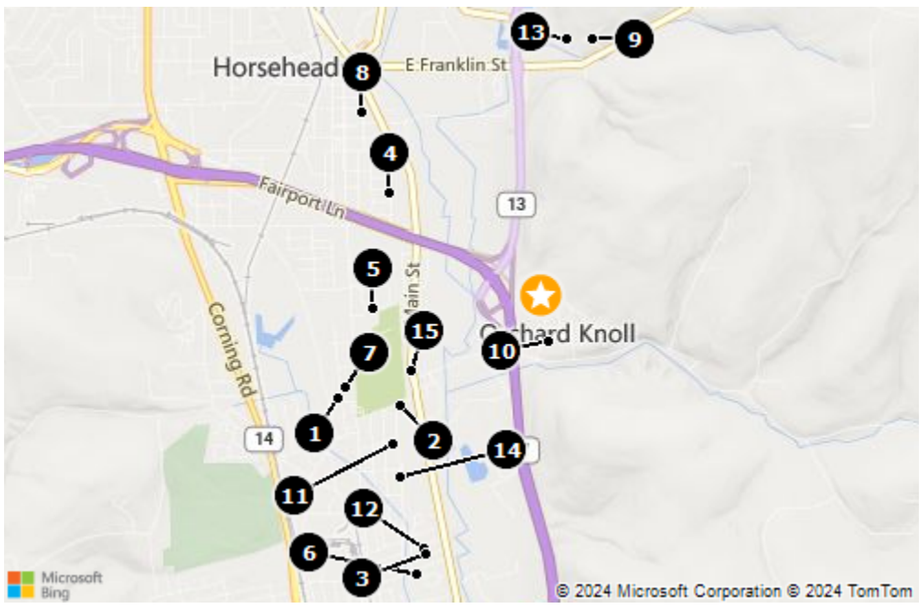
SiteX™ Report

OrderID: 92859253

SiteX Property Information Report



Subject Property Location

131 ORCHARD KNOLL DR, HORSEHEADS, NY 14845-2916

County:	**CHEMUNG NY**	Census Tract:	360150107.023025
Property Use:	Single Family Residential	Zoning:	TH02
Parcel Number:	073489 69.02-1-87	Thomas Bros Pg-Grid:	

Valuation

Value:	**$193,000**	FSD:	12
Value Range:	$169,840 - $216,160	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	073401
Assd Land Value:	$35,800	Market Land Value:	$36,162	Tax Year:	2020
Assd Improvement:	$141,400	Market Improvment Value:	$142,828	Total Taxable Value:	$1,927
Total Assessed Value:	$177,200	Total Assessor Market Value:	$178,990	Delinquent Year:	
				Tax Account ID:	21936000
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 87.000 Block: 1 Section: 69.02 District: 073489
Abbreviated Description: ORCHARD KNOLL
City/Muni/Twp: HORSEHEADS (TOV)

Property Characteristics

Lot Size:	28,500 SF	Bedrooms:	4	Pool:	
Building Area:	1465 SF	Baths:	2	Fireplace:	1
Year Built:	1958	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/02/2019	Sales Price:	N/A
Document #:	BK-PG 20190 -16060	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 87.000 Block: 1 Section: 69.02 District: 073489
Abbreviated Description: ORCHARD KNOLL
City/Muni/Twp: HORSEHEADS (TOV)

Prior Transfer

Recording Date:	08/02/2019	Sales Price:	N/A
Document #:	BK-PG 20190-16060	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:	Deed		

Legal Description:
City/Muni/Twp: HORSEHEADS

Mortgage Record

Recording Date:	04/21/2010	Loan Amount:	N/A
Document #:	20100421-00002347 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2038	Type Finance:	

Legal Description:
City/Muni/Twp: HORSEHEADS (TOV)

Prior Transfer

Recording Date:	04/21/2010	Sales Price:	$155,000
Document #:	BK-PG 0000010042-0000010019	Type of Sale:	Full Amount on Deed
Contract Date:	04/16/2010		
Document Type:	Deed		

