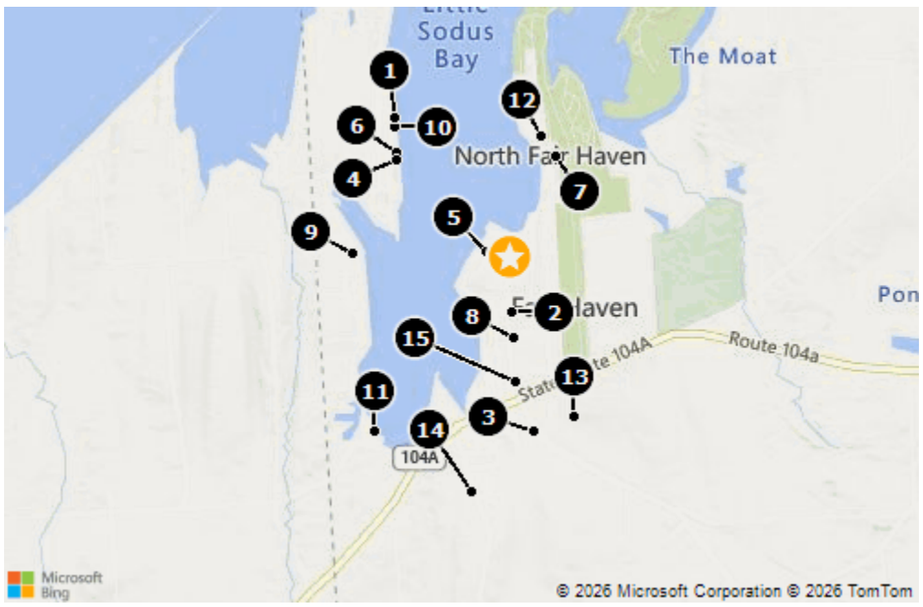
ICE SiteX Report

OrderID: 98345335

SiteX Property Information Report



Subject Property Location

14656 LAKE ST, STERLING, NY 13156-3227

County:	**CAYUGA NY**	Census Tract:	360110401.023030
Property Use:	Single Family Residential	Zoning:	05 - COMMERCIAL
Parcel Number:	055601 9.13-1-3.2	Thomas Bros Pg-Grid:	

Valuation

Value:	**$154,000**	FSD:	18	Common Confidence Score:	44
Value Range:	$126,280 - $181,720	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	544803
Assd Land Value:	$34,000	Market Land Value:	$34,000	Tax Year:	2025
Assd Improvement:	$106,300	Market Improvment Value:	$106,300	Total Taxable Value:	$2,434
Total Assessed Value:	$140,300	Total Assessor Market Value:	$140,300	Delinquent Year:	
				Tax Account ID:	36014030
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3.002 Block: 1 Section: 9.13 District: 055601
City/Muni/Twp: FAIR HAVEN

Property Characteristics

Lot Size:	13,068 SF	Bedrooms:	4	Pool:	
Building Area:	1050 SF	Baths:	2	Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1.7+B	Number of Cars:		A/C:	
Style:	Traditional	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/13/2023	Sales Price:	$93,610
Document #:	2023-224728 BK-PG 4273-37	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/16/2022	Loan Amount:	N/A
Document #:	2022-216775 BK-PG 4273-37	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	
Legal Description:			
City/Muni/Twp: FAIR HAVEN			

Mortgage Record

Recording Date:	11/04/2021	Loan Amount:	N/A
Document #:	2021-209029 BK-PG 4133-167	Loan Type:	Stand Alone Refi
TD Due Date:	12/01/2036	Type Finance:	
Legal Description:			
City/Muni/Twp: FAIR HAVEN			

Prior Transfer

Recording Date:	02/01/2017	Sales Price:	$80,000
Document #:	2017-00168864 BK-PG 1658-195	Type of Sale:	Full Amount on Deed
Contract Date:	01/31/2017		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 15
City/Muni/Twp: STERLING

Prior Transfer

Recording Date:	02/01/2017	Sales Price:	$80,000
Document #:	BK-PG 1658 -195	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3.002 Block: 1 Section: 9.13 District: 055601
City/Muni/Twp: FAIR HAVEN

Prior Transfer

Recording Date:	07/07/2014	Sales Price:	$46,526
Document #:	2014-00145406 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/06/2014	Sales Price:	$75,000
Document #:	BK-PG 0000001548-0000000289	Type of Sale:	Full Amount on Deed
Contract Date:	06/05/2014		
Document Type:			

