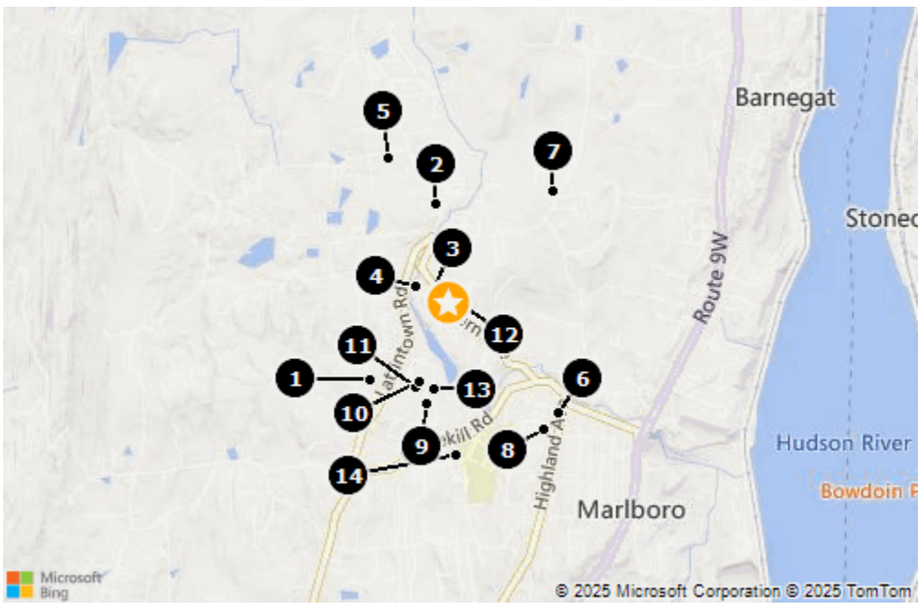
ICE SiteX Report

OrderID: 95380596

SiteX Property Information Report



Subject Property Location

160 WESTERN AVE, MARLBORO, NY 12542-5125

County:	**ULSTER NY**	Census Tract:	361119538.002004
Property Use:	Single Family Residential	Zoning:	RAG1
Parcel Number:	513600 108.2-4-51	Thomas Bros Pg-Grid:	

Valuation

Value:	**$347,000**	FSD:	16
Value Range:	$291,480 - $402,520	Confidence Score:	84

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	513601
Assd Land Value:	$73,500	Market Land Value:	$125,964	Tax Year:	2024
Assd Improvement:	$108,600	Market Improvment Value:	$186,118	Total Taxable Value:	$7,671
Total Assessed Value:	$182,100	Total Assessor Market Value:	$312,082	Delinquent Year:	
				Tax Account ID:	107820.000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 51.000 Block: 4 Section: 108.02 District: 513600
City/Muni/Twp: MARLBOROUGH

Property Characteristics

Lot Size:	1.250 AC	Bedrooms:	2	Pool:	AboveGround
Building Area:	1368 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Carport	Heating:	Hot Water
Number of Stories:	1.5+B	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/27/2022	Sales Price:	N/A
Document #:	2022-11202 BK-PG 12206-264	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/03/2022	Loan Amount:	N/A
Document #:	2022-9909 BK-PG 12851-305	Loan Type:	FHA
TD Due Date:	07/01/2052	Type Finance:	
Legal Description:			
City/Muni/Twp: MARLBOROUGH			

Prior Transfer

Recording Date:	10/30/2020	Sales Price:	$230,000
Document #:	2020-15884 BK-PG 6699-310	Type of Sale:	Full Amount on Deed
Contract Date:	10/14/2020		
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: MARLBOROUGH			

Prior Transfer

Recording Date:	10/30/2020	Sales Price:	$230,000
Document #:	BK-PG 6699 -310	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 95380596

Document Type:
Legal Description:
Lot: 51.000 Block: 4 Section: 108.02 District: 513600
City/Muni/Twp: MARLBOROUGH

Prior Transfer

Recording Date:	06/16/2005	Sales Price:	$185,400
Document #:	2005-00015980 BK-PG 6205-1	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/19/2003	Sales Price:	$185,400
Document #:	2003-00039966 BK-PG 3797-0178	Type of Sale:	Full Amount on Deed
Contract Date:	08/29/2003		
Document Type:	Bargain and Sale Deed		

Legal Description:
City/Muni/Twp: MARLBOROUGH

Prior Transfer

Recording Date:	05/13/2003	Sales Price:	N/A
Document #:	2003-00013411 BK-PG 3597-0171	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/23/2002		
Document Type:	Re-recorded Document		

