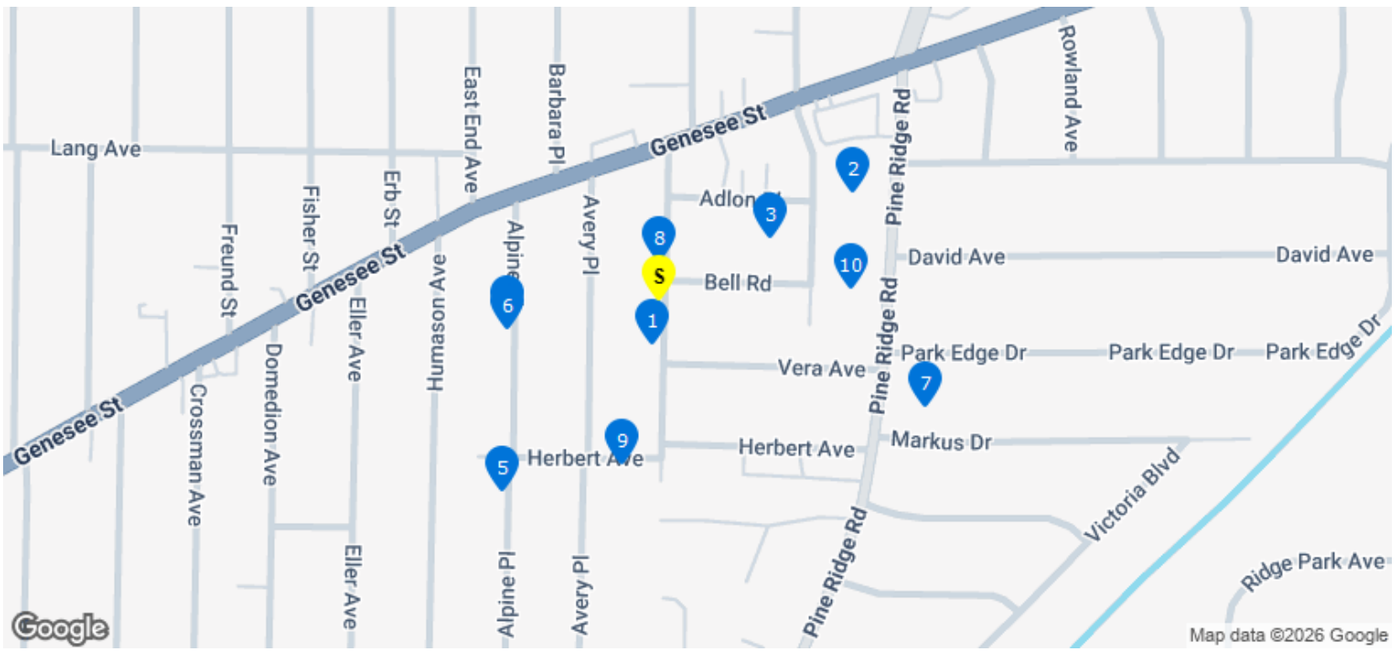
ICE SiteX Report

OrderID: 98798680

SiteX Property Information Report



Subject Property Location

20 OLCOTT PL, CHEEKTOWAGA, NY 14225-3955

County:	**ERIE NY**	Census Tract:	0103.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	143089 101.28-11-11	Thomas Bros Pg-Grid:	

Valuation

Value:	**$172,000**	FSD:	38	Common Confidence Score:	22
Value Range:	$106,640 - $237,360	ICE Confidence Score:	62		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	143001
Assd Land Value:	$10,000	Market Land Value:	$13,333	Tax Year:	2025
Assd Improvement:	$92,000	Market Improvment Value:	$122,667	Total Taxable Value:	$4,215
Total Assessed Value:	$102,000	Total Assessor Market Value:	$136,000	Delinquent Year:	
				Tax Account ID:	013 0226000
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11.000 Block: 11 Section: 101.280 District: 143089
Abbreviated Description: MC 520 SL 175 176
City/Muni/Twp: CHEEKTOWAGA (TOV)

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	2	Pool:	Above ground pool
Building Area:	1406 SF	Baths:	1	Fireplace:	
Year Built:	1905	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Composition/Composite
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:	Traditional / Old	Basement:	No Basement	Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/29/2024	Sales Price:	$50,000
Document #:	2024086040 BK-PG 13163-7381	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	06/23/2023	Sales Price:	$50,000
Document #:	2023107421 BK-PG 13163-7381	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	05/21/2004	Loan Amount:	N/A
Document #:	200405211670 BK-PG 13163-7381	Loan Type:	Unknown Loan Type
Contract Date:	05/21/2004		
TD Due Date:	06/01/2034	Type Finance:	

