

Subject Property Location

Property Address 9 E 71ST ST
City, State & Zip NEW YORK, NY 10021-4102
County NEW YORK COUNTY
Mailing Address 9 E 71ST ST, NEW YORK, NY 10021-4102
Thomas Bros Pg-Grid

Report Date: 06/27/2019
Order ID: R3563449

Property Use Single Family Residential
Parcel Number 01386-0010
Census Tract 0130.00

Legal Description

Lot	10
Tract No	
Abbrev. Description	LOT:10 BLK:1386

Ownership Information

Owner Name(s)	MAPLE, INC	Sales Price	
		Sale Date	12/23/2011
		Recording Date	01/10/2012
Vesting	Company	Recorder Doc #	2012000008342

Financing Details at Time of Purchase

No financing details available

Current Lien

Date	Lender	Amount	Purchase Money
No details available			

Estimated Current Value Range

Date As of: 27-06-2019	-
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Property Characteristics

	Bedrooms		Year Built	1910	Living Area (SF)	18,814
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors	6 Stories	Lot Size (SF/AC)	5,108/.12
	Construction Type		No. of Units	1	Fireplace	
	Exterior Walls		No. of Buildings	1	Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	R8B

Assessment & Taxes

	Assessment Year	2017	Tax Year	2017	Tax Exemption	Miscellaneous
	Total Taxable Value	\$1,646,457	Tax Amount	\$335,630	Tax Rate Area	
	Land Value	\$317,484	Tax Account ID	1-01386-0010		
	Improvement Value	\$1,328,973	Tax Status			
	Improvement Ratio	80.72%	Delinquent Tax Year			
	Total Value		\$77,478,000	Market Improvement Value		\$62,538,000
	Market Land Value		\$14,940,000	Market Value Year		2017

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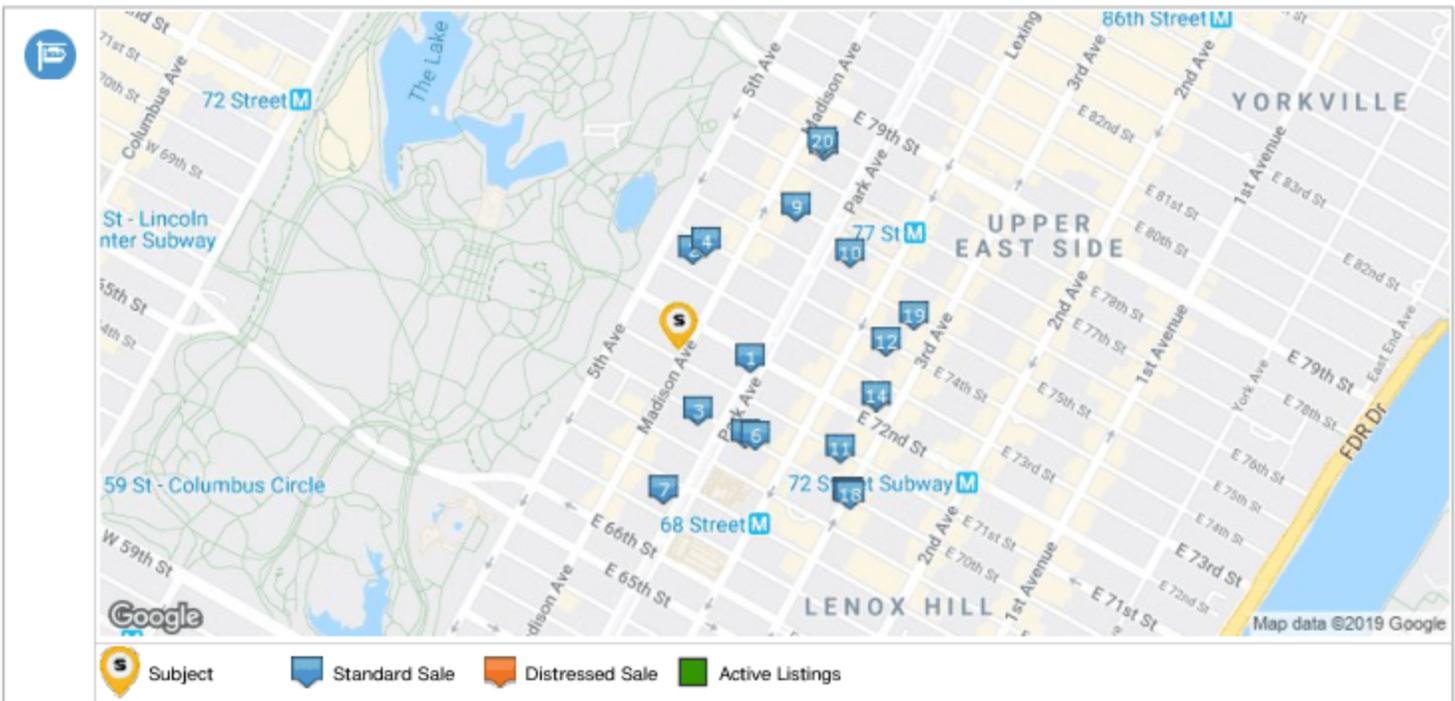
Subject Property Location

Property Address 9 E 71ST ST
City, State & Zip NEW YORK, NY 10021-4102

Report Date: 06/27/2019
Order ID: R3563450

Comparables Overview

	Subject	High Comparable	Low Comparable	Average
Address	9 E 71ST ST NEW YORK, NY 10021-4102	4 E 74TH ST # 5 NEW YORK, NY 10021-2605	157-163 E 72ND ST # 6B NEW YORK, NY 10021	923 5TH AVE APT 3B NEW YORK, NY 10021-2681
Distance (Mi)		0.13	0.29	0.11
Subdivision			157 EAST 72ND STREET CONDOMINIUM	
APN	01386-0010	01388-0067	01407-1059	01388-1013
Recording Date	01/10/2012	10/05/2018	10/25/2018	04/08/2019
Purchase Price		\$31,950,000	\$565,000	\$2,420,000
Living Area (SF)	18,814	9,413	360	1,100
Price (\$/SF)		\$3,394/SF	\$1,569/SF	\$2,200/SF
Lot Size (SF/AC)	5,108/.12	2,529/.06	10,217/.23	
BR/BA	0/0	0/0	0/0	0/0
Year Built	1910	1910	1923	1982



Subject Property

Address	9 E 71ST ST NEW YORK, NY 10021-4102			Distance (Mi)	
Owner	MAPLE, INC			County	NEW YORK
Seller Name				APN	01386-0010
Sale Price		Recording Date	01/10/2012	Census	0130.00
Sale Date	12/23/2011	Recorder Doc Number	2012000008342	Land Use	Single Family Residential
Sale Type		Document Description		Tract No.	
Price Code		Assessed Total	\$1,646,457	Map Reference	
Loan Amount		Assessed Improvement	\$1,328,973	Subdivision	
Lender Name		Assessed Land	\$317,484	Zoning	R8B
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type	
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	
Bedrooms	0	Year Built	1910	Living Area (SF)	18,814
Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
Total Rooms	0	Stories/Floors	6 Stories	Lot Size (SF/AC)	5,108/.12
Construction Type		No. of Units	1	Fireplace	0
Exterior Walls		No. of Buildings	1	Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Area Sales Analysis

Total Area Sales	\$104,868,710	Median # of Baths	NaN	Median Lot Size (SF/AC)	1,839 /.04
Price Range - 2 years	\$609,000 - \$13,550,000	Median # of Bedrooms		Median Year Built	1951
Age Range	7 - 120	Median Living Area (SF)	1,702	Median Value	\$3,175,000
Median Age	68	Median Price (\$/SF)	\$1,597/SF		

