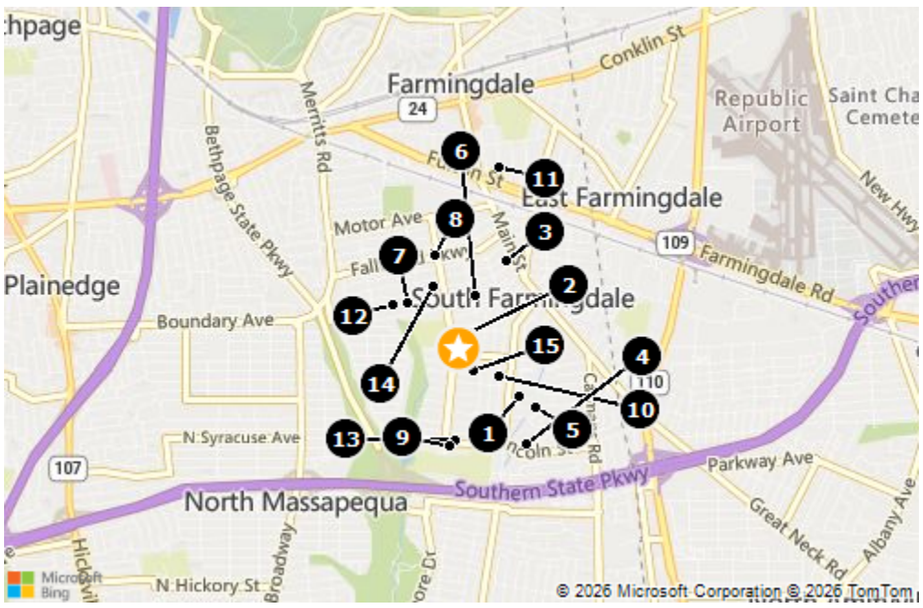
ICE SiteX Report

OrderID: 97841506

SiteX Property Information Report



Subject Property Location

92 WOODWARD PKWY, FARMINGDALE, NY 11735-5710

County:	**NASSAU NY**	Census Tract:	360595205.022003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	48-252-00-0228	Thomas Bros Pg-Grid:	

Valuation

Value:	**$811,000**	FSD:	12	Common Confidence Score:	60
Value Range:	$713,680 - $908,320	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	674
Assd Land Value:	$205	Market Land Value:		Tax Year:	2026
Assd Improvement:	$282	Market Improvment Value:		Total Taxable Value:	$15,229
Total Assessed Value:	$487	Total Assessor Market Value:	$487,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 228 Block: 252 Section: 48 District: 282489
Abbreviated Description: TOWN #3 SCH DIST 022
City/Muni/Twp: OYSTER BAY UNINCORPORATED

Property Characteristics

Lot Size:	5,858 SF	Bedrooms:		Pool:	V
Building Area:	1778 SF	Baths:	1	Fireplace:	1
Year Built:	1961	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Underground	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:	RaisedRanch	Basement:	Finished	Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/31/2005	Sales Price:	$469,000
Document #:	BK-PG 0000012031-0000000390	Type of Sale:	Full Amount on Deed
Contract Date:	10/12/2005		
Document Type:			

Legal Description:
District: 282489
City/Muni/Twp: OYSTER BAY

Prior Transfer

Recording Date:	10/12/2005	Sales Price:	$469,000
Document #:	BK-PG 12031 -390	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 228 Block: 252 Section: 48 District: 282489
Abbreviated Description: TOWN #3 SCH DIST 022
City/Muni/Twp: OYSTER BAY UNINCORPORATED

Prior Transfer

Recording Date:	06/29/2004	Sales Price:	$405,000
Document #:	BK-PG 0000011802-0000000019	Type of Sale:	Full Amount on Deed
Contract Date:	06/15/2004		
Document Type:			

