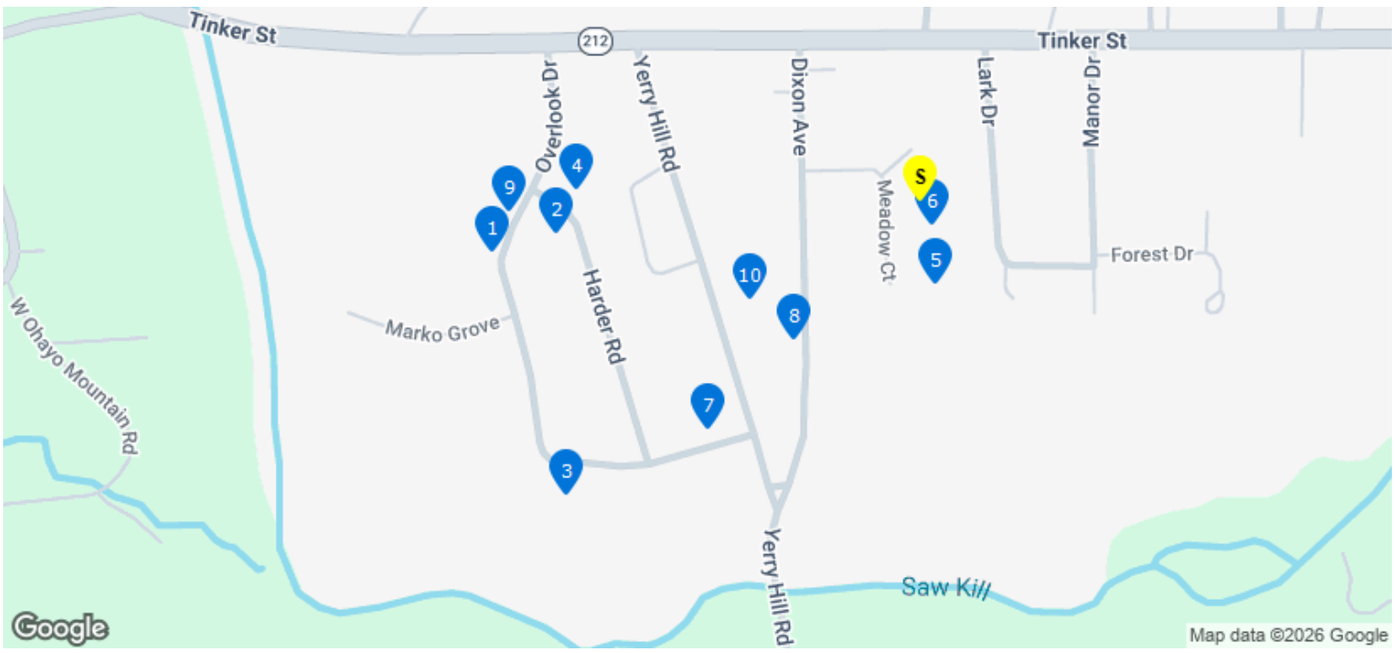
ICE SiteX Report

OrderID: 98821623

SiteX Property Information Report



Subject Property Location

103 MEADOW CT, WOODSTOCK, NY 12498-1470

County:	**ULSTER NY**	Census Tract:	9506.00
Property Use:	Single Family Residential	Zoning:	R1.5
Parcel Number:	515800 26.60-5-20	Thomas Bros Pg-Grid:	

Valuation

Value:	**$383,000**	FSD:	27	Common Confidence Score:	28
Value Range:	$279,590 - $486,410	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	514001
Assd Land Value:	$24,000	Market Land Value:	$51,064	Tax Year:	2025
Assd Improvement:	$121,000	Market Improvment Value:	$257,447	Total Taxable Value:	$3,767
Total Assessed Value:	$145,000	Total Assessor Market Value:	$308,511	Delinquent Year:	
				Tax Account ID:	110370.000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20.000 Block: 5 Section: 26.60 District: 515800