Comparable # 1

Address	52 E 72ND ST # 15 NEW YORK, NY 10021-4266			Distance (Mi)	0.11
Owner	HOFFMAN, CLAUDIA; HOFFMAN, MATTHEW			County	NEW YORK
Seller Name	ASCHENDORF, KENNETH; ASCHENDORF, WILMA			APN	01386-1121
Sale Price	\$4,453,750	Recording Date	07/24/2018	Census	0130.00
Sale Date	07/12/2018	Recorder Doc Number	2018000244053	Land Use	Condominium (Residential)
Sale Type	Full Sale	Document Description	Deed	Tract No.	
Price Code	Full amount stated on document.	Assessed Total	\$468,520	Map Reference	
Loan Amount	\$3,563,000	Assessed Improvement	\$397,599	Subdivision	
Lender Name	JPMORGAN CHASE BANK NA	Assessed Land	\$70,921	Zoning	R10
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type	
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	
Bedrooms	0	Year Built		Living Area (SF)	2,430
Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	\$1,833/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	
Construction Type		No. of Units	1	Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Comparable # 2

Address	2 923 5TH AVE APT 3B NEW YORK, NY 10021-2681	Distance (Mi)	0.11
Owner	WONG, CARSON; WU, CASSANDRA Y	County	NEW YORK
Seller Name	ESTATE OF MARIA PRENDERGAST; FRANCIS J PALMA, CO-EXECUTOR; GERALDINE PALMA, CO-EXECUTOR	APN	01388-1013
Sale Price	\$2,420,000	Recording Date	04/08/2019
Sale Date	03/29/2019	Census	0130.00
Sale Type	Full Sale	Recorder Doc Number	2019000111128
Price Code	Full amount stated on document.	Document Description	Deed
Loan Amount	\$1,694,000	Assessed Total	\$143,153
Lender Name	CITIZENS BANK, N.A.	Assessed Improvement	\$90,690
Prior 1st Mtg. Amount		Assessed Land	\$52,463
Prior 2nd Mtg. Amount		Zoning	R10
Bedrooms	0	Prior Sale Price	
Bathrooms/Partial		Prior Sale Date	
Total Rooms	0	Year Built	1982
Construction Type		Garage/No. of Cars	
Exterior Walls		Stories/Floors	
Roof Material/Type		No. of Units	1
Foundation Type		No. of Buildings	1
Property Type	Residential	Basement Type/Area	
		Style	
		View	Corner
		Living Area (SF)	1,100
		Price (\$/SF)	\$2,200/SF
		Lot Size (SF/AC)	
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 3

Address	3 34 E 70TH ST # 36 NEW YORK, NY 10021-4933	Distance (Mi)	0.11
Owner	36 E 70TH STREET LLC	County	NEW YORK
Seller Name	JW 70TH STREET LLC; % : WILK AUSLANDER LLP	APN	01384-0046
Sale Price	\$18,250,000	Recording Date	12/04/2018
Sale Date	11/21/2018	Census	0122.00
Sale Type	Full Sale	Recorder Doc Number	2018000398925
Price Code	Full amount stated on document.	Document Description	Deed
Loan Amount	\$12,000,000	Assessed Total	\$1,242,919
Lender Name	METROPOLITAN COMMERCIAL BANK	Assessed Improvement	\$814,100
Prior 1st Mtg. Amount		Assessed Land	\$428,819
Prior 2nd Mtg. Amount		Zoning	R8B
Bedrooms	0	Prior Sale Price	
Bathrooms/Partial		Prior Sale Date	
Total Rooms	0	Year Built	1900
Construction Type		Garage/No. of Cars	
Exterior Walls		Stories/Floors	5 Stories
Roof Material/Type		No. of Units	10
Foundation Type		No. of Buildings	2
Property Type	Multi-Family	Basement Type/Area	
		Style	
		View	
		Living Area (SF)	11,245
		Price (\$/SF)	\$1,623/SF
		Lot Size (SF/AC)	3,715/.09
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 4

Address	4 E 74TH ST # 5 NEW YORK, NY 10021-2605	Distance (Mi)	0.13
Owner	4 EAST 74 LLC	County	NEW YORK
Seller Name	LASRY, CATHY; LASRY, MARC	APN	01388-0067
Sale Price	\$31,950,000	Recording Date	10/05/2018
Sale Date	09/27/2018	Recorder Doc Number	2018000331634
Sale Type	Full Sale	Document Description	Deed
Price Code	Full amount stated on document.	Assessed Total	\$582,474
Loan Amount	\$15,000,000	Assessed Improvement	\$460,525
Lender Name	JPMORGAN CHASE BANK, N.A.	Assessed Land	\$121,949
Prior 1st Mtg. Amount		Prior Sale Price	
Prior 2nd Mtg. Amount		Prior Sale Date	
Bedrooms	0	Year Built	1910
Bathrooms/Partial		Garage/No. of Cars	
Total Rooms	0	Stories/Floors	6 Stories
Construction Type		No. of Units	1
Exterior Walls		No. of Buildings	1
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	Mansion
Property Type	Residential	View	

Comparable # 5

Address	5 715 PARK AVE APT 3C NEW YORK, NY 10021-5061	Distance (Mi)	0.17
Owner	HELENE A DEMISAY REVOCABLE TRUST OF 201	County	NEW YORK
Seller Name	SCHWEITZER, MELVIN L	APN	01404-1011
Sale Price	\$1,050,000	Recording Date	07/30/2018
Sale Date	07/19/2018	Recorder Doc Number	2018000290188
Sale Type	Full Sale	Document Description	Deed
Price Code	Full amount stated on document.	Assessed Total	\$116,724
Loan Amount		Assessed Improvement	\$92,446
Lender Name		Assessed Land	\$24,278
Prior 1st Mtg. Amount		Prior Sale Price	
Prior 2nd Mtg. Amount		Prior Sale Date	
Bedrooms	0	Year Built	1969
Bathrooms/Partial		Garage/No. of Cars	
Total Rooms	0	Stories/Floors	18 Stories
Construction Type		No. of Units	1
Exterior Walls		No. of Buildings	1
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	

Comparable # 6

Address	6 715 PARK AVE APT 2A NEW YORK, NY 10021-5061	Distance (Mi)	0.18
Owner	715 PARK NY LLC	County	NEW YORK
Seller Name	BERGEL 715 ASSOCIATES; % : WALTER & SAMUELS INC	APN	01404-1004
Sale Price	\$1,099,710	Recording Date	05/14/2019
Sale Date	04/26/2019	Census	0120.00
Sale Type	Full Sale	Recorder Doc Number	2019000153055
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount	\$756,000	Document Description	Deed
Lender Name	THE NORTHERN TRUST COMPANY	Assessed Total	\$156,668
Prior 1st Mtg. Amount		Assessed Improvement	\$124,081
Prior 2nd Mtg. Amount		Assessed Land	\$32,587
Bedrooms	0	Zoning	R10
Bathrooms/Partial		Prior Sale Price	
Total Rooms	0	Prior Sale Date	
Construction Type		Prior Sale Type	
Exterior Walls		Prior Recording Date	
Roof Material/Type		Year Built	1969
Foundation Type		Garage/No. of Cars	
Property Type	Residential	Stories/Floors	18 Stories
		No. of Units	1
		No. of Buildings	1
		Basement Type/Area	
		Style	
		View	
		Living Area (SF)	957
		Price (\$/SF)	\$1,149/SF
		Lot Size (SF/AC)	8,325/.19
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 7

Address	7 43 E 67TH ST NEW YORK, NY 10065-5926	Distance (Mi)	0.22
Owner	43 E 67 LLC	County	NEW YORK
Seller Name	ORLEY HOLDING CORP	APN	01382-0030
Sale Price	\$4,450,000	Recording Date	05/20/2019
Sale Date	05/17/2019	Census	0122.00
Sale Type	Full Sale	Recorder Doc Number	2019000158742
Price Code	Full amount stated on document.	Land Use	Boarding House, Rooming House, Apt Hotel, Transien
Loan Amount	\$2,000,000	Document Description	Deed
Lender Name	NEW YORK COMMUNITY BANK	Assessed Total	\$678,609
Prior 1st Mtg. Amount		Assessed Improvement	\$417,449
Prior 2nd Mtg. Amount		Assessed Land	\$261,160
Bedrooms	0	Zoning	R8B
Bathrooms/Partial		Prior Sale Price	
Total Rooms	0	Prior Sale Date	
Construction Type		Prior Sale Type	
Exterior Walls		Prior Recording Date	
Roof Material/Type		Year Built	1910
Foundation Type		Garage/No. of Cars	
Property Type	Multi-Family	Stories/Floors	4 Stories
		No. of Units	10
		No. of Buildings	1
		Basement Type/Area	
		Style	
		View	
		Living Area (SF)	6,094
		Price (\$/SF)	\$730/SF
		Lot Size (SF/AC)	2,008/.05
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 8

