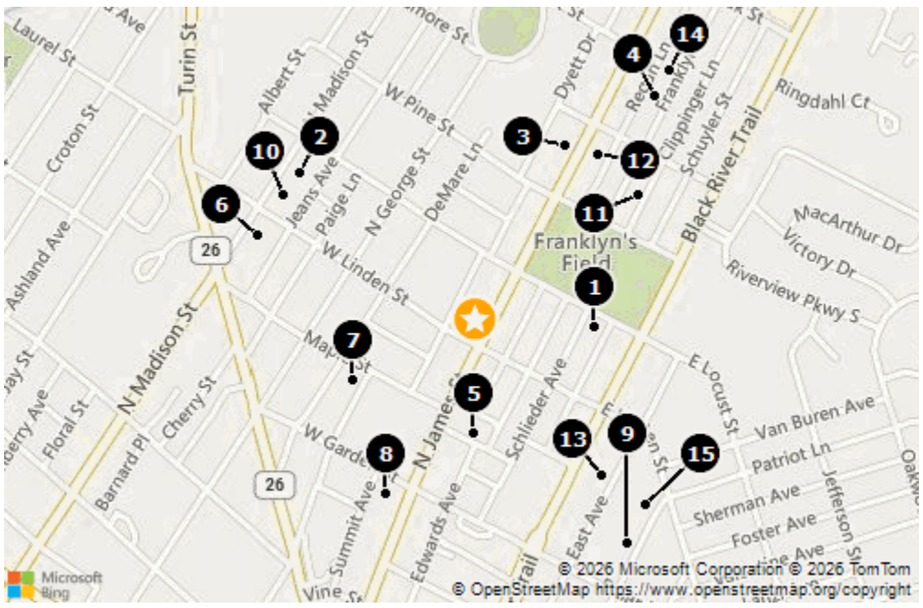
# ICE SiteX Report

**OrderID: 97099561**

## SiteX Property Information Report




## Subject Property Location

### 1003 N JAMES ST, ROME, NY 13440-3528

| | | | |
|---|---|---|---|
| County: | **ONEIDA NY** | Census Tract: | 360650222.002008 |
| Property Use: | Single Family Residential | Zoning: | R-1-5 |
| Parcel Number: | 301301 223.020-0006-033 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$193,000** | FSD: | 16 | Common Confidence Score: | 43 |
| Value Range: | $162,120 - $223,880 | ICE Confidence Score: | 84 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2024 | Market Value Year: | 2024 | Tax Rate Code Area: | 301300 |
| Assd Land Value: | $16,600 | Market Land Value: | $36,588 | Tax Year: | 2024 |
| Assd Improvement: | $33,400 | Market Improvment Value: | $73,617 | Total Taxable Value: | $4,452 |
| Total Assessed Value: | $50,000 | Total Assessor Market Value: | $110,205 | Delinquent Year: | |
| | | | | Tax Account ID: | 45519 07 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 33.000 Block: 6 Section: 223.20 District: 301301

| | |
|---|---|
| Abbreviated Description: | H&L&G 60X150 |
| City/Muni/Twp: | ROME, INSIDE |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 9,148 SF | Bedrooms: | 4 | Pool: | |
| Building Area: | 1964 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1916 | Partial Baths: | 1 | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Wood |
| Number of Units: | | Garage Type: | Detached | Heating: | Forced Air |
| Number of Stories: | 2+AB | Number of Cars: | 4 | A/C: | |
| Style: | Traditional | Basement: | Full | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/06/2018 | Sales Price: | $88,363 |
| Document #: | 2018-017681 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/26/2017 | Loan Amount: | N/A |
| Document #: | 2017-014567 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 01/01/2047 | Type Finance: | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/26/2017 | Sales Price: | $89,994 |
| Document #: | 2017-014566 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 09/21/2017 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/26/2017 | Sales Price: | $84,900 |
| Document #: | BK-PG 2017 -14566 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 97099561**

**Legal Description:**
Lot: 33.000 Block: 6 Section: 223.20 District: 301301
Abbreviated Description: H&L&G 60X150
City/Muni/Twp: ROME, INSIDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/03/2017 | Sales Price: | N/A |
| Document #: | BK-PG 0000002017-0000006303 | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 04/20/2017 | | |
| Document Type: | | | |

**Legal Description:**
District: 301301

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/21/2003 | Sales Price: | $78,000 |
| Document #: | BK-PG 0000002003-0000021118 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 08/20/2003 | | |
| Document Type: | | | |

**Legal Description:**
District: 301301
City/Muni/Twp: ROME, INSIDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/20/2000 | Sales Price: | $57,000 |
| Document #: | BK-PG 0000002914-0000000436 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 04/20/2000 | | |
| Document Type: | | | |