Legal Description:
District: 055601
City/Muni/Twp: FAIR HAVEN

Mortgage Record

Recording Date:	03/13/2013	Loan Amount:	N/A
Document #:	2013-00133280 BK-PG 3106-171	Loan Type:	Unknown
TD Due Date:	04/10/2018	Type Finance:	

Legal Description:
Lot: 15
City/Muni/Twp: VILLAGE OF FAIR HAVEN

Area Sales Analysis

Total Area Sales	$5,727,958	Median # of Bedrooms	3
Median Lot Size	16,800 SF	Median # of Baths	1
Median Living Area	1,512 SF	Median Year Built	1960
Price Range - 2 Yrs	$11,000 to $1,090,000	Age Range	13 years to 176 years
Median Value	$235,000	Median Age	66 years

Comparable Sales Data

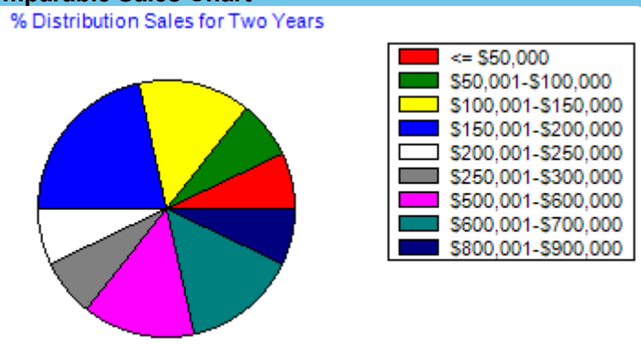
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.85Mi.	**14932 N HADCOCK DR**	08/27/2026	$570,000	$494	1152	/3/1	1990	8,250 SF	
		STERLING, NY 13156-4185								
		APN: 055601 8.08-1-40 Document #: 2026-245656								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:STERLING City/Muni/Twp: STERLING								
2	.26Mi.	**14582 LAKE ST**	08/25/2026	$235,000	$132	1779	/4/1	1900	23,100 SF	
		STERLING, NY 13156-3200								
		APN: 055601 9.13-1-11 Document #: 2026-245606								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:STERLING City/Muni/Twp: STERLING								
3	.83Mi.	**14417 FAIR HAVEN RD**	08/24/2026	$105,958	$65	1612	/5/1	1982	60,984 SF	
		STERLING, NY 13156-3224								
		APN: 055601 12.05-1-1.2 Document #: 2026-245568								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:STERLING City/Muni/Twp: STERLING								
4	.7Mi.	**14880 N HADCOCK DR**	07/30/2026	$850,000	$321	2640	/1/1	1959	12,000 SF	
		STERLING, NY 13156-4148								
		APN: 055601 8.08-1-22 Document #: 2026-244933								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:STERLING City/Muni/Twp: STERLING								
5	.11Mi.	**14644 FANCHER AVE**	07/13/2026	$1,090,000	$1,953	558	/2/1	1944	16,800 SF	
		STERLING, NY 13156-								
		APN: 055601 8.16-1-49 Document #: 2026-244392								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:STERLING City/Muni/Twp: STERLING								
6	.73Mi.	**14890 N HADCOCK DR**	06/30/2026	$658,500	$502	1310	/3/3	1979	11,250 SF	
		STERLING, NY 13156-4148								
		APN: 055601 8.08-1-25 Document #: 2026-244082								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:STERLING City/Muni/Twp: STERLING								
7	.52Mi.	**14798 CAYUGA ST**	06/08/2026	$160,000	$173	924	/3/1	2013	10,824 SF	
		STERLING, NY 13156-3257								