Address	8 32 E 76TH ST APT 1403 NEW YORK, NY 10021-2754	Distance (Mi)	0.24
Owner	FIORUZZI, EUGENIA	County	NEW YORK
Seller Name	TAMOYO, FLAVIA	APN	01390-1036
Sale Price	\$1,050,000	Recording Date	10/05/2018
Sale Date	09/26/2018	Census	0130.00
Sale Type	Full Sale	Recorder Doc Number	2018000332157
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount		Document Description	Deed
Lender Name		Assessed Total	\$149,707
Prior 1st Mtg. Amount		Assessed Improvement	\$115,750
Prior 2nd Mtg. Amount		Assessed Land	\$33,957
Bedrooms	0	Prior Sale Price	
Bathrooms/Partial		Prior Sale Date	
Total Rooms	0	Prior Recording Date	
Construction Type		Year Built	
Exterior Walls		Garage/No. of Cars	
Roof Material/Type		Stories/Floors	14 Stories
Foundation Type		No. of Units	1
Property Type	Residential	No. of Buildings	1
		Basement Type/Area	
		Style	
		View	
		Living Area (SF)	821
		Price (\$/SF)	\$1,279/SF
		Lot Size (SF/AC)	19,353/.44
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 9

Address	9 32 E 76TH ST APT 1104 NEW YORK, NY 10021-2754	Distance (Mi)	0.24
Owner	BARRETTO GARCIA, CLAUDIO MONIZ; ORPHAO GARCIA, RENATA SANTIAGO	County	NEW YORK
Seller Name	DAVIS, HOWARD S; ESTATE OF SUZANNE DAVIS; HOWARD DAVIS AS EXECUTOR	APN	01390-1031
Sale Price	\$1,250,000	Recording Date	08/29/2018
Sale Date	08/22/2018	Census	0130.00
Sale Type	Full Sale	Recorder Doc Number	2018000290429
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount	\$937,500	Document Description	Deed
Lender Name	JPMORGAN CHASE BANK, N.A.	Assessed Total	\$175,491
Prior 1st Mtg. Amount		Assessed Improvement	\$135,687
Prior 2nd Mtg. Amount		Assessed Land	\$39,804
Bedrooms	0	Prior Sale Price	
Bathrooms/Partial		Prior Sale Date	
Total Rooms	0	Prior Recording Date	
Construction Type		Year Built	
Exterior Walls		Garage/No. of Cars	
Roof Material/Type		Stories/Floors	14 Stories
Foundation Type		No. of Units	1
Property Type	Residential	No. of Buildings	1
		Basement Type/Area	
		Style	
		View	
		Living Area (SF)	962
		Price (\$/SF)	\$1,299/SF
		Lot Size (SF/AC)	19,353/.44
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 10

Address	10 823 PARK AVE # 1 NEW YORK, NY 10021-2849	Distance (Mi)	0.26
Owner	KRAUS, LINDSAY E	County	NEW YORK
Seller Name	823 PARK MAISONETTE LLC	APN	01410-1301
Sale Price	\$13,750,000	Recording Date	09/05/2018
Sale Date	08/27/2018	Census	0128.00
Sale Type	Full Sale	Recorder Doc Number	2018000297243
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount	\$8,250,000	Document Description	Deed
Lender Name	FIRST REPUBLIC BANK	Assessed Total	\$645,907
Prior 1st Mtg. Amount	\$1,100,000	Assessed Improvement	\$521,493
Prior 2nd Mtg. Amount		Assessed Land	\$124,414
Bedrooms	0	Assessed Land	\$124,414
Bathrooms/Partial		Zoning	R10
Total Rooms	0	Prior Sale Price	\$20,000,000
Construction Type		Prior Sale Date	06/26/2008
Exterior Walls		Prior Recording Date	07/07/2008
Roof Material/Type		Year Built	1920
Foundation Type		Garage/No. of Cars	
Property Type	Residential	Stories/Floors	13 Stories
		No. of Units	1
		Price (\$/SF)	\$1,877/SF
		Lot Size (SF/AC)	
		Fireplace	0
		No. of Buildings	1
		Pool	N
		Basement Type/Area	
		Heat Type	
		Style	
		A/C	
		View	
		Elevator	

Comparable # 11

Address	11 160 E 71ST ST NEW YORK, NY 10021-5119	Distance (Mi)	0.28
Owner	KERN, ANTON	County	NEW YORK
Seller Name	LUEDERS, HOLLY	APN	01405-0145
Sale Price	\$8,200,000	Recording Date	04/23/2019
Sale Date	04/16/2019	Census	0128.00
Sale Type	Full Sale	Recorder Doc Number	2019000129142
Price Code	Full amount stated on document.	Land Use	Single Family Residential
Loan Amount		Document Description	Deed
Lender Name		Assessed Total	\$243,463
Prior 1st Mtg. Amount		Assessed Improvement	\$147,833
Prior 2nd Mtg. Amount		Assessed Land	\$95,630
Bedrooms	0	Assessed Land	\$95,630
Bathrooms/Partial		Zoning	R8B
Total Rooms	0	Prior Sale Price	\$6,700,000
Construction Type		Prior Sale Date	07/27/2007
Exterior Walls		Prior Recording Date	08/17/2007
Roof Material/Type		Year Built	1910
Foundation Type		Garage/No. of Cars	
Property Type	Residential	Stories/Floors	5 Stories
		No. of Units	1
		Price (\$/SF)	\$1,901/SF
		Lot Size (SF/AC)	1,632/.04
		Fireplace	0
		No. of Buildings	1
		Pool	N
		Basement Type/Area	
		Heat Type	
		Style	
		A/C	
		View	
		Elevator	

Comparable # 12

Address	12 154 E 74TH ST NEW YORK, NY 10021-3542	Distance (Mi)	0.29
Owner	MAIDA, ANNA; MAIDA, DOMENIC	County	NEW YORK
Seller Name	ROBINSON, ERIC S; ROBINSON, SALLY S	APN	01408-0149
Sale Price	\$9,000,000	Recording Date	09/24/2018
Sale Date	09/18/2018	Recorder Doc Number	2018000318720
Sale Type	Full Sale	Document Description	Deed
Price Code	Full amount stated on document.	Assessed Total	\$257,598
Loan Amount	\$5,000,000	Assessed Improvement	\$177,004
Lender Name		Assessed Land	\$80,594
Prior 1st Mtg. Amount		Prior Sale Price	
Prior 2nd Mtg. Amount		Prior Sale Date	
Bedrooms	0	Year Built	1910
Bathrooms/Partial		Garage/No. of Cars	
Total Rooms	0	Stories/Floors	3 Stories
Construction Type		No. of Units	1
Exterior Walls		No. of Buildings	1
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	
		Land Use	Single Family Residential
		Tract No.	
		Map Reference	
		Subdivision	
		Zoning	R8B
		Prior Sale Type	
		Prior Recording Date	
		Living Area (SF)	3,800
		Price (\$/SF)	\$2,368/SF
		Lot Size (SF/AC)	1,916/.04
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 13

Address	13 157-163 E 72ND ST # 8J NEW YORK, NY 10021	Distance (Mi)	0.29
Owner	FARONE, EGIDIO A	County	NEW YORK
Seller Name	AMERI 1995 FAMILY TRUST; JAYNE AMERI, TRUSTEE; MAURIZIO AMERI, TRUSTEE	APN	01407-1086
Sale Price	\$640,000	Recording Date	03/15/2019
Sale Date	03/12/2019	Recorder Doc Number	2019000085330
Sale Type	Full Sale	Document Description	Deed
Price Code	Full amount stated on document.	Assessed Total	\$70,714
Loan Amount		Assessed Improvement	\$57,949
Lender Name		Assessed Land	\$12,765
Prior 1st Mtg. Amount		Prior Sale Price	\$550,000
Prior 2nd Mtg. Amount		Prior Sale Date	04/12/2011
Bedrooms	0	Year Built	1923
Bathrooms/Partial		Garage/No. of Cars	
Total Rooms	0	Stories/Floors	15 Stories
Construction Type		No. of Units	1
Exterior Walls		No. of Buildings	1
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	
		Land Use	Condominium (Residential)
		Tract No.	
		Map Reference	
		Subdivision	157 EAST 72ND STREET CONDOMINIUM
		Zoning	R10A
		Prior Sale Type	Full Sale
		Prior Recording Date	04/20/2011
		Living Area (SF)	545
		Price (\$/SF)	\$1,174/SF
		Lot Size (SF/AC)	10,217/.23
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 14