Legal Description:
Map Ref: 0
Abbreviated Description: PART LOT34 TWP11 RNG07 HLCS KNOWN AS SUB LOTS175&176
City/Muni/Twp: CHEEKTOWAGA

ICE SiteX Report

OrderID: 98798680

Prior Transfer

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

Legal Description:
Block: 11 Section: 101.280 District: 143089
Abbreviated Description: MC 520 SL 175 176
City/Muni/Twp: CHEEKTOWAGA (TOV)

Area Sales Analysis

Total Area Sales	$1,789,323	Median # of Bedrooms	3
Median Lot Size	3,920 SF	Median # of Baths	1
Median Living Area	1,397 SF	Median Year Built	1930
Price Range - 2 Yrs	$100,000 to $265,958	Age Range	69 years to 136 years
Median Value	$167,500	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**17 OLCOTT PL** **BUFFALO, NY 14225-3958**	08/03/2026	$231,750	$135	1711	/4/2	1924	3,920 SF	
		APN: 143089 101.28-9-18 Document #: 2026141727 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 34 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1065 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1065Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT34 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA							
2	.06Mi.	**2325 GENESEE ST** **CHEEKTOWAGA, NY 14225-2833**	06/26/2026	$40,000	$13	3024	//	1940	4,792 SF	
		APN: 143089 101.28-11-1 Document #: 2026117559 Document Type: Warranty Deed Price Code: Land Use: Commercial/Office/Residential (mixed use) Legal: Lot: 34 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 520 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 520Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT34 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA							
3	.07Mi.	**19 BELL RD** **BUFFALO, NY 14225-3903**	09/10/2026	$125,000	$58	2152	/4/2	1923	7,841 SF	
		APN: 143089 101.28-10-4 Document #: 2026170329 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 34 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1065 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1065Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT34 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA							
4	.09Mi.	**50 ALPINE PL** **BUFFALO, NY 14225-3971**	07/09/2026	$86,100	$57	1498	/3/1	1917	5,663 SF	
		APN: 143089 101.36-2-13 Document #: 2026124635 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 34 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 520 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 520Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT34 City/Muni/Twp:CHEEKTOWAGE City/Muni/Twp: CHEEKTOWAGE							
5	.16Mi.	**71 ALPINE PL** **CHEEKTOWAGA, NY 14225-3970**	08/24/2026	$240,000	$189	1270	/3/1	1957	7,405 SF	
		APN: 143089 101.36-15-1 Document #: 2026156901 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 34 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1834 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1834Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT34 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA							
6	.16Mi.	**23 ERB ST** **BUFFALO, NY 14211-1915**	06/16/2026	$208,000	$142	1462	/3/1	1910	3,600 SF	
		APN: 140200 101.27-5-9 Document #: 2026109395 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 43 Subdivision: THE HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:THE HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT43 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO							
7	.19Mi.	**2242 GENESEE ST** **BUFFALO, NY 14211-1926**	06/10/2026	$36,000	$24	1476	//	1940	5,754 SF	
		APN: 140200 101.27-5-17 Document #: 2026106306 Document Type: Warranty Deed Price Code: A Land Use: Store/Office (mixed use) Legal: Lot: 43 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT43 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO							
8	.2Mi.	**91 ELLER AVE** **BUFFALO, NY 14211-2114**	08/12/2026	$40,000	$22	1821	/4/1	1915	3,300 SF	
		APN: 140200 101.35-5-12 Document #: 2026148824 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 43 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 338 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 338Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT43 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO							
9	.2Mi.	**17 DAVID AVE** **BUFFALO, NY 14225-4001**	08/05/2026	$163,000	$108	1512	/3/1	1988	3,920 SF	
		APN: 143089 101.28-6-2 Document #: 2026143832 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 34 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 698 Sec/Twnship/Range: T11E07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 698Sec/Twnship/Range:T11E07 Abbreviated Description:PORTION LOT34 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA							
10	.22Mi.	**71 ELLER AVE** **BUFFALO, NY 14211-2114**	09/30/2026	$140,000	$113	1242	/3/1	1915	3,300 SF	
		APN: 140200 101.35-5-18 Document #: 2026184188 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential							

ICE SiteX Report

OrderID: 98798680

Legal: Lot: 43 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 338 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 338Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT43 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO

11	.23Mi.	**44 LONG AVE** **BUFFALO, NY 14225-2808**	08/25/2026	$230,000			//		10,454 SF

APN: 143089 90.84-3-6.1 Document #: 2026157351
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 597 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 597Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT34 City/Muni/Twp:NEW YORK City/Muni/Twp: NEW YORK

12	.25Mi.	**21 FREUND ST** **BUFFALO, NY 14211-1919**	08/20/2026	$167,800	$137	1222	/3/1	1928	3,330 SF

APN: 140200 101.27-7-17 Document #: 2026154732
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 43 Block: 2 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T11R07 Abbreviated Description: Block:2 Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT43 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO

13	.26Mi.	**28 PARKVIEW TER** **CHEEKTOWAGA, NY 14225-4010**	07/30/2026	$260,000	$186	1396	/3/1	1955	4,792 SF

APN: 143089 101.36-6-10 Document #: 2026139549
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1885 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1885Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT34 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

14	.26Mi.	**23 HUMASON AVE** **BUFFALO, NY 14211-2117**	06/24/2026	$169,750	$85	2007	/5/2	1919	3,000 SF

APN: 140200 101.43-5-14 Document #: 2026115095
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 43 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT43 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO

15	.3Mi.	**12 HUMASON AVE** **BUFFALO, NY 14211-2118**	08/19/2026	$120,000	$111	1083	/3/1	1918	3,000 SF

APN: 140200 101.43-4-26 Document #: 2026153719
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 589 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 589Abbreviated Description:PORTION LOT43 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO

16	.34Mi.	**2475 GENESEE ST** **CHEEKTOWAGA, NY 14225-2912**	07/15/2026	$57,500	$51	1136	/2/1	1929	3,920 SF

APN: 143089 102.21-2-3 Document #: 2026129248
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1355 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1355Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT34 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

17	.37Mi.	**15 CROSSMAN AVE** **BUFFALO, NY 14211-2106**	06/25/2026	$200,000	$130	1540	/4/2	1920	3,080 SF

APN: 140200 101.43-2-15 Document #: 2026116234
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 43 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1026 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1026Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT43 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO

18	.4Mi.	**16 CROSSMAN AVE** **BUFFALO, NY 14211-2107**	06/10/2026	$130,000	$97	1334	/3/1	1923	3,200 SF

APN: 140200 101.43-1-27 Document #: 2026105699
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1026 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1026Sec/Twnship/Range:T11R07 Abbreviated Description:PORITION LOT43 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO

19	.44Mi.	**96 STRALEY AVE** **BUFFALO, NY 14211-2727**	07/13/2026	$241,500	$140	1728	/3/1	1929	7,841 SF

APN: 143089 101.44-5-6 Document #: 2026126390
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT34 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

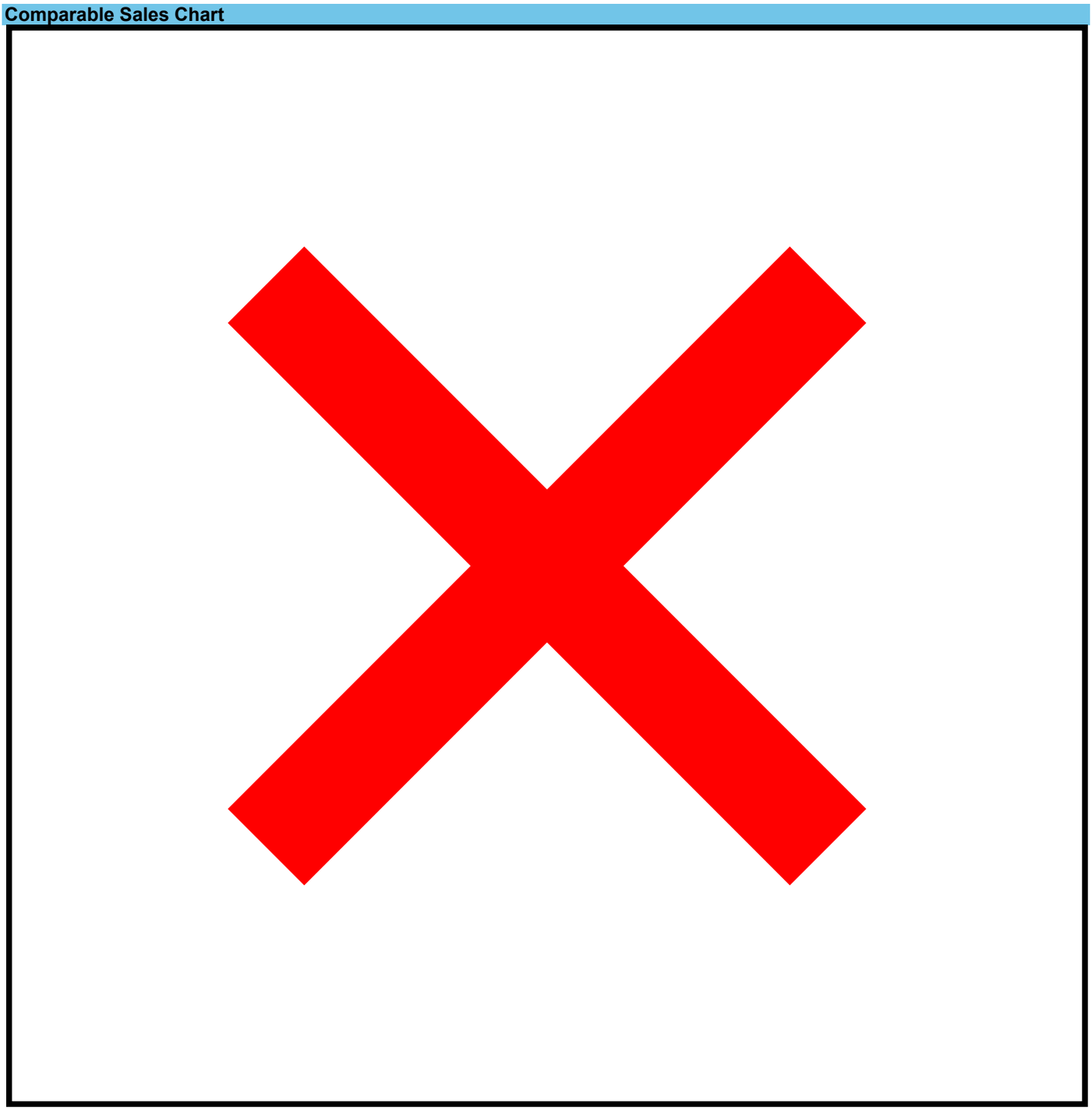
20	.46Mi.	**158 GUALBERT AVE** **BUFFALO, NY 14211-2740**	07/13/2026	$340,000	$157	2168	/4/2	1955	9,583 SF

