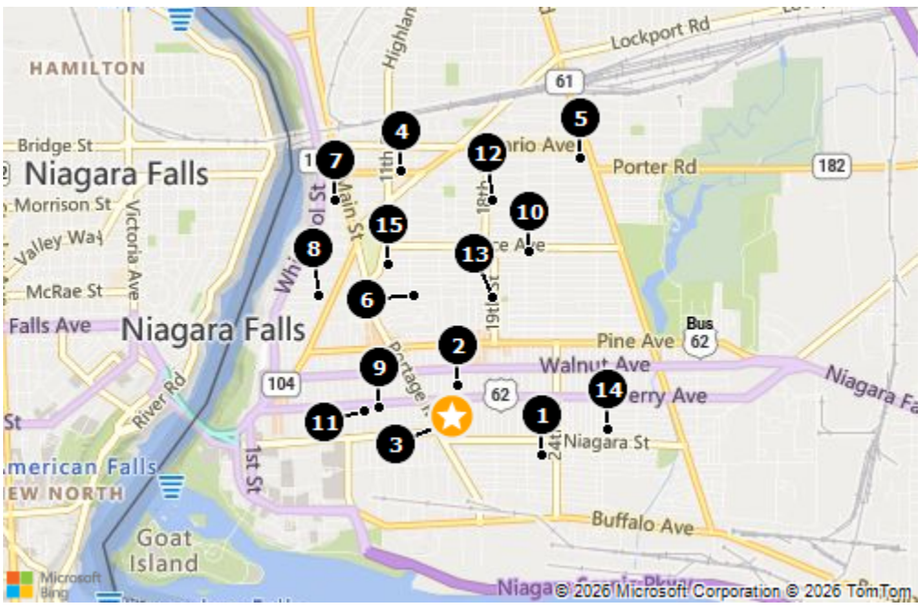
ICE SiteX Report

OrderID: 98387994

SiteX Property Information Report



Subject Property Location

1444 FORT AVE, NIAGARA FALLS, NY 14303-1619

County:	**NIAGARA NY**	Census Tract:	360630212.001011
Property Use:	Triplex (3 units, any combination)	Zoning:	R3-B
Parcel Number:	291100 159.32-1-11	Thomas Bros Pg-Grid:	

Valuation

Value:	**$142,000**	FSD:	34	Common Confidence Score:	20
Value Range:	$93,720 - $190,280	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	291100
Assd Land Value:	$2,600	Market Land Value:	$5,777	Tax Year:	
Assd Improvement:	$47,400	Market Improvment Value:	$105,323	Total Taxable Value:	
Total Assessed Value:	$50,000	Total Assessor Market Value:	$111,100	Delinquent Year:	
				Tax Account ID:	05/0415.
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11.000 Block: 1 Section: 159.32 District: 291100
Abbreviated Description: TM 158 BL D LOT 18
City/Muni/Twp: NIAGARA FALLS

Property Characteristics

Lot Size:	4,400 SF	Bedrooms:	4	Pool:	
Building Area:	2600 SF	Baths:	3	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	2.5+B	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/14/2024	Loan Amount:	N/A
Document #:	2024-11926 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2064	Type Finance:	

Legal Description:
Lot: 18 Block: D Subdivision: THE NORTH SIDE OF FORT STREET
City/Muni/Twp: NIAGARA FALLS

Prior Transfer

Recording Date:	09/09/2022	Sales Price:	$52,678
Document #:	2022-17726 BK-PG 5387-242	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/02/2008	Loan Amount:	N/A
Document #:	2002777 BK-PG 5387-242	Loan Type:	FHA
TD Due Date:	07/01/2038	Type Finance:	

Legal Description:
Lot: 18 Block: D
City/Muni/Twp: CITY OF NIAGARA FALLS

ICE SiteX Report

OrderID: 98387994

Prior Transfer

Recording Date:	06/02/2008	Sales Price:	$52,678
Document #:	BK-PG 0000003438-0000000738	Type of Sale:	Full Amount on Deed
Contract Date:	06/02/2008		
Document Type:			

Legal Description:
District: 291100
City/Muni/Twp: NIAGARA FALLS

Prior Transfer

Recording Date:	02/24/2006	Sales Price:	$46,000
Document #:	BK-PG 0000003350-0000000121	Type of Sale:	Full Amount on Deed
Contract Date:	02/24/2006		
Document Type:			