Address	14 157-163 E 72ND ST # 6B NEW YORK, NY 10021	Distance (Mi)	0.29
Owner	ST JOHN, NICOLE	County	NEW YORK
Seller Name	WOOD, CHRISTOPHER	APN	01407-1059
Sale Price	\$565,000	Recording Date	10/25/2018
Sale Date	08/30/2018	Census	0128.00
Sale Type	Full Sale	Recorder Doc Number	2018000355228
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount		Document Description	Deed
Lender Name		Assessed Total	\$44,821
Prior 1st Mtg. Amount		Map Reference	
Prior 2nd Mtg. Amount		Assessed Improvement	\$36,739
Bedrooms	0	Subdivision	157 EAST 72ND STREET CONDOMINIUM
Bathrooms/Partial		Assessed Land	\$8,082
Total Rooms	0	Zoning	R10A
Construction Type		Prior Sale Price	
Exterior Walls		Prior Sale Date	
Roof Material/Type		Prior Recording Date	
Foundation Type		Year Built	1923
Property Type	Residential	Living Area (SF)	360
		Garage/No. of Cars	
		Price (\$/SF)	\$1,569/SF
		Stories/Floors	15 Stories
		Lot Size (SF/AC)	10,217/.23
		No. of Units	1
		Fireplace	0
		No. of Buildings	1
		Pool	N
		Basement Type/Area	
		Heat Type	
		Style	
		A/C	
		View	
		Elevator	

Comparable # 15

Address	15 188 E 70TH ST APT 11D NEW YORK, NY 10021-5169	Distance (Mi)	0.32
Owner	MILEN, MARK	County	NEW YORK
Seller Name	RICCIARDI, SARA A; % : ANDREA M SABIAN, ESQ	APN	01404-1245
Sale Price	\$1,715,000	Recording Date	08/01/2018
Sale Date	07/30/2018	Census	0120.00
Sale Type	Full Sale	Recorder Doc Number	2018000257440
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount	\$1,165,000	Document Description	Deed
Lender Name	CITIBANK NA	Assessed Total	\$201,238
Prior 1st Mtg. Amount		Map Reference	
Prior 2nd Mtg. Amount		Assessed Improvement	\$164,232
Bedrooms	0	Subdivision	188 EAST 70TH STREET
Bathrooms/Partial		Assessed Land	\$37,006
Total Rooms	0	Zoning	C1-9
Construction Type		Prior Sale Price	
Exterior Walls		Prior Sale Date	
Roof Material/Type		Prior Recording Date	
Foundation Type		Year Built	1986
Property Type	Residential	Living Area (SF)	1,005
		Garage/No. of Cars	
		Price (\$/SF)	\$1,706/SF
		Stories/Floors	31 Stories
		Lot Size (SF/AC)	
		No. of Units	1
		Fireplace	0
		No. of Buildings	1
		Pool	N
		Basement Type/Area	
		Heat Type	
		Style	
		A/C	
		View	
		Elevator	

Comparable # 16

Address	16 188 E 70TH ST APT 17A NEW YORK, NY 10021-5169	Distance (Mi)	0.32
Owner	EGITOWN INTERNATIONAL S A	County	NEW YORK
Seller Name	DEGRAYE, JOHN TIMOTHY	APN	01404-1265
Sale Price	\$1,850,000	Recording Date	11/13/2018
Sale Date	10/31/2018	Recorder Doc Number	2018000375401
Sale Type	Full Sale	Document Description	Deed
Price Code	Full amount stated on document.	Assessed Total	\$256,678
Loan Amount	\$500,000	Assessed Improvement	\$209,476
Lender Name	INTERAUDI BANK	Assessed Land	\$47,202
Prior 1st Mtg. Amount		Prior Sale Price	
Prior 2nd Mtg. Amount		Prior Sale Date	
Bedrooms	0	Year Built	1986
Bathrooms/Partial		Garage/No. of Cars	
Total Rooms	0	Stories/Floors	31 Stories
Construction Type		No. of Units	1
Exterior Walls		No. of Buildings	1
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	
		Land Use	Condominium (Residential)
		Tract No.	
		Map Reference	
		Subdivision	
		Zoning	C1-9
		Prior Sale Type	
		Prior Recording Date	
		Living Area (SF)	1,396
		Price (\$/SF)	\$1,325/SF
		Lot Size (SF/AC)	
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 17

Address	17 40 E 78TH ST # 5F NEW YORK, NY 10075-1830	Distance (Mi)	0.32
Owner	MCGARR, CAPPY; MCGARR, JANIE	County	NEW YORK
Seller Name	JANKOFF, JOHN H; JANKOFF, RONNIE	APN	01392-1172
Sale Price	\$2,375,000	Recording Date	10/09/2018
Sale Date	10/04/2018	Recorder Doc Number	2018000333931
Sale Type	Full Sale	Document Description	Deed
Price Code	Full amount stated on document.	Assessed Total	\$152,724
Loan Amount		Assessed Improvement	\$107,890
Lender Name		Assessed Land	\$44,834
Prior 1st Mtg. Amount		Prior Sale Price	
Prior 2nd Mtg. Amount		Prior Sale Date	
Bedrooms	0	Year Built	1958
Bathrooms/Partial		Garage/No. of Cars	
Total Rooms	0	Stories/Floors	16 Stories
Construction Type		No. of Units	1
Exterior Walls		No. of Buildings	1
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	
		Land Use	Condominium (Residential)
		Tract No.	
		Map Reference	
		Subdivision	
		Zoning	C5-1
		Prior Sale Type	
		Prior Recording Date	
		Living Area (SF)	1,295
		Price (\$/SF)	\$1,834/SF
		Lot Size (SF/AC)	
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

Comparable # 18

Address	188 E 70TH ST APT 18A NEW YORK, NY 10021-5169	Distance (Mi)	0.33
Owner	PIECHOKA, DOROTA	County	NEW YORK
Seller Name	ELLIOTT, SOPHIA	APN	01404-1269
Sale Price	\$1,825,000	Recording Date	10/31/2018
Sale Date	10/25/2018	Census	0120.00
Sale Type	Full Sale	Recorder Doc Number	2018000363316
Price Code	Full amount stated on document.	Land Use	Condominium (Residential)
Loan Amount	\$860,000	Document Description	Deed
Lender Name		Assessed Total	\$258,747
Prior 1st Mtg. Amount		Assessed Improvement	\$211,164
Prior 2nd Mtg. Amount		Assessed Land	\$47,583
Bedrooms	0	Zoning	C1-9
Bathrooms/Partial		Prior Sale Price	
Total Rooms	0	Prior Sale Date	
Construction Type		Prior Recording Date	
Exterior Walls		Year Built	1986
Roof Material/Type		Living Area (SF)	1,396
Foundation Type		Garage/No. of Cars	
Property Type	Residential	Stories/Floors	31 Stories
		No. of Units	1
		Price (\$/SF)	\$1,307/SF
		Lot Size (SF/AC)	
		Fireplace	0
		No. of Buildings	1
		Pool	N
		Basement Type/Area	
		Heat Type	
		Style	
		A/C	
		View	
		Elevator	