ICE SiteX Report

OrderID: 97841506

Legal Description:
District: 282489
City/Muni/Twp: OYSTER BAY

Prior Transfer

Recording Date:	06/15/2004	Sales Price:	$405,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/22/2000	Loan Amount:	N/A
Document #:	200003221316 BK-PG 20219-0511	Loan Type:	Unknown
TD Due Date:	04/01/2030	Type Finance:	

Legal Description:
Lot: 26-28 Block: 40 District: 2824 Subdivision: MAP OF FALLWOOD REALTY CORPORATION SECTION 4
Abbreviated Description: PART LOT28 BLK40
City/Muni/Twp: OYSTER BAY

Prior Transfer

Recording Date:	03/22/2000	Sales Price:	$272,000
Document #:	BK-PG 0000011184-0000000533	Type of Sale:	Full Amount on Deed
Contract Date:	03/14/2000		
Document Type:			

Legal Description:
District: 282489
City/Muni/Twp: OYSTER BAY TOV

Prior Transfer

Recording Date:	04/26/1999	Sales Price:	$155,000
Document #:	BK-PG 11046- 788	Type of Sale:	Full Amount on Deed
Contract Date:	04/16/1999		
Document Type:			

Legal Description:
District: 282489
Abbreviated Description: CREATION DATE: 990707; UPDATE DATE: 000000
City/Muni/Twp: OYSTER BAY UNINCORPORATED

Prior Transfer

Recording Date:	04/07/1999	Sales Price:	$145,000
Document #:	BK-PG 11038- 933	Type of Sale:	Full Amount on Deed
Contract Date:	03/23/1999		
Document Type:			

Legal Description:
District: 282489
Abbreviated Description: CREATION DATE: 990604; UPDATE DATE: 000000
City/Muni/Twp: OYSTER BAY UNINCORPORATED

Prior Transfer

Recording Date:	04/06/1999	Sales Price:	$145,000
Document #:	199904060454 BK-PG 11038-0933	Type of Sale:	Full Amount on Deed
Contract Date:	03/22/1999		
Document Type:			

Legal Description:
Lot: 26-28 Block: 40 Subdivision: MAP OF FALLWOOD REALTY CORPORATION SECTION 4 Map Ref: MAP38 CASE281
Abbreviated Description: PART LOT28 BLK40
City/Muni/Twp: OYSTER BAY

Prior Transfer

Recording Date:	10/07/1997	Sales Price:	$121,216
Document #:	BK-PG 10831- 238	Type of Sale:	Full Amount on Deed
Contract Date:	10/03/1997		
Document Type:			

Legal Description:
District: 282489
Abbreviated Description: CREATION DATE: 980114; UPDATE DATE: 980114
City/Muni/Twp: OYSTER BAY UNINCORPORATED

Area Sales Analysis

Total Area Sales	$10,071,500	Median # of Bedrooms	
Median Lot Size	7,000 SF	Median # of Baths	1
Median Living Area	1,453 SF	Median Year Built	1958
Price Range - 2 Yrs	$307,500 to $830,000	Age Range	20 years to 83 years
Median Value	$745,000	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**5 MILFORD PL** **FARMINGDALE, NY 11735-5902**	04/20/2026	$580,000	$464	1248	7//1	1958	7,000 SF	
2	.1Mi.	**11 LYONS AVE** **FARMINGDALE, NY 11735-5215**	04/14/2026	$360,000	$278	1293	6//1	1958	7,000 SF	

1 .37Mi. **5 MILFORD PL** **FARMINGDALE, NY 11735-5902**
APN: 48-297-00-0256 Document #: 2026-25454
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41-44 Block: 23 Subdivision: MAP OF OAKWOOD TERRACE SECTION 2 SITUATED AT FARMI MapRef: MAP 730 Abbreviated Description: Lot:41-44 Block:23 Subdivision:MAP OF OAKWOOD TERRACE SECTION 2 SITUATED AT FARMI Map Ref:MAP 730Abbreviated Description:PORTION LOT41 City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