Abbreviated Description:	LOT:20.000 BLK:5 SEC:26.60 DIST:515800 CITY:WOODSTOCK
City/Muni/Twp:	WOODSTOCK

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	3	Pool:	
Building Area:	1607 SF	Baths:	1	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:	Ranch\Rambler	Basement:	Basement (not specified)	Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/16/2025	Sales Price:	$203,500
Document #:	2025-5794 BK-PG 12585-232	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/27/2021	Loan Amount:	N/A
Document #:	2021-18886 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	09/08/2021		
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: WOODSTOCK			

Prior Transfer

Recording Date:	09/27/2021	Sales Price:	$203,500
Document #:	2021-18885 BK-PG 6919-37	Type of Sale:	Arms-Length Transfer
Contract Date:	09/08/2021		
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: WOODSTOCK			

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Prior Transfer

Recording Date:	08/18/2017	Sales Price:	$122,000
Document #:	170-00012021 BK-PG 7174-209	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	11/13/2015	Sales Price:	N/A
Document #:	00015021 BK-PG 5942-339	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/04/2015		
Document Type:	Deed		

Legal Description:
Abbreviated Description: 26.60-5-20
City/Muni/Twp: WOODSTOCK

Mortgage Record

Recording Date:	10/31/2012	Loan Amount:	N/A
Document #:	2012-00016760 BK-PG 0000010127-0000000026	Loan Type:	Unknown Loan Type
TD Due Date:	01/01/2042	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: 26.60-5-20
City/Muni/Twp: WOODSTOCK

Prior Transfer

Recording Date:	10/31/2012	Sales Price:	N/A
Document #:	2012-00016759 BK-PG 7174-209	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	06/09/2005	Loan Amount:	N/A
Document #:	2005-00015198 BK-PG 7174-0209	Loan Type:	INVALID CODE
Contract Date:	05/20/2005		
TD Due Date:	06/01/2035	Type Finance:	

Legal Description:
Subdivision: MAP SUBDIVISION OF LANDS RIVEREDGE WAREHOUSE CORP Map Ref: 0
City/Muni/Twp: WOODSTOCK

Area Sales Analysis

Total Area Sales	$3,585,250	Median # of Bedrooms	3
Median Lot Size	10,237 SF	Median # of Baths	1
Median Living Area	1,051 SF	Median Year Built	1956
Price Range - 2 Yrs	$206,000 to $450,500	Age Range	65 years to 74 years
Median Value	$360,500	Median Age	70.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**207 ELWYN DR** **WOODSTOCK, NY 12498-1468**	10/24/2025	$700,000	$363	1928	/3/1	1959	17,860 SF	
		APN: 515800 26.60-6-9 Document #: 2025-12597 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WOODSTOCK City/Muni/Twp: WOODSTOCK								
2	1.56Mi.	**48 COOPER HOLLOW RD** **BEARSVILLE, NY 12409-5318**	10/22/2025	$840,000	$395	2125	/4/3	1973	289,674 SF	V
		APN: 515800 26.2-2-5.100 Document #: 2025-12462 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WOODSTOCK City/Muni/Twp: WOODSTOCK								
3	4.01Mi.	**11 FEL QUI RD** **WOODSTOCK, NY 12498-2249**	01/07/2026	$220,825	$236	936	/3/2	2017	104,544 SF	
		APN: 514889 27.4-6-5.320 Document #: 2026-155 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SAUGERTIES City/Muni/Twp: SAUGERTIES								
4	4.28Mi.	**107 TONCHE TER** **SHOKAN, NY 12481-5205**	10/28/2025	$450,000	$238	1888	/3/1	1972	33,541 SF	
		APN: 514000 37.73-1-3 Document #: 2025-12739 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:OLIVE City/Muni/Twp: OLIVE								
5	4.71Mi.	**62 VINEGAR HILL RD** **WEST HURLEY, NY 12491-5118**	03/12/2026	$4,917	$10	500	//	1961	20,473 SF	
		APN: 512800 47.1-1-38 Document #: 2026-3017 Document Type: Quit Claim Deed (arm's length) Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:HURLEY City/Muni/Twp: HURLEY								
6	4.86Mi.	**39 VAN WAGNER RD** **WILLOW, NY 12495-5211**	10/22/2025	$752,500	$394	1908	/5/3	1855	27,444 SF	
		APN: 515800 14.-2-20 Document #: 2025-12406 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WOODSTOCK City/Muni/Twp: WOODSTOCK								
7	5.07Mi.	**27 COYOTE CT** **SAUGERTIES, NY 12477-3343**	01/15/2026	$43,260	$22	1972	/4/2	2005	87,120 SF	
		APN: 515800 28.3-1-23 Document #: 2026-637 Document Type: Quit Claim Deed (arm's length) Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WOODSTOCK City/Muni/Twp: WOODSTOCK								
8	5.22Mi.	**1081 WITTENBERG RD**	07/13/2026	$2,675,000	$509	5253	/4/5	1925	726,581 SF	P