Comparable # 19

Address	182 E 75TH ST NEW YORK, NY 10021-3228	Distance (Mi)	0.33
Owner	182 E 75TH ST LLC	County	NEW YORK
Seller Name	HADJI BABA PROPERTIES CORP; % : FALCON PROPERTIES	APN	01409-0046
Sale Price	\$11,125,000	Recording Date	06/13/2019
Sale Date	06/03/2019	Census	0128.00
Sale Type	Full Sale	Recorder Doc Number	2019000186666
Price Code	Full amount stated on document.	Land Use	Duplex (2 units, any combination)
Loan Amount	\$7,231,250	Document Description	Deed
Lender Name	JPMORGAN CHASE BANK, N.A.	Assessed Total	\$300,962
Prior 1st Mtg. Amount		Assessed Improvement	\$167,713
Prior 2nd Mtg. Amount		Assessed Land	\$133,249
Bedrooms	0	Zoning	R8B
Bathrooms/Partial		Prior Sale Price	
Total Rooms	0	Prior Sale Date	
Construction Type		Prior Recording Date	
Exterior Walls		Year Built	1920
Roof Material/Type		Living Area (SF)	4,320
Foundation Type		Garage/No. of Cars	
Property Type	Multi-Family (Residential)	Stories/Floors	4 Stories
		No. of Units	2
		Price (\$/SF)	\$2,575/SF
		Lot Size (SF/AC)	1,839/.04
		Fireplace	0
		No. of Buildings	1
		Pool	N
		Basement Type/Area	
		Heat Type	
		Style	
		A/C	
		View	
		Elevator	

Comparable # 20

Address	20 40 E 78TH ST # 14D NEW YORK, NY 10075-1830	Distance (Mi)	0.33
Owner	FFC HOLDINGS (DELAWARE) LLC	County	NEW YORK
Seller Name	DUSTIN E FLEISCHMAN; EF NY QUALIFIED PERSONAL RESIDENCE TRUST; SF NY QUALIFIED PERSONAL RESIDENCE TRUST; STEPHANIE A FLEISHMAN	APN	01392-1153
Sale Price	\$2,625,000	Recording Date	07/27/2018
Sale Date	07/16/2018	Recorder Doc Number	2018000250706
Sale Type	Full Sale	Document Description	Deed
Price Code	Full amount stated on document.	Assessed Total	\$157,478
Loan Amount	\$1,968,750	Assessed Improvement	\$111,228
Lender Name		Assessed Land	\$46,250
Prior 1st Mtg. Amount		Prior Sale Price	
Prior 2nd Mtg. Amount		Prior Sale Date	
Bedrooms	0	Year Built	1958
Bathrooms/Partial		Garage/No. of Cars	
Total Rooms	0	Stories/Floors	16 Stories
Construction Type		No. of Units	1
Exterior Walls		No. of Buildings	1
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	
		Census	0142.00
		Land Use	Condominium (Residential)
		Tract No.	
		Map Reference	
		Subdivision	CHARLES HOUSE CONDOMINIUM
		Zoning	C5-1
		Prior Sale Type	
		Prior Recording Date	
		Living Area (SF)	1,162
		Price (\$/SF)	\$2,259/SF
		Lot Size (SF/AC)	
		Fireplace	0
		Pool	N
		Heat Type	
		A/C	
		Elevator	

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Subject Property Location

Property Address 9 E 71ST ST
City, State & Zip NEW YORK, NY 10021-4102
County NEW YORK COUNTY
Mailing Address 9 E 71ST ST, NEW YORK, NY 10021-4102

Report Date: 06/27/2019
Order ID: R3563451

Property Use Single Family Residential
Parcel Number 01386-0010

Legal Description

Lot	10
Tract No	
Abbrev. Description	LOT:10 BLK:1386

Ownership Information

Owner Name(s)	MAPLE, INC	Sales Price	
		Sale Date	12/23/2011
		Recording Date	01/10/2012
Vesting	Company	Recorder Doc #	2012000008342

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sales Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	01/10/2012	Deed	Deed		2012000008342	MAPLE INC	NINE EAST 71ST STREET CORPORATION

Transaction Details

Transfer

	Transaction ID	1	Recorder Doc Number	2012000008342	Partial Interest Transferred	
	Sale Date	12/23/2011	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	01/10/2012	Property Use	
	Buyer 1	MAPLE INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	9100 HAVENSIGHT, PORT OF SALE, SUITE 15/16, ST. THOMAS, VI 00802
	Seller 1	NINE EAST 71ST STREET CORPORATION	Seller 1 Entity	Company or Corporation	Seller Mailing Address	301 E 66TH ST APT 10F, NEW YORK, NY 10065-6216
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	ID2011122700736001/ / /			Title Company Name	

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

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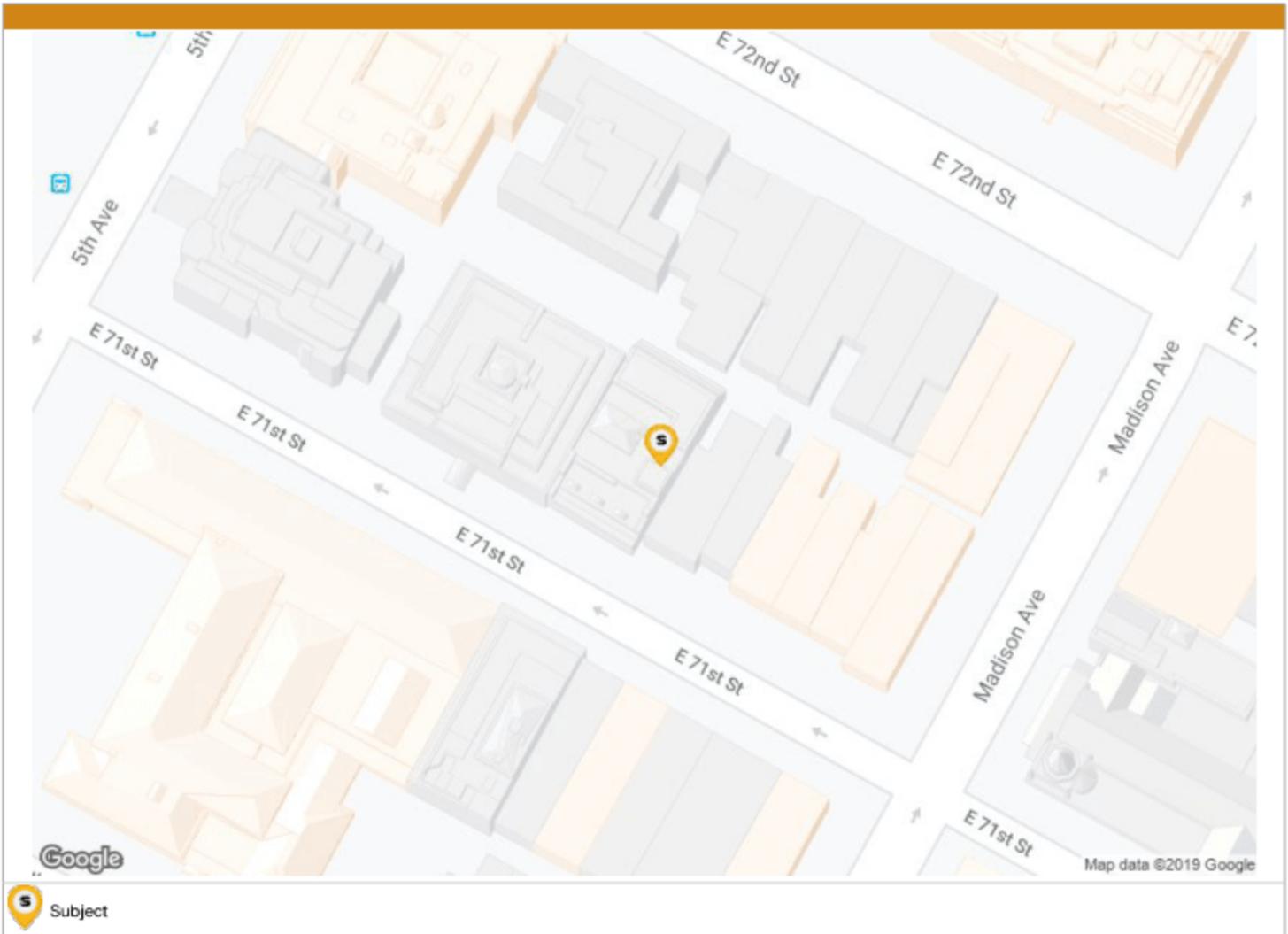
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Subject Property Location

Report Date: 06/27/2019
Order ID: R3563452

Property Address 9 E 71ST ST
City, State & Zip NEW YORK, NY 10021-4102
County NEW YORK COUNTY
Mailing Address 9 E 71ST ST, NEW YORK, NY 10021-4102

