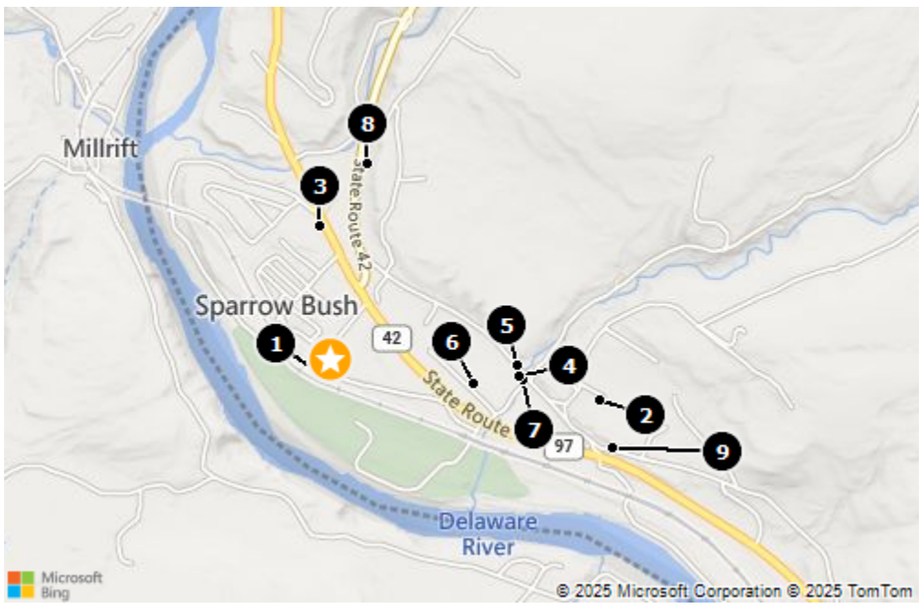
ICE SiteX Report

OrderID: 96270343

SiteX Property Information Report



Subject Property Location

19 DARRAUGH LN, SPARROW BUSH, NY 12780-7510

County:	**ORANGE NY**	Census Tract:	360710116.023035
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	332800 43-6-5	Thomas Bros Pg-Grid:	

Valuation

Value:	**$301,000**	FSD:	21
Value Range:	$237,790 - $364,210	Confidence Score:	79

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	331300
Assd Land Value:	$16,600	Market Land Value:	$48,380	Tax Year:	2021
Assd Improvement:	$76,900	Market Improvment Value:	$224,120	Total Taxable Value:	
Total Assessed Value:	$93,500	Total Assessor Market Value:	$272,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5.000 Block: 6 Section: 43.00 District: 332800
City/Muni/Twp: DEERPARK

Property Characteristics

Lot Size:	32,234 SF	Bedrooms:	4	Pool:	
Building Area:	1524 SF	Baths:	2	Fireplace:	1
Year Built:	1860	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1.7+B	Number of Cars:	2	A/C:	
Style:	Traditional	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/10/2024	Sales Price:	N/A
Document #:	20240060525 BK-PG 15512-364	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/09/2024	Loan Amount:	N/A
Document #:	20240001832 BK-PG 15512-364	Loan Type:	FHA
TD Due Date:	02/01/2054	Type Finance:	
Legal Description:			
City/Muni/Twp: DEERPARK			

Prior Transfer

Recording Date:	01/09/2024	Sales Price:	$300,000
Document #:	20240001831 BK-PG 15512-360	Type of Sale:	Full Amount on Deed
Contract Date:	01/05/2024		
Document Type:			
Legal Description:			
City/Muni/Twp: MIDDLETOWN			

Prior Transfer

Recording Date:	01/09/2024	Sales Price:	$300,000
Document #:	BK-PG 15512 -360	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 5.000 Block: 6 Section: 43.00 District: 332800
City/Muni/Twp: DEERPARK

Prior Transfer

Recording Date:	02/11/2021	Sales Price:	N/A
Document #:	20210008750 BK-PG 14897-1925	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/28/2020		
Document Type:			

Legal Description:
City/Muni/Twp: DEERPARK

Prior Transfer

Recording Date:	10/15/2018	Sales Price:	$269,182
Document #:	20180073569 BK-PG 14473-1108	Type of Sale:	Full Amount on Deed
Contract Date:	10/05/2018		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,660,400	Median # of Bedrooms	3
Median Lot Size	20,473 SF	Median # of Baths	1
Median Living Area	1,296 SF	Median Year Built	1925
Price Range - 2 Yrs	$98,000 to $260,000	Age Range	21 years to 205 years
Median Value	$175,000	Median Age	100 years