APN: 143089 101.44-6-14 Document #: 2026126963
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT33 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

ICE SiteX Report

OrderID: 98798680

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: 98798680

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.	**20 OLCOTT PL**		$136,000	$102,000	1,406	/2/1	1905	6,098 SF	A
.01Mi.	**18 OLCOTT PL**	**10/06/2015**	$160,000	$120,000	1,603	/5/2	1906	3,049 SF	
.01Mi.	**24 OLCOTT PL**		$142,667	$107,000	1,603	/3/1	1904	6,098 SF	
.02Mi.	**14 OLCOTT PL**		$150,667	$113,000	1,351	/3/1	1917	3,049 SF	
.02Mi.	**28 OLCOTT PL**		$142,667	$107,000	1,287	/4/1	1927	3,049 SF	
.02Mi.	**34 AVERY PL**	**05/12/2022**	$152,000	$114,000	1,872	/3/2	1904	3,049 SF	
.02Mi.	**44 AVERY PL**	**04/07/2021**	$96,000	$72,000	1,482	/3/1	1906	6,098 SF	
.03Mi.	**12 OLCOTT PL**		$162,667	$122,000	1,760	/5/2	1925	3,049 SF	
.03Mi.	**30 OLCOTT PL**	**05/03/2021**	$189,333	$142,000	1,430	/3/1	1909	7,841 SF	A
.04Mi.	**33 OLCOTT PL**		$205,333	$154,000	1,777	/4/1	1926	4,792 SF	
.04Mi.	**8 OLCOTT PL**	**09/25/2018**	$149,333	$112,000	1,354	/3/1	1917	3,049 SF	
.04Mi.	**35 OLCOTT PL**	**11/17/2020**	$181,333	$136,000	1,349	/3/1	1927	4,356 SF	
.04Mi.	**6 OLCOTT PL**		$93,333	$70,000	762	/2/1	1955	3,049 SF	
.05Mi.	**37 OLCOTT PL**	**10/10/2014**	$153,333	$115,000	1,529	/3/1	1926	4,356 SF	
.05Mi.	**31 BELL RD**	**03/31/2016**	$150,667	$113,000	1,430	/3/1	1956	3,920 SF	
.05Mi.	**38 OLCOTT PL**	**06/29/2020**	$94,667	$71,000	1,298	/3/2	1900	3,920 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	41.5 years old	Households:	15,807
Median Household Income:	$62,189	Households w/Family:	53%
Household Income Per Capita:	$35,271	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Cheektowaga Central School District	Students:	2,373
Number of Schools:	3	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.09Mi.	**Cheektowaga High School** Number of Students: 682 Student-Teacher Ratio: 10.19 Advanced Placement: Yes	C-	Public	9 - 12
2.06Mi.	**Union East Elementary School** Number of Students: 963 Student-Teacher Ratio: 12.84	D	Public	PK - 4
2.09Mi.	**Cheektowaga Middle School** Number of Students: 677 Student-Teacher Ratio: 10.58	D	Public	5 - 8

Flood Report

The Subject Property of **20 OLCOTT PL, CHEEKTOWAGA, NY 14225-3955** 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	119%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	100%	SIMILAR
OVERALL	89%	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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ICE SiteX Report

OrderID: 98798680

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Data deemed reliable, but not guaranteed.

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