Property Use Single Family Residential
Parcel Number 01386-0010



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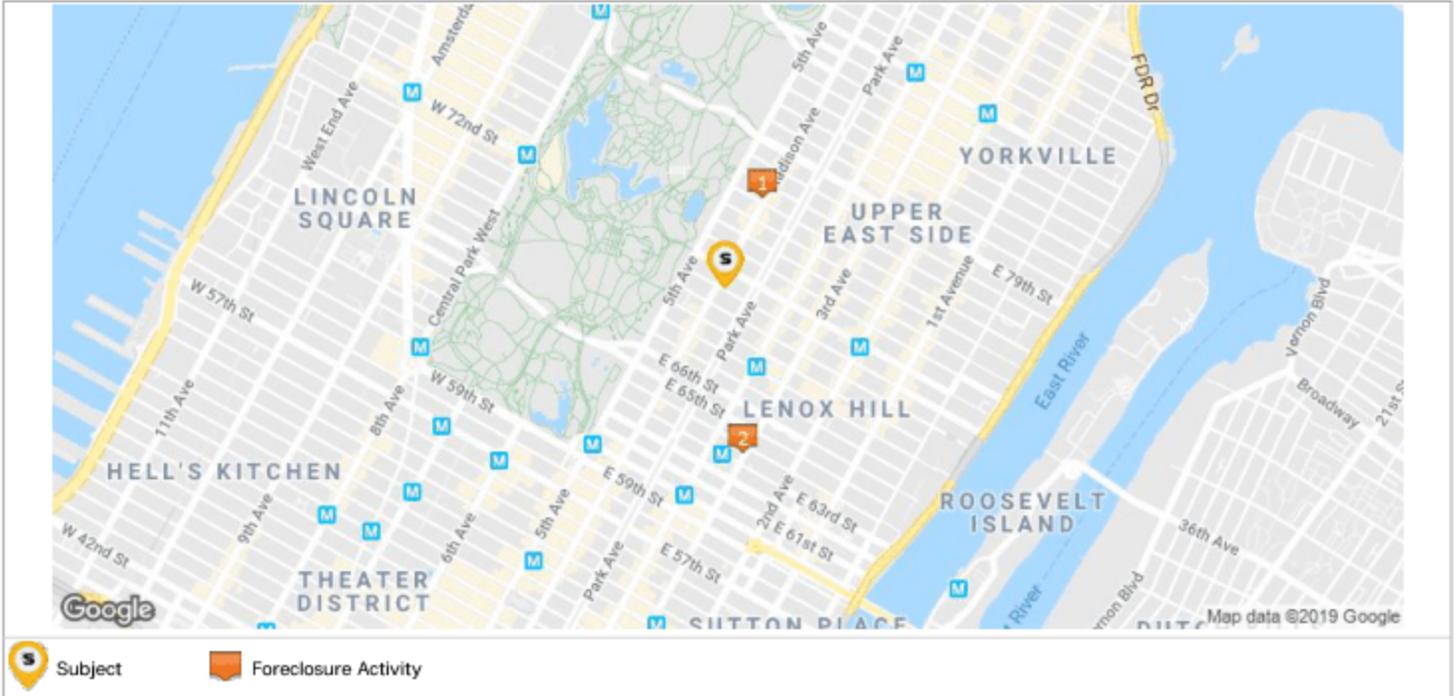
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Subject Property Location

Property Address 9 E 71ST ST
City, State & Zip NEW YORK, NY 10021-4102
County NEW YORK COUNTY
Mailing Address 9 E 71ST ST, NEW YORK, NY 10021-4102

Report Date: 06/27/2019
Order ID: R3563453

Property Use Single Family Residential
Parcel Number 01386-0010



Neighborhood Foreclosure Activity

1. Property Address	7 E 76TH ST NEW YORK, NY 10021-1702
REO	03/16/2017
2. Property Address	174 E 64TH ST NEW YORK, NY 10065-7478
REO	09/11/2018

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Subject Property Location

Property Address 9 E 71ST ST
City, State & Zip NEW YORK, NY 10021-4102
County NEW YORK COUNTY
Mailing Address 9 E 71ST ST, NEW YORK, NY 10021-4102

Report Date: 06/27/2019
 Order ID: R3563454

Property Use Single Family Residential
Parcel Number 01386-0010

Population

Year	Zip 10021	National
2000	51,426	281,421,906
2009	51,557	309,731,508
2014	51,811	324,062,684
Growth Rate		1.0 %
Growth Centile	38.0 %	

Households

Year	Zip 10021	National
2000	30,856	105,480,101
2009	30,484	116,523,156
2014	30,593	122,109,448
Household Growth Rate		1.1 %
Average Household Size	1.7	2.6

Families

Year	Zip 10021	National
2000	10,677	71,787,347
2009	10,192	77,956,117
Family Growth Rate		0.9 %

Age Distribution

Age	Zip 10021	National
0-4	4.5 %	6.8 %
5-9	2.7 %	6.7 %
10-14	2.2 %	6.6 %
15-19	1.8 %	7.1 %
20-24	4.9 %	6.9 %
25-44	36.1 %	27.0 %
45-64	30.6 %	26.0 %
65-84	13.9 %	10.9 %
85+	3.3 %	1.9 %

Median Age

Year	Zip 10021	National
2009	43.3	36.9
Male Ratio	44.2 %	49.2 %
Female Ratio	55.8 %	50.8 %

Household Income

Income	Zip 10021	National
% < \$25K	8.1 %	20.9 %
% \$25K-50K	9.1 %	24.4 %
% \$50K-100K	27.0 %	35.3 %
% \$100K-150K	22.4 %	11.7 %
% >\$150K	33.5 %	7.6 %

Median Household Income

Year	Zip 10021	National
2009	\$111,234.00	\$54,719.00
2014	\$118,012.00	\$56,938.00
Per Capita Income	\$103,323.00	\$27,277.00

Household Income Centile

National	98.0 %
State	96.0 %

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Subject Property Location

Property Address 9 E 71ST ST
City, State & Zip NEW YORK, NY 10021-4102
County NEW YORK COUNTY
Mailing Address 9 E 71ST ST, NEW YORK, NY 10021-4102

Report Date: 06/27/2019
Order ID: R3563455

Property Use Single Family Residential
Parcel Number 01386-0010

Nearby Neighbor #1

Address	9 E 71ST ST, NEW YORK, NY 10021		APN	01386-0010	
Owner	MAPLE, INC		Lot Size (SF/AC)	5,108/.12	
Bedrooms	0	Year Built	1910	Living Area (SF)	18,814
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #2

Address	18 E 72ND ST, NEW YORK, NY 10021		APN	01386-0060	
Owner	STATE OF SPAIN		Lot Size (SF/AC)	2,554/.06	
Bedrooms	0	Year Built	1899	Living Area (SF)	11,496
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #3

Address	20 E 72ND ST, NEW YORK, NY 10021		APN	01386-0059	
Owner	THE HOLY SEE		Lot Size (SF/AC)	2,759/.06	
Bedrooms	0	Year Built	1899	Living Area (SF)	10,960
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #4

Address	14 E 71ST ST, NEW YORK, NY 10021		APN	01385-0061	
Owner	SEARCH AMERICA REALTY CORP		Lot Size (SF/AC)	2,510/.06	
Bedrooms	0	Year Built	1899	Living Area (SF)	9,002
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #5

Address	18 E 71ST ST, NEW YORK, NY 10021		APN	01385-0059	
Owner	18 EAST 71ST STREET		Lot Size (SF/AC)	2,510/.06	
Bedrooms	0	Year Built	1899	Living Area (SF)	12,060
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #6

Address	15 E 72ND ST, NEW YORK, NY 10021		APN	01387-0011	
Owner	MISSION OF KINGDOM OF MOROCCO		Lot Size (SF/AC)	2,111/.05	
Bedrooms	0	Year Built	1899	Living Area (SF)	8,125
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #7

Address	22 E 73RD ST, NEW YORK, NY 10021		APN	01387-0060	
Owner	UNITED RPBLC CAMEROON		Lot Size (SF/AC)	2,220/.05	
Bedrooms	0	Year Built	1899	Living Area (SF)	10,013
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #8