Legal Description:
District: 291100
City/Muni/Twp: NIAGARA FALLS

Prior Transfer

Recording Date:	09/28/1995	Sales Price:	N/A
Document #:	BK-PG 2607- 77	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/18/1995		
Document Type:			

Legal Description:
District: 291100
Abbreviated Description: CREATION DATE: 951128; UPDATE DATE: 000000
City/Muni/Twp: NIAGARA FALLS

Prior Transfer

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

Legal Description:
Lot: 11.000 Block: 1 Section: 159.32 District: 291100
Abbreviated Description: TM 158 BL D LOT 18
City/Muni/Twp: NIAGARA FALLS

Area Sales Analysis

Total Area Sales	$1,877,500	Median # of Bedrooms	6
Median Lot Size	5,828 SF	Median # of Baths	3
Median Living Area	2,677 SF	Median Year Built	1915
Price Range - 2 Yrs	$10,000 to $235,000	Age Range	95 years to 156 years
Median Value	$140,000	Median Age	111 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**2233 WELCH AVE** **NIAGARA FALLS, NY 14303-1860**	07/24/2026	$142,000	$64	2189	/5/3	1931	3,720 SF	
		APN: 291100 159.41-2-44 Document #: 2026-11013 Document Type: Price Code: R Land Use: Triplex (3 units, any combination) Legal: Lot: 3 Subdivision: STEADMAN FARM MapRef: MB 58 Abbreviated Description: Subdivision:STEADMAN FARM Map Ref:MB 58Abbreviated Description:PORTION LOT3 City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS								
2	.16Mi.	**531 16TH ST** **NIAGARA FALLS, NY 14301-3227**	07/22/2026	$177,000	$80	2199	/5/3	1894	8,712 SF	
		APN: 291100 159.24-4-35 Document #: 2026-10898 Document Type: Price Code: R Land Use: Triplex (3 units, any combination) Legal: Lot: 40 Subdivision: MILE RESERVE MapRef: MB 4 PG 365 Abbreviated Description: Subdivision:MILE RESERVE Map Ref:MB 4 PG 365Abbreviated Description:PORTION LOT40 City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS								
3	.07Mi.	**435 PORTAGE RD** **NIAGARA FALLS, NY 14303-1434**	05/12/2026	$235,000	$77	3047	/7/3	1920	6,534 SF	
		APN: 291100 159.32-2-52 Document #: 2026-06888 Document Type: Price Code: R Land Use: Triplex (3 units, any combination) Legal: Lot: 41 Subdivision: MILE RESERVE MapRef: MB 3 PG 224 Abbreviated Description: Subdivision:MILE RESERVE Map Ref:MB 3 PG 224Abbreviated Description:PORTION LOT41 City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS								
4	1.19Mi.	**1130 CLEVELAND AVE** **NIAGARA FALLS, NY 14305-2712**	05/06/2026	$195,000	$51	3754	/7/3	1900	6,432 SF	
		APN: 291100 144.47-1-45 Document #: 2026-06538 Document Type: Price Code: R Land Use: Triplex (3 units, any combination) Legal: Lot: 15 Block: M MapRef: MB 91 Abbreviated Description: Lot:15 Block:M Map Ref:MB 91City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS								
5	1.37Mi.	**2462 NIAGARA AVE** **NIAGARA FALLS, NY 14305-3162**	04/16/2026	$150,000	$40	3750	/7/3	1930	7,620 SF	
		APN: 291100 144.50-1-25 Document #: 2026-05458 Document Type: Price Code: R Land Use: Triplex (3 units, any combination) Legal: Lot: 26&27 Subdivision: NIAGARA AVENUE Sec/Twnship/Range: T13R09 Abbreviated Description: Lot:26&27 Subdivision:NIAGARA AVENUE Sec/Twnship/Range:T13R09 City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS								
6	.6Mi.	**1007 13TH ST** **NIAGARA FALLS, NY 14301-1298**	03/26/2026	$128,000	$54	2340	/5/3	1920	4,356 SF	
		APN: 291100 144.71-3-18 Document #: 2026-04358 Document Type: Price Code: R Land Use: Triplex (3 units, any combination) Legal: Lot: 82,84&86 Subdivision: MAP OF PART OF LOT NO 39 MILE RESERVE BY W C JOHNS MapRef: MB 1 PG 36 Abbreviated Description: Subdivision:MAP OF PART OF LOT NO 39 MILE RESERVE BY W C JOHNS Map Ref:MB 1 PG 36Abbreviated Description:PORTION LOTS82,84&86 City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS								
7	1.16Mi.	**803 DIVISION AVE** **NIAGARA FALLS, NY 14305-2561**	03/25/2026	$10,000	$3	3172	/5/3	1930	7,128 SF	