**Legal Description:**
District: 301301
City/Muni/Twp: ROME, INSIDE

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $2,995,553 | Median # of Bedrooms | 3 |
| Median Lot Size | 8,276 SF | Median # of Baths | 1 |
| Median Living Area | 1,560 SF | Median Year Built | 1940 |
| Price Range - 2 Yrs | $16,600 to $305,000 | Age Range | 37 years to 136 years |
| Median Value | $210,000 | Median Age | 86 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .14Mi. | **208 E LOCUST ST**<br>**ROME, NY 13440-3546** | 03/23/2026 | $120,000 | $102 | 1170 | /2/1 | 1950 | 3,049 SF | |
| | | APN: 301301 223.020-0005-040 Document #: 2026-004078<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME | | | | | | | | |
| 2 | .26Mi. | **1008 N MADISON ST**<br>**ROME, NY 13440-3418** | 03/10/2026 | $300,000 | $143 | 2086 | /3/1 | 1890 | 12,197 SF | |
| | | APN: 301301 223.020-0001-039 Document #: 2026-003548<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME | | | | | | | | |
| 3 | .23Mi. | **1209 N JAMES ST**<br>**ROME, NY 13440-2816** | 02/24/2026 | $305,000 | $242 | 1260 | /4/1 | 1920 | 12,197 SF | V |
| | | APN: 301301 223.020-0002-020 Document #: 2026-002891<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME | | | | | | | | |
| 4 | .34Mi. | **1311 FRANKLYN ST**<br>**ROME, NY 13440-2812** | 11/13/2025 | $170,000 | $202 | 841 | /2/1 | 1941 | 5,227 SF | |
| | | APN: 301301 223.020-0003-012 Document #: 2025-014433<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME | | | | | | | | |
| 5 | .13Mi. | **101 BALSAM ST**<br>**ROME, NY 13440-3510** | 10/17/2025 | $103,013 | $84 | 1221 | /3/1 | 1940 | 3,485 SF | |
| | | APN: 301301 242.027-0001-033 Document #: 2025-013121<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME | | | | | | | | |
| 6 | .27Mi. | **910 N MADISON ST**<br>**ROME, NY 13440-3402** | 10/09/2025 | $16,600 | $9 | 1788 | /3/1 | 1920 | 4,792 SF | |
| | | APN: 301301 223.019-0003-049 Document #: 2025-012825<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME | | | | | | | | |
| 7 | .16Mi. | **201 MAPLE ST**<br>**ROME, NY 13440-3405** | 10/07/2025 | $125,000 | $43 | 2870 | /4/2 | 1986 | 10,890 SF | |
| | | APN: 301301 223.020-0006-005 Document #: 2025-012644<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME | | | | | | | | |
| 8 | .23Mi. | **103 W GARDEN ST**<br>**ROME, NY 13440-3423** | 09/25/2025 | $302,000 | $90 | 3341 | /4/2 | 1903 | 9,148 SF | |
| | | APN: 301301 242.027-0001-060 01 Document #: 2025-012039<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME | | | | | | | | |
| 9 | .32Mi. | **805 CHATHAM ST**<br>**ROME, NY 13440-4401** | 09/12/2025 | $164,000 | $199 | 824 | /3/1 | 1958 | 6,534 SF | |
| | | APN: 301301 242.028-0002-055 Document #: 2025-011456 | | | | | | | | |

# ICE SiteX Report

**OrderID: 97099561**

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .26Mi. | **1002 N MADISON ST**<br>**ROME, NY 13440-3418** | 07/17/2025 | $225,000 | $114 | 1960 | /4/1 | 1942 | 8,276 SF |

APN: 301301 223.020-0001-042 Document #: 2025-008724
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .24Mi. | **1204 FRANKLYN ST**<br>**ROME, NY 13440-2811** | 07/09/2025 | $241,500 | $154 | 1560 | /4/1 | 1923 | 10,454 SF |

APN: 301301 223.020-0004-025 Document #: 2025-008315
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .24Mi. | **1214 N JAMES ST**<br>**ROME, NY 13440-2817** | 06/30/2025 | $290,440 | $150 | 1924 | /4/2 | 1900 | 5,663 SF |

APN: 301301 223.020-0004-009 Document #: 2025-007930
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .23Mi. | **821 EAST AVE**<br>**ROME, NY 13440-3502** | 06/10/2025 | $275,000 | $162 | 1690 | /3/1 | 1929 | 9,148 SF |

APN: 301301 242.028-0001-049 Document #: 2025-006962
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .37Mi. | **1321 FRANKLYN ST**<br>**ROME, NY 13440-2812** | 05/02/2025 | $210,000 | $156 | 1344 | /3/1 | 1989 | 9,148 SF |