2 .1Mi. **11 LYONS AVE** **FARMINGDALE, NY 11735-5215**
APN: 48-250-00-0050 Document #: 2026-24468

ICE SiteX Report

OrderID: 97841506

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 50-52 Block: 38 Subdivision: MAP OF FALLWOOD REALTY CORP SEC 4 PROPERTIES AT FA MapRef: MAP 38 CASE 281 Abbreviated Description: Lot:50-52 Block:38 Subdivision:MAP OF FALLWOOD REALTY CORP SEC 4 PROPERTIES AT FA Map Ref:MAP 38 CASE 281Abbreviated Description:PORTION LOT49 City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

3	.49Mi.	**4 SULLIVAN AVE** **FARMINGDALE, NY 11735-5015**	02/11/2026	$830,000	$462	1794	7//2	1943	6,000 SF	

APN: 48-514-00-0116 Document #: 2026-9748
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6-9 Block: 8 Subdivision: MAP SECTION 1 PROPERTIES AT FARMINGDALE NASSAU COU MapRef: FILE 38 Abbreviated Description: Block:8 Subdivision:MAP SECTION 1 PROPERTIES AT FARMINGDALE NASSAU COU Map Ref:FILE 38Abbreviated Description:PORTION LOTS6-9 City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

4	.57Mi.	**40 DAMIN DR** **FARMINGDALE, NY 11735-6410**	02/11/2026	$800,000	$465	1717	8//1	1958	9,030 SF	

APN: 48-584-00-0025 Document #: 2026-9665
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Block: 584 Subdivision: MAP OF DAMIN PARK SECTION NO 3 SITUATED NEAR FARMI MapRef: MAP 6642 Abbreviated Description: Lot:25 Block:584 Subdivision:MAP OF DAMIN PARK SECTION NO 3 SITUATED NEAR FARMI Map Ref:MAP 6642City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

5	.47Mi.	**35 EAGLE LN** **FARMINGDALE, NY 11735-5909**	01/13/2026	$750,000	$516	1453	6//1	1958	11,021 SF	Yes

APN: 48-297-00-0074 Document #: 2026-2455
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 74 Block: 297 Subdivision: MAP OF FORTESQUE AT FARMINGDALE SECTION NO 2 Abbreviated Description: Lot:74 Block:297 Subdivision:MAP OF FORTESQUE AT FARMINGDALE SECTION NO 2 City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

6	.27Mi.	**60 VANDEWATER ST** **FARMINGDALE, NY 11735-5234**	01/02/2026	$774,000	$420	1839	4//2	1943	6,000 SF	

APN: 48-225-00-0429 Document #: 2026-147
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28-32 Block: 14 Subdivision: PROPERTIES AT FARMINGDALE NASSAU COUNTY N Y FALWOO MapRef: MAP 38 CASE 278 Abbreviated Description: Lot:28-32 Block:14 Subdivision:PROPERTIES AT FARMINGDALE NASSAU COUNTY N Y FALWOO Map Ref:MAP 38 CASE 278City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

7	.32Mi.	**137 WILLARD AVE** **FARMINGDALE, NY 11735-5140**	12/30/2025	$810,000	$597	1355	6//1	1956	7,000 SF	

APN: 48-482-00-0069 Document #: 2025-84527
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53-56 Block: 107 Subdivision: SECTION 2 PROPERTIES AT FARMINGDALE NEW YORK FALLW MapRef: MAP 38 CASE 279 Abbreviated Description: Lot:53-56 Block:107 Subdivision:SECTION 2 PROPERTIES AT FARMINGDALE NEW YORK FALLW Map Ref:MAP 38 CASE 279City/Muni/Twp:FARMINGDALE City/Muni/Twp: FARMINGDALE