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	APN: 055601 9.05-1-65 Document #: 2026-243640 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STERLING City/Muni/Twp: STERLING									
8	.58Mi.	**14542 LAKE ST** **STERLING, NY 13156-3200**	02/05/2026	$11,000	$6	1734	/3/2	1860	69,696 SF	AboveGround
	APN: 055601 9.17-1-3.1 Document #: 2026-241369 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FAIR HAVEN City/Muni/Twp: FAIR HAVEN									
9	.73Mi.	**14656 INGERSOLL RD** **STERLING, NY 13156-2113**	01/21/2026	$72,500	$42	1705	/4/3	1990	28,853 SF	
	APN: 055601 8.11-1-63.1 Document #: 2026-241091 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STERLING City/Muni/Twp: STERLING									
10	.82Mi.	**14922 N HADCOCK DR** **STERLING, NY 13156-4185**	12/10/2025	$575,000	$417	1377	/2/2	2001	11,725 SF	
	APN: 055601 8.08-1-35.1 Document #: 2025-240368 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FAIR HAVEN City/Muni/Twp: FAIR HAVEN									
11	1.05Mi.	**14414 W BAY RD** **STERLING, NY 13156-3190**	07/25/2025	$650,000	$414	1567	/3/1	1929	69,696 SF	
	APN: 055601 11.07-1-2.12 Document #: 2025-237351 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FAIR HAVEN City/Muni/Twp: FAIR HAVEN									
12	.6Mi.	**14828 LAKE STREET EXT** **STERLING, NY 13156-4275**	06/03/2025	$180,000	$182	984	/2/1	1960	7,623 SF	
	APN: 055601 9.05-1-25.11 Document #: 2025-236300 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STERLING City/Muni/Twp: STERLING									
13	.82Mi.	**14434 MEADE ST** **STERLING, NY 13156-3258**	05/01/2025	$155,000	$130	1188	/3/2	1998	74,052 SF	
	APN: 055601 9.17-2-25.2 Document #: 2025-235628 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FAIR HAVEN City/Muni/Twp: FAIR HAVEN									
14	1.12Mi.	**14325 VICTORY ST** **STERLING, NY 13156-**	04/28/2025	$125,000	$52	2396	/4/1	1850	63,598 SF	
	APN: 055601 11.08-1-44.11 Document #: 2025-235541 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STERLING City/Muni/Twp: STERLING									
15	.6Mi.	**14476 LAKE ST** **STERLING, NY 13156-4286**	04/28/2025	$290,000	$191	1512	/4/1	1900	12,319 SF	AboveGround
	APN: 055601 9.17-1-14 Document #: 2025-235535 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FAIR HAVEN City/Muni/Twp: FAIR HAVEN									

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.

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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.	**14656 LAKE ST**	**02/01/2017**	$140,300	$140,300	1,050	/4/2	1910	13,068 SF	
.05Mi.	**14657 LAKE ST**	**05/01/2018**	$135,400	$135,400	1,472	/3/1	1960	26,600 SF	
.05Mi.	**14651 LAKE ST**		$222,700	$222,700	1,598	/2/1	1966	26,600 SF	
.05Mi.	**14643 LAKE ST**		$237,300	$237,300	1,654	/3/1	1953	2 SF	Yes
.06Mi.	**14643 LAKE ST**		$237,300	$237,300	1,654	/3/1	1953	2 SF	Yes
.06Mi.	**548 QUONSET DR**		$89,600	$89,600	522	/2/1	1900	3,300 SF	
.06Mi.	**14665 LAKE ST**	**09/27/2023**	$249,700	$249,700	1,768	/3/2	1960	2 SF	
.09Mi.	**14690 LAKE ST**		$336,900	$336,900	960	/3/1	1983	26,208 SF	
.09Mi.	**541 QUONSET DR**	**03/27/2023**	$127,800	$127,800	890	/2/2	1900	27,550 SF	
.09Mi.	**14635 LAKE ST**	**03/13/2020**	$318,900	$318,900	2,026	/4/2	1977	1 SF	
.1Mi.	**14650 WILDWOOD DR**	**10/10/2025**	$116,200	$116,200	816	/2/1	1963	1 SF	
.1Mi.	**14694 LAKE ST**		$761,300	$761,300	2,245	/3/3	2023	23,837 SF	
.1Mi.	**14626 LAKE ST**	**10/31/2014**	$187,200	$187,200	1,653	/3/1	1960	1 SF	
.1Mi.	**14659 WILDWOOD DR**	**11/14/2016**	$62,400	$62,400	600	/2/1	1980	5,000 SF	
.11Mi.	**14673 WILDWOOD DR**	**01/03/2024**	$203,200	$203,200	1,360	/2/1	1960	19,200 SF	
.11Mi.	**14698 LAKE ST**		$318,100	$318,100	800	/1/1	1926	24,625 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	48.6 years old	Households:	944
Median Household Income:	$61,285	Households w/Family:	64%
Household Income Per Capita:	$35,483	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	14%

School District

School District Zone:	Red Creek Central School District	Students:	805
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.06Mi.	**Red Creek High School** Number of Students: 263 Student-Teacher Ratio: 9.61 Advanced Placement: Yes	C-	Public	9 - 12
6.04Mi.	**Red Creek Middle School** Number of Students: 170 Student-Teacher Ratio: 8.9	B-	Public	6 - 8
5.90Mi.	**Margaret W Cuyler Elementary School** Number of Students: 350 Student-Teacher Ratio: 8.04	B-	Public	PK - 5

Flood Report

The Subject Property of **14656 LAKE ST, STERLING, NY 13156-3227** 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	19%	SIGNIFICANTLY LOWER
BURGLARY	153%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	134%	NOTABLY HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	126%	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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ICE SiteX Report

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