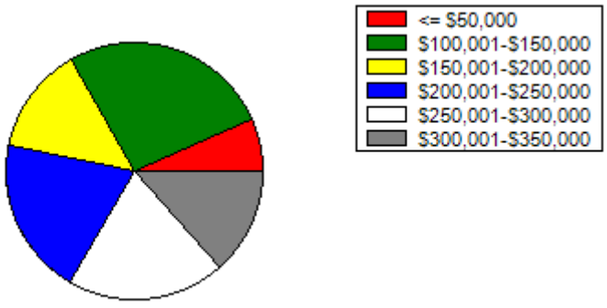
APN: 301301 223.016-0004-027.005 Document #: 2025-004852
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .3Mi. | **813 CHATHAM ST**<br>**ROME, NY 13440-4401** | 05/01/2025 | $148,000 | $170 | 870 | /2/1 | 1940 | 6,534 SF |

APN: 301301 242.028-0002-051 Document #: 2025-004825
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:ROME City/Muni/Twp: ROME

## 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. | **1003 N JAMES ST** | **09/26/2017** | $110,205 | $50,000 | 1,964 | /4/1 | 1916 | 9,148 SF | |
| .01Mi. | **1005 N JAMES ST** | | $44,523 | $20,200 | 1,064 | /3/1 | 1940 | 5,227 SF | |
| .01Mi. | **1007 N JAMES ST** | **11/13/2019** | $48,049 | $21,800 | 1,064 | /2/1 | 1920 | 3,920 SF | |
| .02Mi. | **1009 N JAMES ST** | **11/04/2019** | $47,168 | $21,400 | 1,064 | /2/1 | 1920 | 3,920 SF | |
| .02Mi. | **1011 N JAMES ST** | | $45,184 | $20,500 | 1,064 | /2/1 | 1920 | 6,098 SF | |
| .03Mi. | **1013 N JAMES ST** | | $111,748 | $50,700 | 1,288 | /3/1 | 1949 | 8,276 SF | |
| .04Mi. | **1015 N JAMES ST** | | $130,703 | $59,300 | 1,200 | /2/1 | 1948 | 9,148 SF | AboveGround |
| .04Mi. | **101 W LINDEN ST** | | $112,409 | $51,000 | 1,740 | /3/1 | 1910 | 1,307 SF | |
| .04Mi. | **913 N JAMES ST** | **09/26/2016** | $142,385 | $64,600 | 1,569 | /3/1 | 1910 | 3,485 SF | |
| .04Mi. | **1004 N JAMES ST** | | $117,479 | $53,300 | 1,506 | /3/1 | 1945 | 5,663 SF | AboveGround |
| .04Mi. | **1002 N JAMES ST** | **11/19/2021** | $119,021 | $54,000 | 1,540 | /3/2 | 1928 | 5,663 SF | |
| .04Mi. | **1006 N JAMES ST** | **07/26/2021** | $79,348 | $36,000 | 1,819 | /3/2 | 1910 | 5,663 SF | |
| .04Mi. | **1017 N JAMES ST** | **07/14/2021** | $100,507 | $45,600 | 1,100 | /3/1 | 1920 | 4,356 SF | |
| .04Mi. | **1008 N JAMES ST** | | $127,838 | $58,000 | 1,608 | /4/1 | 1915 | 5,663 SF | |
| .04Mi. | **103 W LINDEN ST** | | $135,332 | $61,400 | 1,709 | /3/1 | 1919 | 3,049 SF | |
| .05Mi. | **911 N JAMES ST** | | $144,369 | $65,500 | 2,153 | /4/1 | 1915 | 4,792 SF | |

# ICE SiteX Report

**OrderID: 97099561**

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 33% | Households Occupied by Owners: | 59% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 42.3 years old | Households: | 16,394 |
| Median Household Income: | $67,352 | Households w/Family: | 59% |
| Household Income Per Capita: | $34,693 | Households w/Family Married: | 38% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 26% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Rome City School District | Students: | 5,366 |
| Number of Schools: | 9 | Rating: | C- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.83Mi. | **Lyndon H Strough Middle School**<br>Number of Students: 817<br>Student-Teacher Ratio: 11.02 | D | Public | 7 - 8 |
| 0.99Mi. | **Louis V Denti Elementary School**<br>Number of Students: 598<br>Student-Teacher Ratio: 12.7 | D+ | Public | KG - 6 |
| 1.85Mi. | **Rome Free Academy**<br>Number of Students: 1,512<br>Student-Teacher Ratio: 13.24<br>Advanced Placement: Yes | C | Public | 9 - 12 |

## Flood Report

The Subject Property of **1003 N JAMES ST, ROME, NY 13440-3528** 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** | 105% | SIMILAR |
| **BURGLARY** | 115% | HIGHER |
| **MOTOR VEHICLE THEFT** | 107% | SIMILAR |
| **FORCIBLE ROBBERY** | 93% | SIMILAR |
| **AGGRAVATED ASSAULT** | 94% | SIMILAR |
| **FORCIBLE RAPE** | 90% | LOWER |
| **MURDER** | 106% | SIMILAR |
| **OVERALL** | 97% | 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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