Address	12 E 73RD ST, NEW YORK, NY 10021		APN	01387-0065	
Owner	12E73RD LLC,		Lot Size (SF/AC)	2,299/.05	
Bedrooms	0	Year Built	1899	Living Area (SF)	6,230
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #9

Address	4 E 73RD ST, NEW YORK, NY 10021		APN	01387-0067	
Owner	JOHN REINSBERG		Lot Size (SF/AC)	2,299/.05	
Bedrooms	0	Year Built	1910	Living Area (SF)	5,400
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #10

Address	26 E 73RD ST, NEW YORK, NY 10021		APN	01387-0058	
Owner	EAST 73RD STREET LLC		Lot Size (SF/AC)	1,671/.04	
Bedrooms	0	Year Built	1899	Living Area (SF)	6,900
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #11

Address	44 E 73RD ST, NEW YORK, NY 10021		APN	01387-0146	
Owner	FEREYDOUN F NAZEM; NAZEM SUSIE G		Lot Size (SF/AC)	2,248/.05	
Bedrooms	0	Year Built	1899	Living Area (SF)	6,798
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #12

Address	27 E 73RD ST, NEW YORK, NY 10021		APN	01388-0016 03	
Owner	CHARLES H C GERARD, TR OF ALISON D		Lot Size (SF/AC)	1,600/.04	
Bedrooms	0	Year Built	1901	Living Area (SF)	7,285
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #13

Address	27 E 73RD ST, NEW YORK, NY 10021		APN	01388-0016 01	
Owner	OLD LYCEUM, LLC		Lot Size (SF/AC)	1,600/.04	
Bedrooms	0	Year Built	1901	Living Area (SF)	7,285
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #14

Address	27 E 73RD ST, NEW YORK, NY 10021		APN	01388-0016 02	
Owner	CHRISTOPHER C GERARD, TR OF ALISOND GERARD RT		Lot Size (SF/AC)	1,600/.04	
Bedrooms	0	Year Built	1901	Living Area (SF)	7,285
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #15

Address	38 E 70TH ST, NEW YORK, NY 10021		APN	01384-0045	
Owner	VCJ PROPERTY LLC		Lot Size (SF/AC)	1,607/.04	
Bedrooms	0	Year Built	1899	Living Area (SF)	4,963
Bathrooms/Partial		Garage/No. of Cars		Phones	

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Subject Property Location

Property Address 9 E 71ST ST
City, State & Zip NEW YORK, NY 10021-4102
County NEW YORK COUNTY
Mailing Address 9 E 71ST ST, NEW YORK, NY 10021-4102

Report Date: 06/27/2019
Order ID: R3563456

Property Use Single Family Residential
Parcel Number 01386-0010

Public School Summary

School Name	Grades	Distance from Subject Property
PS 6 LILLIE D BLAKE	Grade KG - Grade 5	0.51 miles
ELLA BAKER SCHOOL	Prekindergarten - Grade 8	0.53 miles
JHS 167 ROBERT F WAGNER	Grade 6 - Grade 8	0.43 miles
MANHATTAN INTERNATIONAL HIGH SCHOOL	Grade 9 - Grade 12	0.53 miles

PS 6 LILLIE D BLAKE

Address	45 EAST 81ST ST NEW YORK, NY 10028-0262	Kindergarten	122
Phone Number	212-737-9774	Grade 1	132
Distance from Subject Property	0.51 miles	Grade 2	135
Grades	Grade KG - Grade 5	Grade 3	98
Student Teacher Ratio	1:14.4	Grade 4	110
Full Time Equivalent Administrators	55	Grade 5	111
API Score	N/A	Total	708

ELLA BAKER SCHOOL

Address	317 EAST 67TH ST NEW YORK, NY 10021	Prekindergarten	N/A
Phone Number	212-717-8809	Kindergarten	44
Distance from Subject Property	0.53 miles	Grade 1	31
Grades	Prekindergarten - Grade 8	Grade 2	37
Student Teacher Ratio	1:15.6	Grade 3	37
Full Time Equivalent Administrators	21	Grade 4	32
API Score	N/A	Grade 5	25
		Grade 6	22
		Grade 7	22
		Grade 8	21
		Total	271

JHS 167 ROBERT F WAGNER

Address	220 EAST 76TH ST NEW YORK, NY 10021-2998	Grade 6	351
		Grade 7	364
Phone Number	212-535-8610	Grade 8	396
Distance from Subject Property	0.43 miles	Total	1111
Grades	Grade 6 - Grade 8		
Student Teacher Ratio	1:16.0		
Full Time Equivalent Administrators	76.68		
API Score	N/A		

MANHATTAN INTERNATIONAL HIGH SCHOOL

Address	317 EAST 67TH ST NEW YORK, NY 10021-6003	Grade 9	119
		Grade 10	74
Phone Number	212-517-6728	Grade 11	62
Distance from Subject Property	0.53 miles	Grade 12	54
Grades	Grade 9 - Grade 12	Total	309
Student Teacher Ratio	1:15.5		
Full Time Equivalent Administrators	19.98		
API Score	N/A		

SCHOOL DISTRICTS**NEW YORK CITY GEOGRAPHIC DISTRICT # 2**

Address	333 7TH AVE-7TH FL NEW YORK, NY 10001	Pupil Teacher Ratio	15.6:1	No of Teacher Aids	N/A
		Total Enrollment	60,687	No of Guidance Counselors	156.6
Phone Number	212-356-3815	No of High School Graduates	7,544	No of School Administrators	242.8
Grades	PK- 12	Number of Teachers	3883.1	Number of Schools	103

About**Public Schools**

The Public School Report lists schools closest to the subject property. For a complete listing of schools in your area, please go to <http://www.nces.ed.gov/globalocator>.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

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Subject Property Location

Property Address 9 E 71ST ST
City, State & Zip NEW YORK, NY 10021-4102
County NEW YORK COUNTY
Mailing Address 9 E 71ST ST, NEW YORK, NY 10021-4102

Report Date: 06/27/2019
 Order ID: R3563457

Property Use Single Family Residential
Parcel Number 01386-0010

Private School Summary

School Name	Grades	Distance from Subject Property
DOMINICAN ACADEMY	Grade 9 - Grade 12	0.19 miles
BUCKLEY SCHOOL	Kindergarten - Grade 9	0.20 miles
HEWITT SCHOOL	Kindergarten - Grade 12	0.21 miles
MANHATTAN HIGH SCHOOL FOR GIRLS	Grade 9 - Grade 12	0.26 miles
RABBI ARTHUR SCHNEIER PARK EAST DAY SCHOOL	Prekindergarten - Grade 8	0.33 miles
ST JEAN BAPTISTE HIGH SCHOOL	Grade 9 - Grade 12	0.34 miles
PHILOSOPHY DAY SCHOOL	Prekindergarten - Grade 2	0.39 miles
THE ALLEN-STEVENSON SCHOOL	Kindergarten - Grade 9	0.39 miles
ST VINCENT FERRER HIGH SCHOOL	Grade 9 - Grade 12	0.40 miles
RUDOLF STEINER SCHOOL	Prekindergarten - Grade 12	0.40 miles
THE GENEVA SCHOOL OF MANHATTAN	Prekindergarten - Grade 8	0.43 miles
BIRCH WATHEN LENOX SCHOOL	Kindergarten - Grade 12	0.45 miles
THE BROWNING SCHOOL	Kindergarten - Grade 12	0.48 miles
ALL SOULS SCHOOL	Prekindergarten - Kindergarten	0.49 miles
CATHEDRAL SCHOOL OF THE HOLY T	Prekindergarten - Grade 8	0.52 miles

DOMINICAN ACADEMY

Address	44 E 68TH STREET	Grade 9	53
	NEW YORK, NY 10021-5939	Grade 10	81
Phone Number	212-744-0195	Grade 11	65
Distance from Subject Property	0.19 miles	Grade 12	58
Gender	All-Female	Total	257
Grades	Grade 9 - Grade 12		
Affiliation	Roman Catholic		
Student Teacher Ratio	1:11.0		
Full Time Equivalent Administrators	23.3		