Legal Description:
Abbreviated Description: LOCATION:WESTERN AVE MARLBOROUGH NY 12542
City/Muni/Twp: MARLBOROUGH

Prior Transfer

Recording Date:	06/14/2002	Sales Price:	N/A
Document #:	200206140051 BK-PG 3368-0242	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/23/2002		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
City/Muni/Twp: MARLBOROUGH

Prior Transfer

Recording Date:	08/25/1998	Sales Price:	$55,000
Document #:	BK-PG 2827- 143	Type of Sale:	Price Unconfirmed
Contract Date:	08/17/1998		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
District: 513600
Abbreviated Description: CREATION DATE: 981104; UPDATE DATE: 981117
City/Muni/Twp: MARLBOROUGH

Area Sales Analysis

Total Area Sales	$5,512,600	Median # of Bedrooms	3
Median Lot Size	47,045 SF	Median # of Baths	1
Median Living Area	1,854 SF	Median Year Built	1974
Price Range - 2 Yrs	$200,000 to $573,000	Age Range	21 years to 135 years
Median Value	$361,000	Median Age	51 years

Comparable Sales Data

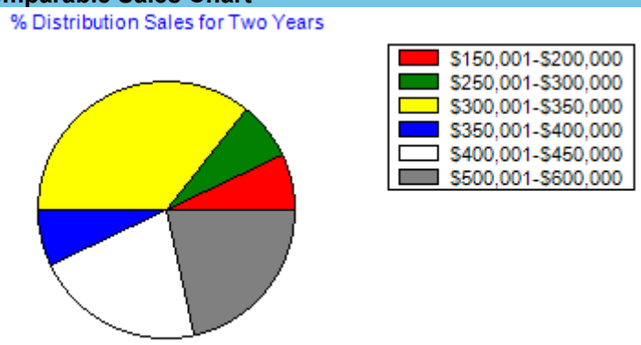
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.52Mi.	**10 ASHLYN DR** **MARLBORO, NY 12542-5521**	08/04/2025	$570,000	$231	2464	/4/4	2004	82,764 SF	
		APN: 513600 108.2-9-41.140 Document #: 2025-8916 Document Type: Deed Price Code: F Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
2	.48Mi.	**507 LATTINTOWN RD** **MARLBORO, NY 12542-5104**	07/09/2025	$350,000	$109	3188	/4/3	1999	76,230 SF	V
		APN: 513600 108.2-2-19.200 Document #: 2025-7853 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
3	.1Mi.	**171 WESTERN AVE** **MARLBORO, NY 12542-5155**	07/09/2025	$435,000	$304	1428	/4/1	1977	17,160 SF	
		APN: 513600 108.2-7-9 Document #: 2025-7846 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
4	.18Mi.	**10 ALBERTSON RD** **MARLBORO, NY 12542-5101**	06/11/2025	$325,000	$267	1216	/3/1	1962	27,000 SF	
		APN: 513600 108.2-7-80 Document #: 2025-6802 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
5	.73Mi.	**11 MOUNT ZION RD** **MARLBORO, NY 12542-5005**	05/19/2025	$540,000	$171	3156	/4/2	1980	74,923 SF	V
		APN: 513600 108.2-2-11 Document #: 2025-5862 Document Type: Deed Price Code: F Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
6	.75Mi.	**223 HIGHLAND AVE** **MARLBORO, NY 12542-6031**	05/13/2025	$372,000	$195	1900	/3/3	1973	29,440 SF	
		APN: 513600 108.2-6-21 Document #: 2025-5635 Document Type: Deed Price Code: F								