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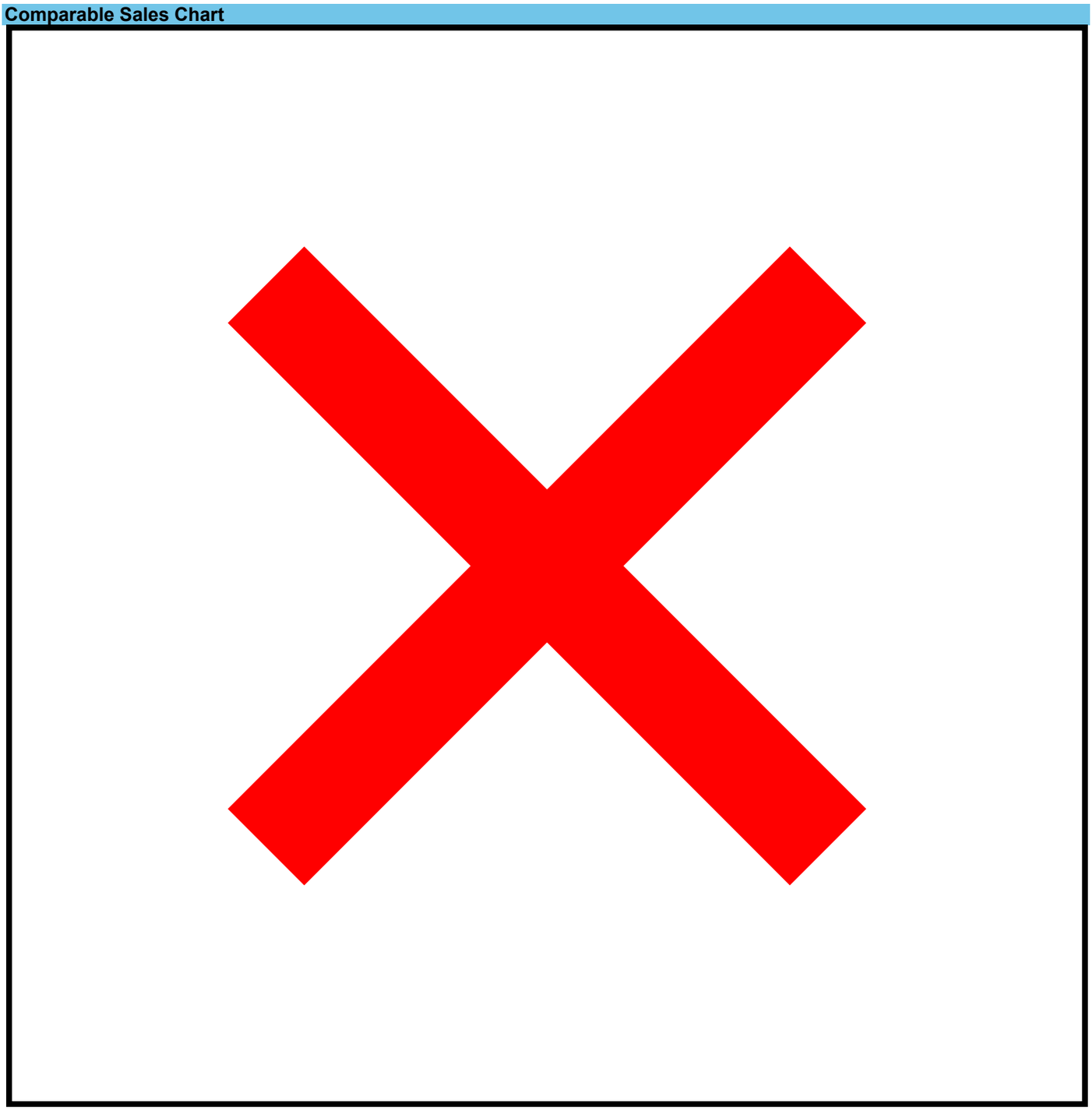
OrderID: 98821623