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APN: 291100 144.54-1-48 Document #: 2026-04282
Document Type: Price Code: R
Land Use: Triplex (3 units, any combination)
Legal: Lot: 37 Subdivision: MILE RESERVE MapRef: MB 5 PG 446 Abbreviated Description: Subdivision:MILE RESERVE Map Ref:MB 5 PG 446Abbreviated Description:PORTION LOT37 City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS

8	.85Mi.	**632 ELMWOOD AVE** **NIAGARA FALLS, NY 14301-1062**	02/25/2026	$95,000	$35	2677	/5/3	1930	3,960 SF

APN: 291100 144.70-1-37 Document #: 2026-02915
Document Type: Price Code: D
Land Use: Triplex (3 units, any combination)
Legal: Lot: 39 Subdivision: MILE RESERVE MapRef: MB 9 PG 812 Abbreviated Description: Subdivision:MILE RESERVE Map Ref:MB 9 PG 812Abbreviated Description:PORTION LOT39 City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS

9	.35Mi.	**1005 FERRY AVE** **NIAGARA FALLS, NY 14301-1819**	02/05/2026	$230,000	$76	3024	/8/3	1900	6,097 SF

APN: 291100 159.31-1-45 Document #: 2026-01868
Document Type: Price Code: R
Land Use: Triplex (3 units, any combination)
Legal: Lot: 41 Subdivision: MILE RESERVE Abbreviated Description: Subdivision:MILE RESERVE Abbreviated Description:PORTION LOT41 City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS

10	.86Mi.	**2201 PIERCE AVE** **NIAGARA FALLS, NY 14301-1421**	01/15/2026	$155,000	$50	3100	/7/3	1915	6,760 SF

APN: 291100 144.65-4-24 Document #: 2026-00771
Document Type: Price Code: R
Land Use: Triplex (3 units, any combination)
Legal: Lot: 22 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT22 City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS

11	.41Mi.	**461 9TH ST** **NIAGARA FALLS, NY 14303-1331**	12/30/2025	$65,000	$24	2645	/6/3	1915	4,356 SF

APN: 291100 159.30-4-51 Document #: 2025-20122
Document Type: Price Code: R
Land Use: Triplex (3 units, any combination)
Legal: Lot: 41 Abbreviated Description: Lot:41 City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS

12	1.03Mi.	**1811 WESTON AVE** **NIAGARA FALLS, NY 14305-3031**	12/11/2025	$140,000	$70	1998	/6/3	1915	4,200 SF

APN: 291100 144.57-3-4 Document #: 2025-19075
Document Type: Price Code: R
Land Use: Triplex (3 units, any combination)
Legal: Lot: 37 Subdivision: NIAGARA RIVER RESERVATION MapRef: LB 2 PG 57 Abbreviated Description: Lot:37 Subdivision:NIAGARA RIVER RESERVATION Map Ref:LB 2 PG 57City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS

13	.6Mi.	**1000 19TH ST** **NIAGARA FALLS, NY 14301-1310**	11/26/2025	$65,000	$23	2804	/6/3	1928	2,184 SF

APN: 291100 144.72-3-30 Document #: 2025-18284
Document Type: Price Code: R
Land Use: Triplex (3 units, any combination)
Legal: Lot: 39 Subdivision: MILE RESERVE MapRef: MB 4 PG 394 Abbreviated Description: Lot:39 Subdivision:MILE RESERVE Map Ref:MB 4 PG 394City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS

14	.74Mi.	**2722 MONROE AVE** **NIAGARA FALLS, NY 14303-2024**	11/05/2025	$42,500	$17	2376	/5/3	1905	2,940 SF

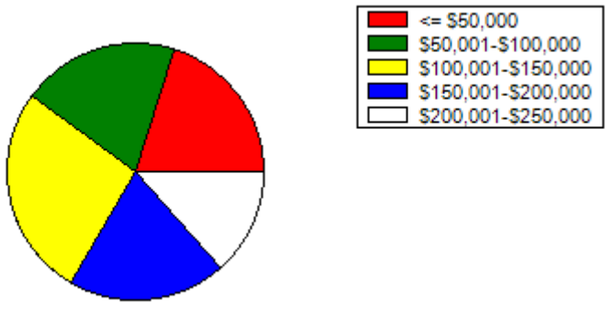
APN: 291100 159.35-3-44 Document #: 2025-16944
Document Type: Price Code: R
Land Use: Triplex (3 units, any combination)
Legal: Lot: 44 Subdivision: RESUBDIVISION OF PARCEL D 3 STEDMAN FARM MADE FOR MapRef: MB 2 PG 196 Abbreviated Description: Subdivision:RESUBDIVISION OF PARCEL D 3 STEDMAN FARM MADE FOR Map Ref:MB 2 PG 196Abbreviated Description:PORTION LOT44 City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS

15	.78Mi.	**1113 WHITNEY AVE** **NIAGARA FALLS, NY 14301-1294**	10/31/2025	$48,000	$19	2504	/7/3	1870	5,828 SF

APN: 291100 144.71-1-3 Document #: 2025-16693
Document Type: Price Code: R
Land Use: Triplex (3 units, any combination)
Legal: Lot: 38 Subdivision: MILE RESERVE MapRef: MB 1 PG 79 Abbreviated Description: Subdivision:MILE RESERVE Map Ref:MB 1 PG 79Abbreviated Description:PORTION LOT38 City/Muni/Twp:NIAGARA FALLS City/Muni/Twp: NIAGARA FALLS

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.

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.	**1444 FORT AVE**		$111,100	$50,000	2,600	/4/3	1920	4,400 SF	
.04Mi.	**443 16TH ST**		$110,700	$49,800	3,120	/6/3	1902	4,200 SF	
.04Mi.	**1458 BYRD AVE**	**04/12/2019**	$113,100	$50,900	2,106	/7/3	1920	3,560 SF	
.07Mi.	**425 16TH ST**	**09/29/2015**	$98,900	$44,500	2,520	/6/3	1928	6,300 SF	
.07Mi.	**435 PORTAGE RD**	**02/26/2025**	$71,100	$32,000	3,047	/7/3	1920	6,534 SF	
.07Mi.	**445 PORTAGE RD**	**10/15/2014**	$149,100	$67,100	4,619	/10/3	1905	6,834 SF	
.07Mi.	**414 16TH ST**	**02/11/2020**	$93,300	$42,000	2,040	/4/3	1930	3,861 SF	
.07Mi.	**1447 FERRY AVE**	**02/22/2023**	$122,200	$55,000	3,165	/6/3	1920	3,960 SF	
.08Mi.	**1443 FERRY AVE**		$114,200	$51,400	3,462	/7/3	1920	4,000 SF	
.08Mi.	**412 16TH ST**	**05/04/2021**	$108,900	$49,000	2,777	/5/3	1930	3,861 SF	
.1Mi.	**1604 NIAGARA ST**	**03/10/2023**	$66,700	$30,000	2,750	/6/3	1927	3,430 SF	
.1Mi.	**437 17TH ST**		$122,000	$54,900	2,300	/6/3	1930	4,200 SF	
.1Mi.	**437 17TH ST**		$122,000	$54,900	2,300	/6/3	1930	4,200 SF	
.11Mi.	**1618 FERRY AVE**	**10/22/2015**	$115,600	$52,000	2,415	/5/3	1930	3,500 SF	
.11Mi.	**513 15TH ST**	**07/22/2022**	$106,700	$48,000	2,500	/5/3	1930	5,280 SF	
.11Mi.	**462 PORTAGE RD**		$122,200	$55,000	3,565	/7/3	1900	3,888 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	31%

Demographics & Income

Median Age:	42.8 years old	Households:	2,542
Median Household Income:	$42,099	Households w/Family:	48%
Household Income Per Capita:	$32,447	Households w/Family Married:	16%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Niagara Falls City School District	Students:	6,916
Number of Schools:	11	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.00Mi.	**Gaskill Preparatory School** Number of Students: 447 Student-Teacher Ratio: 13.78	C-	Public	7 - 8
1.89Mi.	**Niagara Falls High School** Number of Students: 2,034 Student-Teacher Ratio: 15.33 Advanced Placement: Yes	D+	Public	9 - 12
0.62Mi.	**Bloneva Bond Primary School** Number of Students: 476 Student-Teacher Ratio: 16.05	NA	Public	PK - 3

Flood Report

The Subject Property of **1444 FORT AVE, NIAGARA FALLS, NY 14303-1619** 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	154%	NOTABLY HIGHER
BURGLARY	148%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	159%	NOTABLY HIGHER
FORCIBLE RAPE	63%	NOTABLY LOWER
MURDER	125%	HIGHER
OVERALL	155%	NOTABLY HIGHER

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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