8	.47Mi.	**35 WOODWARD PKWY** **FARMINGDALE, NY 11735-4903**	12/09/2025	$745,000	$397	1872	8/4/2	1958	7,500 SF	

APN: 48-488-00-0063 Document #: 2025-79422
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 56-60 Block: 93 Subdivision: SEC 1 PROPERTIES AT FARMINGDALE NASSAU COUNTY NEW MapRef: MAP 38 CASE 278 Abbreviated Description: Lot:56-60 Block:93 Subdivision:SEC 1 PROPERTIES AT FARMINGDALE NASSAU COUNTY NEW Map Ref:MAP 38 CASE 278City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

9	.48Mi.	**154 WOODWARD PKWY** **FARMINGDALE, NY 11735-5762**	12/09/2025	$555,000	$208	2659	8//2	2006	8,000 SF	

APN: 48-598-00-0012 Document #: 2025-79392
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 598 Section: 48 Abbreviated Description: Lot:12 Block:598 Section:48 City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

10	.24Mi.	**107 INTERVALE AVE** **FARMINGDALE, NY 11735-5828**	11/07/2025	$720,000	$541	1329	6//2	1954	7,000 SF	V

APN: 48-287-00-0086 Document #: 2025-72143
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52-55 Block: 16 Subdivision: CAKWOOD TERRACE SECTION 1 FARMINGDALE OYSTER BAY C MapRef: MAP 721 Abbreviated Description: Lot:52-55 Block:16 Subdivision:CAKWOOD TERRACE SECTION 1 FARMINGDALE OYSTER BAY C Map Ref:MAP 721Abbreviated Description:PORTION LOT55 City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

11	.38Mi.	**12 8TH AVE** **FARMINGDALE, NY 11735-5736**	10/28/2025	$725,000	$412	1758	8//2	1960	7,000 SF	

APN: 48-260-00-0071 Document #: 2025-00069246
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19-22 Block: 48 Subdivision: SECTION 4 PROPERTIES AT FARMINGDALE NASSAU COUNTY MapRef: MAP 38 CASE 281 Abbreviated Description: Lot:19-22 Block:48 Subdivision:SECTION 4 PROPERTIES AT FARMINGDALE NASSAU COUNTY Map Ref:MAP 38 CASE 281City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

12	.35Mi.	**143 WILLARD AVE** **FARMINGDALE, NY 11735-5140**	10/24/2025	$760,000	$721	1054	6/3/1	1956	7,000 SF	

APN: 48-482-00-0066 Document #: 2025-68544
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 42-45 Block: 107 Subdivision: SECTION 1 SECTION 278 PROPERTIES AT FARMINGDALE NA MapRef: MAP 279 Abbreviated Description: Lot:42-45 Block:107 Subdivision:SECTION 1 SECTION 278 PROPERTIES AT FARMINGDALE NA Map Ref:MAP 279Abbreviated Description:PORTION LOT42 City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

13	.45Mi.	**11 10TH AVE** **FARMINGDALE, NY 11735-5743**	09/29/2025	$575,000	$381	1508	8//2	1960	7,000 SF	

APN: 48-261-00-0075 Document #: 2025-62079
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39-42 Block: 49 Subdivision: SECTION 4 PROPERTIES AT FARMINGDALE NASSAU COUNTY MapRef: MAP 39 CASE 281 Abbreviated Description: Lot:39-42 Block:49 Subdivision:SECTION 4 PROPERTIES AT FARMINGDALE NASSAU COUNTY Map Ref:MAP 39 CASE 281Abbreviated Description:PORTION LOT39 City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

14	.33Mi.	**125 PLITT AVE** **FARMINGDALE, NY 11735-5108**	09/05/2025	$307,500	$235	1308	6//1	1956	7,000 SF	

APN: 48-491-00-0061 Document #: 2025-55974
Document Type: Price Code: D
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 97841506