		MOUNT TREMPER, NY 12457-5133									
	APN: 515800 36.2-1-30.130 Document #: 2026-8210										
	Document Type: Deed Price Code:										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:WOODSTOCK City/Muni/Twp: WOODSTOCK										
9	5.68Mi.	**9 RESERVOIR RD**	12/30/2025	$108,000	$65	1673	/3/1	1913	13,068 SF		
		SHOKAN, NY 12481-5000									
	APN: 514000 46.5-3-34 Document #: 2025-15551										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:OLIVE City/Muni/Twp: OLIVE										
10	6.33Mi.	**123 COUNTRY LN**	10/16/2025	$930,000	$335	2776	/3/2	2002	348,480 SF		V
		HURLEY, NY 12443-6039									
	APN: 512800 47.4-1-2.112 Document #: 2025-12171										
	Document Type: Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:HURLEY City/Muni/Twp: HURLEY										
11	7.01Mi.	**427 W SAUGERTIES RD**	10/23/2025	$780,000	$430	1812	/2/1	1900	718,740 SF		
		SAUGERTIES, NY 12477-3639									
	APN: 514889 7.4-4-12 Document #: 2025-12496										
	Document Type: Deed Price Code: A										
	Land Use: Rural/Agricultural Residence										
	Legal: Abbreviated Description: City/Muni/Twp:SAUGERTIES City/Muni/Twp: SAUGERTIES										
12	7.23Mi.	**103 PARK PL**	05/07/2026	$225,000	$152	1484	/3/1	1980	45,738 SF		
		SAUGERTIES, NY 12477-3134									
	APN: 514889 17.5-3-19 Document #: 2026-5507										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:SAUGERTIES City/Muni/Twp: SAUGERTIES										
13	8.58Mi.	**51 GLENERIE LN**	10/27/2025	$415,000	$186	2230	/3/2	1970	43,560 SF		
		SAUGERTIES, NY 12477-3317									
	APN: 514889 28.4-9-25 Document #: 2025-12619										
	Document Type: Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:SAUGERTIES City/Muni/Twp: SAUGERTIES										
14	8.6Mi.	**9 MEADOW LN**	10/09/2026	$8,147	$8	1080	//	1999	43,560 SF		
		WEST SHOKAN, NY 12494-5027									
	APN: 514000 45.1-2-22 Document #: 2026-12068										
	Document Type: Quit Claim Deed (arm's length) Price Code: A										
	Land Use: Mobile/Manufactured Home (regardless of Land ownership)										
	Legal: Abbreviated Description: City/Muni/Twp:OLIVE City/Muni/Twp: OLIVE										
15	8.66Mi.	**3 JUNIPER LN**	09/24/2026	$862	$1	1716	/3/2	1960	7,125 SF		
		SAUGERTIES, NY 12477-4418									
	APN: 515400 39.27-2-8 Document #: 2026-11471										
	Document Type: Quit Claim Deed (arm's length) Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:SAUGERTIES City/Muni/Twp: SAUGERTIES										
16	8.74Mi.	**21 LOHMAIER LN**	10/22/2025	$557,750	$120	4655	/5/2	1920	19,600 SF		
		LAKE KATRINE, NY 12449-5243									
	APN: 515400 39.81-3-12 Document #: 2025-12452										
	Document Type: Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:ULSTER City/Muni/Twp: ULSTER										
17	8.89Mi.	**931 ORLANDO ST**	06/02/2026	$145,500	$160	912	/2/1	1930	7,200 SF		
		KINGSTON, NY 12401-1315									
	APN: 515400 48.48-1-17 Document #: 2026-6444										
	Document Type: Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:ULSTER City/Muni/Twp: ULSTER										
18	8.92Mi.	**944 ORLANDO ST**	06/10/2026	$28,377	$31	906	/1/1	1934	19,200 SF		
		KINGSTON, NY 12401-1316									
	APN: 515400 48.48-1-6 Document #: 2026-6868										
	Document Type: Quit Claim Deed (arm's length) Price Code:										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:ULSTER City/Muni/Twp: ULSTER										
19	9Mi.	**210 EAST DR**	10/17/2025	$420,000	$137	3056	/4/2	1968	10,625 SF		
		HURLEY, NY 12443-5802									
	APN: 515400 56.21-1-7 Document #: 2025-12255										
	Document Type: Warranty Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:HURLEY City/Muni/Twp: HURLEY										
20	9.03Mi.	**109 TERRACE LN**	10/28/2025	$360,500	$215	1677	/4/1	1951	9,148 SF		A
		HURLEY, NY 12443-5414									
	APN: 512800 55.8-5-38 Document #: 2025-12735										
	Document Type: Deed Price Code: A										
	Land Use: Single Family Residential										
	Legal: Abbreviated Description: City/Muni/Twp:HURLEY City/Muni/Twp: HURLEY										