BUCKLEY SCHOOL

Address	113 E 73RD STREET	Kindergarten	43
	NEW YORK, NY 10021-3536	Grade 1	40
Phone Number	212-535-8787	Grade 2	41
Distance from Subject Property	0.20 miles	Grade 3	40
Gender	All-Male	Grade 4	42
Grades	Kindergarten - Grade 9	Grade 5	34
Affiliation	Nonsectarian	Grade 6	43
Student Teacher Ratio	1:6.3	Grade 7	38
Full Time Equivalent Administrators	57.4	Grade 8	33
		Grade 9	6
		Total	360

HEWITT SCHOOL

Address	45 E 75TH STREET	Kindergarten	48
	NEW YORK, NY 10021-2736	Grade 1	41
Phone Number	212-281-1919	Grade 2	43
Distance from Subject Property	0.21 miles	Grade 3	43
Gender	All-Female	Grade 4	38
Grades	Kindergarten - Grade 12	Grade 5	45
Affiliation	Nonsectarian	Grade 6	31
Student Teacher Ratio	1:6.8	Grade 7	41
Full Time Equivalent Administrators	72	Grade 8	36
		Grade 9	33
		Grade 10	34
		Grade 11	26
		Grade 12	27
		Total	486

MANHATTAN HIGH SCHOOL FOR GIRLS

Address	154 E 70TH STREET	Grade 9	36
	NEW YORK, NY 10021-5110	Grade 10	49
Phone Number	212-737-6800	Grade 11	49
Distance from Subject Property	0.26 miles	Grade 12	50
Gender	All-Female	Total	184
Grades	Grade 9 - Grade 12		
Affiliation	Jewish		
Student Teacher Ratio	N/A		
Full Time Equivalent Administrators	N/A		

RABBI ARTHUR SCHNEIER PARK EAST DAY SCHOOL

Address	164 EAST 68TH STREET	Prekindergarten	96
	NEW YORK, NY 10021-5956	Kindergarten	23
Phone Number	212-737-6900	Grade 1	8
Distance from Subject Property	0.33 miles	Grade 2	14
Gender	Coed	Grade 3	9
Grades	Prekindergarten - Grade 8	Grade 4	18
Affiliation	Jewish	Grade 5	8
Student Teacher Ratio	1:6.0	Grade 6	17
Full Time Equivalent Administrators	19.3	Grade 7	10
		Grade 8	8
		Total	211

ST JEAN BAPTISTE HIGH SCHOOL

Address	173 E 75TH STREET NEW YORK, NY 10021-3227	Grade 9	112
		Grade 10	117
Phone Number	212-288-1645	Grade 11	115
Distance from Subject Property	0.34 miles	Grade 12	82
Gender	All-Female	Total	426
Grades	Grade 9 - Grade 12		
Affiliation	Roman Catholic		
Student Teacher Ratio	1:13.7		
Full Time Equivalent Administrators	31		

PHILOSOPHY DAY SCHOOL

Address	12 E 79TH STREET NEW YORK, NY 10021-0106	Prekindergarten	30
		Kindergarten	17
Phone Number	212-744-7300	Grade 1	15
Distance from Subject Property	0.39 miles	Grade 2	12
Gender	Coed	Total	74
Grades	Prekindergarten - Grade 2		
Affiliation	Nonsectarian		
Student Teacher Ratio	1:4.6		
Full Time Equivalent Administrators	9.6		

THE ALLEN-STEVENSON SCHOOL

Address	132 E 78TH STREET NEW YORK, NY 10021-0355	Kindergarten	46
		Grade 1	48
Phone Number	212-606-0889	Grade 2	44
Distance from Subject Property	0.39 miles	Grade 3	44
Gender	All-Male	Grade 4	45
Grades	Kindergarten - Grade 9	Grade 5	44
Affiliation	Nonsectarian	Grade 6	38
Student Teacher Ratio	1:7.5	Grade 7	42
Full Time Equivalent Administrators	52.6	Grade 8	33
		Grade 9	9
		Total	393

ST VINCENT FERRER HIGH SCHOOL

Address	151 E 65TH STREET	Grade 9	134
	NEW YORK, NY 10021-6607	Grade 10	134
Phone Number	212-535-4680	Grade 11	114
Distance from Subject Property	0.40 miles	Grade 12	117
Gender	All-Female	Total	499
Grades	Grade 9 - Grade 12		
Affiliation	Roman Catholic		
Student Teacher Ratio	1:18.3		
Full Time Equivalent Administrators	27.3		

RUDOLF STEINER SCHOOL

Address	15 E 79TH STREET	Prekindergarten	24
	NEW YORK, NY 10021-0147	Kindergarten	46
Phone Number	212-535-2130	Grade 1	26
Distance from Subject Property	0.40 miles	Grade 2	26
Gender	Coed	Grade 3	23
Grades	Prekindergarten - Grade 12	Grade 4	20
Affiliation	Nonsectarian	Grade 5	24
Student Teacher Ratio	1:7.3	Grade 6	25
Full Time Equivalent Administrators	44.4	Grade 7	20
		Grade 8	18
		Grade 9	23
		Grade 10	19
		Grade 11	25
		Grade 12	27
		Total	346

THE GENEVA SCHOOL OF MANHATTAN

Address	583 PARK AVENUE	Prekindergarten	19
	NEW YORK, NY 10021-7363	Kindergarten	10
Phone Number	212-754-9988	Grade 1	12
Distance from Subject Property	0.43 miles	Grade 2	12
Gender	Coed	Grade 3	10
Grades	Prekindergarten - Grade 8	Grade 4	6
Affiliation	Christian (no specific denomination)	Grade 5	11
Student Teacher Ratio	1:8.4	Grade 6	16
Full Time Equivalent Administrators	11	Grade 7	9
		Grade 8	6
		Total	111

BIRCH WATHEN LENOX SCHOOL

Address	210 E 77TH STREET	Kindergarten	32
	NEW YORK, NY 10021-2102	Grade 1	37
Phone Number	212-861-0404	Grade 2	29
Distance from Subject Property	0.45 miles	Grade 3	37
Gender	Coed	Grade 4	31
Grades	Kindergarten - Grade 12	Grade 5	39
Affiliation	Nonsectarian	Grade 6	34
Student Teacher Ratio	1:7.3	Grade 7	43
Full Time Equivalent Administrators	66.3	Grade 8	41
		Grade 9	43
		Grade 10	44
		Grade 11	45
		Grade 12	26
		Total	481

THE BROWNING SCHOOL

Address	52 E 62ND STREET	Kindergarten	33
	NEW YORK, NY 10021-8017	Grade 1	33
Phone Number	212-838-6280	Grade 2	29
Distance from Subject Property	0.48 miles	Grade 3	30
Gender	All-Male	Grade 4	30
Grades	Kindergarten - Grade 12	Grade 5	31
Affiliation	Nonsectarian	Grade 6	27
Student Teacher Ratio	1:8.4	Grade 7	27
Full Time Equivalent Administrators	45.4	Grade 8	30
		Grade 9	29
		Grade 10	32
		Grade 11	21
		Grade 12	29
		Total	381

ALL SOULS SCHOOL

Address	1157 LEXINGTON AVENUE	Prekindergarten	138
	NEW YORK, NY 10021-0440	Kindergarten	22
Phone Number	212-861-5232	Total	160
Distance from Subject Property	0.49 miles		
Gender	Coed		
Grades	Prekindergarten - Kindergarten		
Affiliation	Nonsectarian		
Student Teacher Ratio	1:7.3		
Full Time Equivalent Administrators	3		

CATHEDRAL SCHOOL OF THE HOLY T

Address	319 E 74TH STREET	Prekindergarten	29
	NEW YORK, NY 10021-3792	Kindergarten	6
Phone Number	212-249-2840	Grade 1	8
Distance from Subject Property	0.52 miles	Grade 2	9
Gender	Coed	Grade 3	9
Grades	Prekindergarten - Grade 8	Grade 4	11
Affiliation	N/A	Grade 5	3
Student Teacher Ratio	1:3.9	Grade 6	10
Full Time Equivalent Administrators	17.6	Grade 7	7
		Grade 8	5
		Total	97

About

Private Schools

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

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