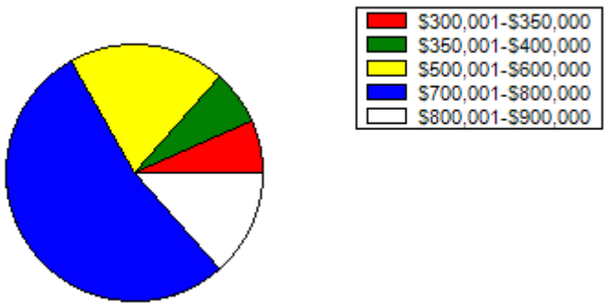
Legal: Lot: 47-50 Block: 90 Subdivision: SECTION 1 PROPERTIES AT FARMINGDALE NASSAU COUNTY MapRef: MAP 38 CASE 278 Abbreviated
Description: Lot:47-50 Block:90 Subdivision:SECTION 1 PROPERTIES AT FARMINGDALE NASSAU COUNTY Map Ref:MAP 38 CASE 278Abbreviated
Description:PORTION LOT50 City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

15	.13Mi.	**3 3RD AVE** **FARMINGDALE, NY 11735-5715**	07/07/2025	$780,000	$626	1246	7//1	1959	7,000 SF

APN: 48-254-00-0062 Document #: 2025-41633
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 54-57 Block: 42 Subdivision: SECTION 4 PROPERTIES AT FARMINGDALE NASSAU COUNTY MapRef: MAP 38 CASE 281 Abbreviated
Description: Lot:54-57 Block:42 Subdivision:SECTION 4 PROPERTIES AT FARMINGDALE NASSAU COUNTY Map Ref:MAP 38 CASE 281Abbreviated
Description:PORTION LOT57 City/Muni/Twp:OYSTER BAY City/Muni/Twp: OYSTER BAY

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.

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.	**92 WOODWARD PKWY**	**10/12/2005**	$487,000	$487	1,778	6//1	1961	5,858 SF	V
.01Mi.	**94 WOODWARD PKWY**	**08/16/2013**	$422,000	$422	2,009	6/4/1	1961	5,000 SF	
.02Mi.	**19 1ST AVE**	**02/11/2008**	$445,000	$445	1,505	6//1	1956	7,000 SF	
.02Mi.	**14 TOMES AVE**	**11/20/1997**	$483,000	$483	2,208	11//	1963	5,016 SF	
.02Mi.	**19 TOMES AVE**	**08/10/2022**	$416,000	$416	1,105	5//1	1960	7,680 SF	
.03Mi.	**17 1ST AVE**	**04/25/2001**	$392,000	$392	1,127	5//1	1956	7,000 SF	
.03Mi.	**18 1ST AVE**	**10/06/2020**	$413,000	$413	1,231	7//1	1960	7,000 SF	
.04Mi.	**17 TOMES AVE**	**04/03/2019**	$423,000	$423	1,293	6//1	1960	7,280 SF	
.04Mi.	**23 1ST AVE**	**02/24/2022**	$537,000	$537	1,958	6//2	1968	7,500 SF	
.04Mi.	**88 WOODWARD PKWY**	**09/22/1994**	$390,000	$390	1,173	6//1	1960	6,400 SF	
.04Mi.	**16 1ST AVE**	**06/23/2005**	$480,000	$480	1,523	6//1	1956	8,000 SF	
.04Mi.	**15 1ST AVE**		$465,000	$465	1,540	5//1	1956	7,000 SF	V
.05Mi.	**15 TOMES AVE**	**05/07/2013**	$494,000	$494	2,264	6//3	1956	5,580 SF	
.05Mi.	**96 WOODWARD PKWY**	**09/25/1998**	$396,000	$396	1,465	7//2	1960	6,000 SF	
.05Mi.	**12 TOMES AVE**	**12/03/2003**	$368,000	$368	1,075	6//1	1953	7,020 SF	
.05Mi.	**86 WOODWARD PKWY**	**07/05/2006**	$385,000	$385	1,035	5//1	1960	6,000 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

ICE SiteX Report

OrderID: 97841506

Flood Report

The Subject Property of **92 WOODWARD PKWY, FARMINGDALE, NY 11735-5710** 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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Data deemed reliable, but not guaranteed.
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