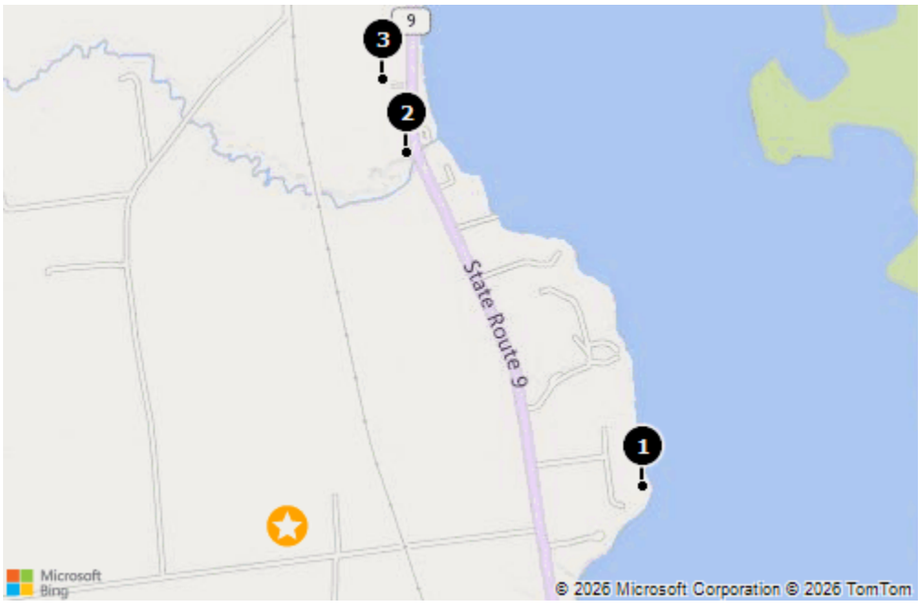
ICE SiteX Report

OrderID: 98738767

SiteX Property Information Report



Subject Property Location

118 ROCK RD, PLATTSBURGH, NY 12901-8504

County:	**CLINTON NY**	Census Tract:	360191019.021009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	094000 258.-1-15.2	Thomas Bros Pg-Grid:	

Valuation

Value:	**$204,000**	FSD:	34	Common Confidence Score:	20
Value Range:	$134,640 - $273,360	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	094001
Assd Land Value:	$48,300	Market Land Value:	$48,300	Tax Year:	2025
Assd Improvement:	$155,700	Market Improvment Value:	$155,700	Total Taxable Value:	$1,132
Total Assessed Value:	$204,000	Total Assessor Market Value:	$204,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 15.002 Block: 1 Section: 258.00 District: 094000
Abbreviated Description: STEWARTS PAT
City/Muni/Twp: PERU

Property Characteristics

Lot Size:	5.500 AC	Bedrooms:	4	Pool:	
Building Area:	1800 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Composition
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	1	A/C:	
Style:	Traditional	Basement:	No	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/18/1995	Sales Price:	$95,000
Document #:	BK-PG 954- 196	Type of Sale:	Price Unconfirmed
Contract Date:	08/17/1995		
Document Type:			

Legal Description:
District: 094000
Abbreviated Description: CREATION DATE: 951003; UPDATE DATE: 000000
City/Muni/Twp: PERU

Prior Transfer

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

Legal Description:
Lot: 15.002 Block: 1 Section: 258.00 District: 094000
Abbreviated Description: STEWARTS PAT
City/Muni/Twp: PERU

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Area Sales Analysis

Total Area Sales	$1,502,800	Median # of Bedrooms	5
Median Lot Size	90,605 SF	Median # of Baths	2
Median Living Area	2,870 SF	Median Year Built	1977
Price Range - 2 Yrs	$210,000 to $700,000	Age Range	24 years to 56 years
Median Value	$592,800	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.8Mi.	**8 COASTLAND DR** **PLATTSBURGH, NY 12901-6384**	08/25/2026	$700,000	$243	2870	/4/2	1970	90,605 SF	
		APN: 094000 258.-2-43 Document #: 2026-00352188 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PERU City/Muni/Twp: PERU								
2	.9Mi.	**3971 STATE ROUTE 9** **PLATTSBURGH, NY 12901-8537**	05/08/2026	$210,000	$80	2604	/5/2	1977	24,900 SF	
		APN: 094000 258.-2-13.2 Document #: 2026-00350287 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PERU City/Muni/Twp: PERU								
3	1.04Mi.	**4009 STATE ROUTE 9** **PLATTSBURGH, NY 12901-5640**	07/31/2025	$592,800	$194	3052	/5/2	2002	213,445 SF	
		APN: 094000 258.-2-3 Document #: 2025-00345429 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PERU City/Muni/Twp: PERU								

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.	**118 ROCK RD**		$204,000	$204,000	1,800	/4/1	1940	6 SF	
.05Mi.	**106 ROCK RD**		$357,200	$357,200	1,712	/3/2	1983	4 SF	
.08Mi.	**134 ROCK RD**		$194,500	$194,500	1,904	/3/2	1999	9 SF	
.13Mi.	**142 ROCK RD**		$335,500	$335,500	2,562	/4/2	1991	1 SF	
.16Mi.	**9 BOUCHARD DR**		$332,400	$332,400	1,922	/3/2	2005	2 SF	
.17Mi.	**80 ROCK RD**	**06/23/2017**	$211,700	$211,700	1,433	/3/1	1970	1 SF	
.19Mi.	**8 STANLEY WAY**	**07/12/2022**	$234,900	$234,900	1,056	/3/2	1977	3 SF	
.19Mi.	**12 BOUCHARD DR**	**06/24/2020**	$335,200	$335,200	2,027	/3/2	2004	2 SF	
.19Mi.	**7 BOUCHARD DR**	**02/20/2025**	$301,600	$301,600	1,848	/3/2	1980	1 SF	
.2Mi.	**32 STANLEY WAY**		$176,900	$176,900	1,536	/4/1	1900	5 SF	
.21Mi.	**8 BOUCHARD DR**		$304,800	$304,800	1,932	/4/2	1979	1 SF	
.24Mi.	**5 BOUCHARD DR**	**02/28/2023**	$397,900	$397,900	2,639	/4/3	1978	2 SF	
.25Mi.	**32 LYONS RD**	**04/06/2016**	$319,200	$319,200	1,260	/2/1	2008	4 SF	
.25Mi.	**6 BOUCHARD DR**		$328,800	$328,800	2,541	/3/2	1990	2 SF	
.29Mi.	**3 BOUCHARD DR**		$400,100	$400,100	2,940	/3/2	1992	2 SF	
.3Mi.	**46 LYONS RD**		$289,800	$289,800	2,160	/3/2	1987	3 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	39.2 years old	Households:	11,853
Median Household Income:	$62,827	Households w/Family:	51%
Household Income Per Capita:	$36,172	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Peru Central School District	Students:	1,807
Number of Schools:	3	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.35Mi.	**Peru High School** Number of Students: 555 Student-Teacher Ratio: 11.66	B-	Public	9 - 12
4.46Mi.	**Peru Elementary School** Number of Students: 832 Student-Teacher Ratio: 11.37	C-	Public	PK - 5
4.35Mi.	**Peru Middle School** Number of Students: 406	C+	Public	6 - 8

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Student-Teacher Ratio: 10.05

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	148%	NOTABLY HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	141%	NOTABLY HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	102%	SIMILAR
MURDER	121%	HIGHER
OVERALL	107%	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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