Legal Description:
District: 073489
City/Muni/Twp: HORSEHEADS

Area Sales Analysis

Total Area Sales	$1,914,815	Median # of Bedrooms	3
Median Lot Size	10,235 SF	Median # of Baths	1
Median Living Area	1,320 SF	Median Year Built	1951
Price Range - 2 Yrs	$25,000 to $299,900	Age Range	53 years to 174 years
Median Value	$110,000	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.09Mi.	**4037 ROCKWELL AVE** **HORSEHEADS, NY 14845-2943**	08/21/2024	$200,000	$161	1241	/3/2	1930	25,670 SF	
		APN: 073489 69.10-2-13 Document #: 202410575 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS								
2	.86Mi.	**153 FAIRVIEW RD** **HORSEHEADS, NY 14845-3015**	08/09/2024	$70,100	$43	1600	/4/1	1960	6,440 SF	
		APN: 073489 69.10-3-5 Document #: 202410097 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS								
3	1.36Mi.	**130 OWENS ST** **HORSEHEADS, NY 14845-3111**	07/24/2024	$58,800	$32	1800	/3/1	1971	9,000 SF	Yes
		APN: 073489 69.18-5-59 Document #: 202409286 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS								
4	.88Mi.	**914 SOUTH AVE** **HORSEHEADS, NY 14845-2642**	07/18/2024	$196,015	$92	2112	/5/1	1940	8,880 SF	
		APN: 073401 59.14-3-14 Document #: 202408978 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS								
5	.81Mi.	**174 CATALPA DR** **HORSEHEADS, NY 14845-2828**	07/03/2024	$110,000	$151	725	/2/1	1951	10,235 SF	
		APN: 073401 69.06-1-65 Document #: 202408330 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS								
6	1.46Mi.	**153 OHANLON ST** **HORSEHEADS, NY 14845-3108**	06/28/2024	$64,500	$59	1088	/3/1	1925	6,000 SF	
		APN: 073489 69.18-5-16 Document #: 202408077 Document Type: Executor's Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS								
7	1.04Mi.	**4048 ROCKWELL AVE** **HORSEHEADS, NY 14845-2946**	06/27/2024	$82,000	$91	898	/2/1	1951	8,470 SF	
		APN: 073489 69.10-2-39 Document #: 202408038 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS								
8	1.22Mi.	**502 N PINE ST** **HORSEHEADS, NY 14845-2418**	06/27/2024	$195,000	$83	2336	/3/2	1850	11,058 SF	
		APN: 073401 59.10-3-6 Document #: 202408015 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS								
9	1.25Mi.	**20 EDGEWOOD DR** **HORSEHEADS, NY 14845-2566**	06/27/2024	$299,900	$150	1992	/4/2	1960	22,651 SF	
		APN: 073489 59.02-1-23 Document #: 202408010 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS								
10	.23Mi.	**111 DUTCHESS DR** **HORSEHEADS, NY 14845-2907**	06/25/2024	$155,000	$161	960	/3/1	1952	11,703 SF	
		APN: 073489 69.02-1-71 Document #: 202407870 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS								
11	1Mi.	**161 DENVER AVE** **HORSEHEADS, NY 14845-3013**	06/25/2024	$100,000	$74	1350	/3/1	1890	6,970 SF	
		APN: 073489 69.14-4-3 Document #: 202407874 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS								
12	1.34Mi.	**127 LEWIS ST** **HORSEHEADS, NY 14845-3106**	06/17/2024	$25,000	$18	1320	/4/1	1940	6,000 SF	
		APN: 073489 69.18-5-68 Document #: 202407544 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS								
13	1.25Mi.	**124 BOWMAN HILL TER** **HORSEHEADS, NY 14845-2526**	06/12/2024	$181,000	$158	1143	/3/1	1960	18,000 SF	
		APN: 073489 59.02-1-30 Document #: 202407314								