ICE SiteX Report

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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.

ICE SiteX Report

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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.	**103 MEADOW CT**	**09/27/2021**	$308,511	$145,000	1,607	/3/1	1954	8,712 SF	
.02Mi.	**12 MEADOW LN**	**04/05/2019**	$280,851	$132,000	1,058	/3/2	1954	11,761 SF	
.02Mi.	**105 MEADOW CT**	**11/15/2024**	$315,957	$148,500	925	/2/1	1954	10,019 SF	
.03Mi.	**107 MEADOW CT**	**09/10/2020**	$293,617	$138,000	1,209	/2/2	1957	10,019 SF	
.03Mi.	**106 MEADOW CT**		$236,170	$111,000	894	/3/1	1957	8,712 SF	
.03Mi.	**4 MEADOW LN**	**05/06/2025**	$268,085	$126,000	904	/2/1	1954	8,276 SF	
.04Mi.	**11 MEADOW LN**		$291,489	$137,000	894	/2/1	1952	10,890 SF	
.04Mi.	**108 MEADOW CT**	**07/11/2025**	$276,596	$130,000	904	/3/1	1954	8,712 SF	
.04Mi.	**111 MEADOW CT**	**09/10/2020**	$268,085	$126,000	894	/3/1	1955	10,019 SF	
.04Mi.	**13 MEADOW LN**	**11/15/2017**	$357,447	$168,000	904	/3/1	1957	13,504 SF	
.05Mi.	**5 MEADOW LN**		$314,894	$148,000	1,314	/4/1	1963	10,019 SF	
.05Mi.	**15 MEADOW LN**		$274,468	$129,000	1,044	/2/1	1954	10,890 SF	
.05Mi.	**10 LARK DR**	**09/19/2016**	$531,702	$249,900	1,335	/2/1	1954	40,511 SF	
.05Mi.	**110 MEADOW CT**		$297,234	$139,700	1,396	/3/1	1953	8,712 SF	
.05Mi.	**15 DIXON AVE**	**04/30/2025**	$253,191	$119,000	894	/2/1	1954	10,019 SF	
.05Mi.	**17 DIXON AVE**		$274,468	$129,000	904	/3/1	1954	8,276 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

Flood Report

The Subject Property of **103 MEADOW CT, WOODSTOCK, NY 12498-1470** 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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ICE SiteX Report

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