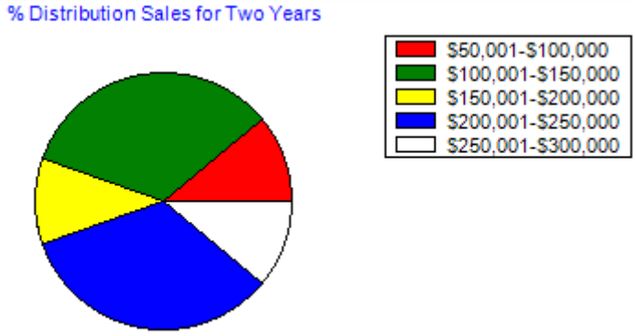
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**40 DARRAUGH LN** **SPARROW BUSH, NY 12780-7510**	11/03/2025	$98,000	$97	1008	/3/1	1986	117,612 SF	
		APN: 332800 44-4-49 Document #: 20250070768 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DEERPARK City/Muni/Twp: DEERPARK								
2	.66Mi.	**6 MCCOEY LN** **SPARROW BUSH, NY 12780-5536**	10/21/2025	$138,000	$89	1547	/2/1	1974	19,166 SF	
		APN: 332800 47-3-2.1 Document #: 20250067911 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DEERPARK City/Muni/Twp: DEERPARK								
3	.32Mi.	**387 STATE HIGHWAY 97** **SPARROW BUSH, NY 12780-5325**	09/18/2025	$149,000	$114	1296	/3/1	1910	19,845 SF	
		APN: 332800 42-4-4 Document #: 20250060948 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DEERPARK City/Muni/Twp: DEERPARK								
4	.45Mi.	**45 MAIN ST** **SPARROW BUSH, NY 12780-5457**	04/28/2025	$140,000	$76	1824	/3/1	1830	18,285 SF	
		APN: 332800 45-1-12 Document #: 20250028725 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DEERPARK City/Muni/Twp: DEERPARK								
5	.47Mi.	**48 MAIN ST** **SPARROW BUSH, NY 12780-5444**	04/16/2025	$175,000	$97	1800	/2/1	1895	33,977 SF	
		APN: 332800 46-1-46 Document #: 20250026149 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DEERPARK City/Muni/Twp: DEERPARK								
6	.36Mi.	**16 YETTER LN** **SPARROW BUSH, NY 12780-7507**	03/24/2025	$250,000	$297	840	/2/1	1925	34,848 SF	
		APN: 332800 45-1-30.2 Document #: 20250019341 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DEERPARK City/Muni/Twp: DEERPARK								
7	.47Mi.	**41 MAIN ST** **SPARROW BUSH, NY 12780-5457**	03/21/2025	$260,000	$112	2304	/5/1	1820	7,605 SF	
		APN: 332800 45-1-13 Document #: 20250018789 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DEERPARK City/Muni/Twp: DEERPARK								
8	.51Mi.	**526 STATE ROUTE 42** **SPARROW BUSH, NY 12780-5515**	12/04/2024	$239,000	$184	1296	/3/1	1952	60,984 SF	
		APN: 332800 42-3-8 Document #: 20240072305 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DEERPARK City/Muni/Twp: DEERPARK								
9	.73Mi.	**2 MAIN ST** **SPARROW BUSH, NY 12780-5441**	10/24/2024	$211,400	$220	960	/2/1	2004	20,473 SF	
		APN: 332800 47-3-4.1 Document #: 20240063660 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DEERPARK City/Muni/Twp: DEERPARK								

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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.

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.	**19 DARRAUGH LN**	**01/09/2024**	$272,500	$93,500	1,524	/4/2	1860	32,234 SF	
.02Mi.	**15 DARRAUGH LN**		$249,800	$85,700	1,232	/4/2	1936	10,500 SF	
.04Mi.	**20 DARRAUGH LN**		$204,300	$70,100	864	/3/1	1971	17,712 SF	
.04Mi.	**16 DARRAUGH LN**		$214,500	$73,600	1,600	/3/2	1970	16,800 SF	
.05Mi.	**11 DARRAUGH LN**		$196,700	$67,500	1,984	/3/1	1830	4 SF	
.05Mi.	**40 DARRAUGH LN**		$180,100	$61,800	1,008	/3/1	1986	3 SF	
.05Mi.	**14 DARRAUGH LN**		$201,700	$69,200	1,447	/4/1	1954	18,240 SF	
.07Mi.	**12 DARRAUGH LN**		$147,200	$50,500	1,024	/3/1	1830	11,060 SF	
.08Mi.	**7 DARRAUGH LN**	**12/10/2021**	$283,600	$97,300	1,819	/3/1	1850	1 SF	V
.09Mi.	**8 DARRAUGH LN**		$135,800	$46,600	1,672	/3/2	1860	24,960 SF	
.11Mi.	**6 DARRAUGH LN**		$331,400	$113,700	1,938	/4/3	1987	22,240 SF	
.11Mi.	**5 DARRAUGH LN**	**11/05/2018**	$262,600	$90,100	1,336	/2/1	1959	42,253 SF	
.12Mi.	**13 JOHNSON LN**		$113,100	$38,800	810	/2/1	1935	11,326 SF	
.12Mi.	**13 JOHNSON LN**		$113,100	$38,800	810	/2/1	1935	11,326 SF	
.13Mi.	**6 JOHNSON LN**		$241,000	$82,700	1,144	/2/1	1993	14,110 SF	
.14Mi.	**4 JOHNSON LN**		$207,500	$71,200	1,440	/3/1	1958	18,000 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	44.3 years old	Households:	1,118
Median Household Income:	$67,469	Households w/Family:	66%
Household Income Per Capita:	$38,211	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Port Jervis City School District	Students:	2,504
Number of Schools:	4	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.36Mi.	**Port Jervis Middle School** Number of Students: 366 Student-Teacher Ratio: 9	D+	Public	7 - 8
3.39Mi.	**Port Jervis Senior High School** Number of Students: 770 Student-Teacher Ratio: 12.23	C	Public	9 - 12
3.39Mi.	**Anna S Kuhl Elementary School** Number of Students: 840 Student-Teacher Ratio: 10.64	B-	Public	KG - 6

ICE SiteX Report

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Flood Report

The Subject Property of **19 DARRAUGH LN, SPARROW BUSH, NY 12780-7510** 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	99%	SIMILAR
BURGLARY	180%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	58%	NOTABLY LOWER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	36%	SIGNIFICANTLY LOWER
MURDER	120%	HIGHER
OVERALL	147%	NOTABLY HIGHER

Disaster Alerts

11/8/2024 - Jennings Creek Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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