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

14	1.12Mi.	**3061 CAMDEN AVE** **HORSEHEADS, NY 14845-3025**	05/07/2024	$40,000	$50	792	/3/1	1940	13,900 SF

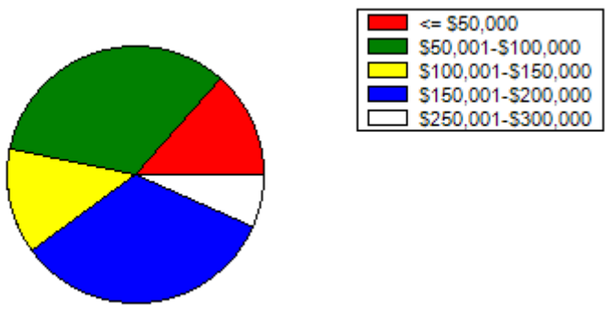
APN: 073489 69.14-4-13 Document #: 202405664
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS

15	.74Mi.	**3197 S MAIN ST** **HORSEHEADS, NY 14845-3407**	05/07/2024	$137,500	$100	1372	/3/1	1964	23,700 SF

APN: 073401 69.10-1-1 Document #: 202405638
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HORSEHEADS City/Muni/Twp: HORSEHEADS

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.	**131 ORCHARD KNOLL DR**	**08/02/2019**	$178,990	$177,200	1,465	/4/2	1958	28,500 SF	
.03Mi.	**137 ORCHARD KNOLL DR**	**07/31/2018**	$196,768	$194,800	1,702	/4/2	1957	14,850 SF	
.03Mi.	**127 ORCHARD KNOLL DR**	**12/05/2022**	$207,778	$205,700	1,472	/4/2	1959	15,682 SF	
.04Mi.	**136 ORCHARD KNOLL DR**		$134,141	$132,800	1,242	/3/1	1959	14,900 SF	
.04Mi.	**132 ORCHARD KNOLL DR**		$216,061	$213,900	2,504	/3/1	1959	15,000 SF	V
.05Mi.	**128 ORCHARD KNOLL DR**		$177,778	$176,000	1,536	/3/1	1958	15,000 SF	AboveGround
.05Mi.	**125 ORCHARD KNOLL DR**		$93,030	$92,100	2,031	/4/2	1958	15,750 SF	
.05Mi.	**66 IVY LN**		$156,869	$155,300	1,674	/3/2	1964	14,800 SF	
.06Mi.	**124 ORCHARD KNOLL DR**		$145,960	$144,500	1,440	/3/1	1957	15,000 SF	
.07Mi.	**133 ACORN DR**	**04/25/2018**	$163,030	$161,400	1,400	/3/2	1965	8,700 SF	
.07Mi.	**121 ORCHARD KNOLL DR**		$246,566	$244,100	2,304	/3/1	1953	15,000 SF	AboveGround
.08Mi.	**129 ACORN DR**	**03/26/2020**	$177,273	$175,500	1,503	/3/1	1966	15,000 SF	
.08Mi.	**62 IVY LN**	**06/23/2016**	$235,253	$232,900	2,792	/4/3	1965	23,500 SF	
.08Mi.	**120 ORCHARD KNOLL DR**		$185,152	$183,300	1,437	/4/2	1957	15,000 SF	
.09Mi.	**125 ACORN DR**		$167,273	$165,600	1,358	/3/1	1965	15,000 SF	
.09Mi.	**117 ORCHARD KNOLL DR**		$155,758	$154,200	1,445	/3/1	1957	15,000 SF	AboveGround

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	45.7 years old	Households:	8,606
Median Household Income:	$67,926	Households w/Family:	62%
Household Income Per Capita:	$40,467	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Horseheads Central School District	Students:	3,886
Number of Schools:	7	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.00Mi.	**Horseheads Intermediate School**	C+	Public	5 - 6
Number of Students: 559 Student-Teacher Ratio: 12.83				
2.99Mi.	**Horseheads Middle School**	C-	Public	7 - 8

Number of Students: 597 Student-Teacher Ratio: 11.62				
1.26Mi. **Horseheads Senior High School** Number of Students: 1,235 Student-Teacher Ratio: 13.63 Advanced Placement: Yes		B-	Public	9 - 12
1.18Mi. **Center Street School** Number of Students: 310 Student-Teacher Ratio: 12.1		B	Public	PK - 4

Flood Report

The Subject Property of **131 ORCHARD KNOLL DR, HORSEHEADS, NY 14845-2916** 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	95%	SIMILAR
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	97%	SIMILAR
MURDER	89%	LOWER
OVERALL	71%	NOTABLY LOWER

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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