ICE SiteX Report

OrderID: 95380596

	Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
7	.74Mi.	**115 RIDGE RD** **MARLBORO, NY 12542-5137**	05/01/2025	$573,000	$272	2102	/3/1	1973	54,886 SF
	APN: 513600 108.2-3-25 Document #: 2025-5181 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
8	.76Mi.	**7 CONTE TER** **MARLBORO, NY 12542-6007**	02/12/2025	$330,000	$230	1431	/1/1	1936	43,996 SF
	APN: 513600 108.4-2-27 Document #: 2025-1732 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
9	.5Mi.	**49 FELICELLO DR** **MARLBORO, NY 12542-5609**	01/27/2025	$335,000	$281	1190	/4/1	1973	31,115 SF
	APN: 513600 108.2-7-54 Document #: 2025-992 Document Type: Deed Price Code: F Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
10	.4Mi.	**15 SHARI DR** **MARLBORO, NY 12542-5618**	01/16/2025	$435,000	$161	2695	/3/1	1973	30,492 SF
	APN: 513600 108.2-8-5 Document #: 2025-635 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
11	.45Mi.	**16 SHARI DR** **MARLBORO, NY 12542-5619**	11/13/2024	$332,500	$266	1246	/2/2	1976	60,984 SF
	APN: 513600 108.2-8-11 Document #: 2024-12641 Document Type: Deed Price Code: F Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
12	.1Mi.	**150 WESTERN AVE** **MARLBORO, NY 12542-5125**	11/07/2024	$200,000	$110	1808	/4/1	1890	50,094 SF
	APN: 513600 108.2-4-49.200 Document #: 2024-12421 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
13	.43Mi.	**41 FELICELLO DR** **MARLBORO, NY 12542-5609**	09/10/2024	$435,000	$330	1316	/3/1	1987	30,625 SF
	APN: 513600 108.2-7-57 Document #: 2024-9988 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								
14	.72Mi.	**55 CROSS RD** **MARLBORO, NY 12542-6011**	08/12/2024	$280,100	$114	2436	/3/1	1975	121,968 SF
	APN: 513600 108.4-1-12 Document #: 2024-8691 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARLBOROUGH City/Muni/Twp: MARLBOROUGH								

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

OrderID: 95380596

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.	**160 WESTERN AVE**	**10/30/2020**	$312,082	$182,100	1,368	/2/1	1940	1 SF	AboveGround
.05Mi.	**156 WESTERN AVE**		$425,021	$248,000	1,200	/2/1	1967	2 SF	
.05Mi.	**165 WESTERN AVE**	**09/16/2016**	$182,348	$106,400	1,320	/2/2	1965	34,412 SF	
.08Mi.	**152 WESTERN AVE**		$338,817	$197,700	1,850	/3/1	1990	1 SF	
.08Mi.	**167 WESTERN AVE**	**04/03/2023**	$291,003	$169,800	960	/3/2	2003	20,909 SF	
.08Mi.	**157 WESTERN AVE**		$420,566	$245,400	1,904	/3/2	1991	2 SF	AboveGround
.1Mi.	**171 WESTERN AVE**	**07/18/2024**	$331,791	$193,600	1,428	/4/1	1977	17,160 SF	
.1Mi.	**150 WESTERN AVE**	**11/07/2024**	$302,828	$176,700	1,808	/4/1	1890	1 SF	
.1Mi.	**2 MILL POND RD**	**01/18/2024**	$414,396	$241,800	2,184	/3/2	2001	1 SF	
.1Mi.	**176 WESTERN AVE**	**04/12/2021**	$294,259	$171,700	1,512	/2/2	1950	2 SF	
.1Mi.	**163 WESTERN AVE**	**07/20/2018**	$382,519	$223,200	1,638	/2/1	1998	3 SF	
.11Mi.	**3 TABER PL**	**09/20/2021**	$370,180	$216,000	2,005	/4/2	1960	1 SF	
.11Mi.	**173 WESTERN AVE**		$286,204	$167,000	1,872	/3/1	1972	15,423 SF	
.11Mi.	**173 WESTERN AVE**		$286,204	$167,000	1,872	/3/1	1972	15,423 SF	
.12Mi.	**4 MILL POND RD**		$412,168	$240,500	2,128	/3/2	2001	1 SF	
.12Mi.	**1 TABER PL**	**09/03/2019**	$281,063	$164,000	1,350	/3/1	1972	1 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	46.5 years old	Households:	2,166
Median Household Income:	$104,515	Households w/Family:	67%
Household Income Per Capita:	$62,515	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Marlboro Central School District	Students:	1,866
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.07Mi.	**Marlboro Middle School** Number of Students: 479 Student-Teacher Ratio: 11.24	C-	Public	6 - 8
0.75Mi.	**Marlboro Central High School** Number of Students: 585 Student-Teacher Ratio: 11.65 Advanced Placement: Yes	B-	Public	9 - 12
1.27Mi.	**Marlboro Elementary School** Number of Students: 745 Student-Teacher Ratio: 12.02	B-	Public	KG - 5

Flood Report

The Subject Property of **160 WESTERN AVE, MARLBORO, NY 12542-5125** 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	112%	HIGHER
BURGLARY	53%	NOTABLY LOWER
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	109%	SIMILAR
MURDER	62%	NOTABLY LOWER
OVERALL	66%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 95380596

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.