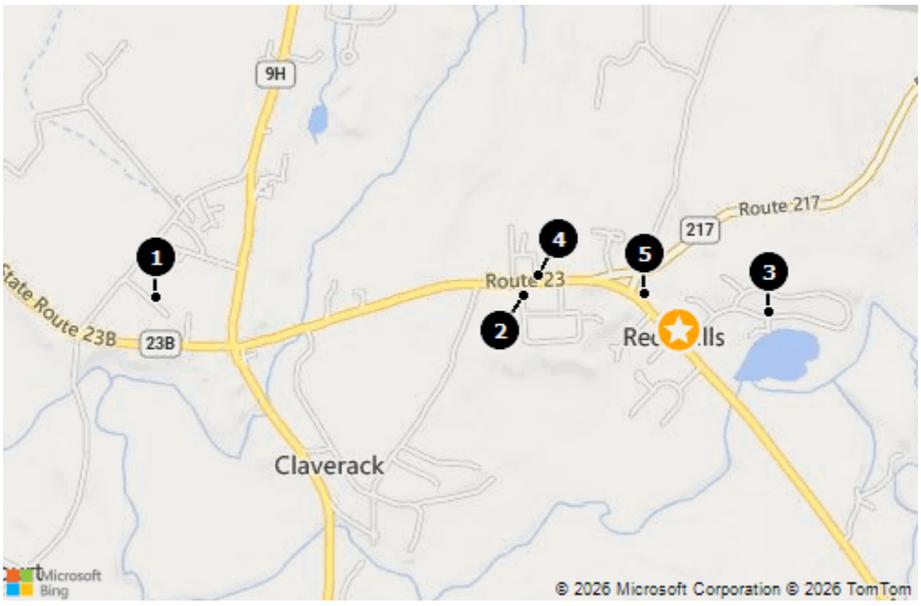
ICE SiteX Report

OrderID: 98655664

SiteX Property Information Report



Subject Property Location

241 STATE ROUTE 23, CLAVERACK, NY 12513-5133

County:	**COLUMBIA NY**	Census Tract:	360210010.006044
Property Use:	Single Family Residential	Zoning:	07 - MIXED
Parcel Number:	102889 121.4-2-4	Thomas Bros Pg-Grid:	

Valuation

Value:	**$318,000**	FSD:	12	Common Confidence Score:	63
Value Range:	$279,840 - $356,160	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	100600
Assd Land Value:	$20,300	Market Land Value:	$30,758	Tax Year:	2025
Assd Improvement:	$134,700	Market Improvment Value:	$204,090	Total Taxable Value:	$2,825
Total Assessed Value:	$155,000	Total Assessor Market Value:	$234,848	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4.000 Block: 2 Section: 121.04 District: 102889
Abbreviated Description: 1962
City/Muni/Twp: CLAVERACK (TOV)

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:	2	Pool:	
Building Area:	880 SF	Baths:	1	Fireplace:	
Year Built:	1956	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/04/2026	Sales Price:	$142,404
Document #:	20260007048 BK-PG 90-1334	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/17/2024	Sales Price:	$142,404
Document #:	20240008033 BK-PG 890-1334	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/19/2019	Sales Price:	$75,937
Document #:	20190009458 BK-PG 815-739	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/03/2019	Loan Amount:	N/A
Document #:	20190008894 BK-PG 890-1329	Loan Type:	Purchase Money Mortgage
TD Due Date:	10/01/2049	Type Finance:	

ICE SiteX Report

OrderID: 98655664

Legal Description:
City/Muni/Twp: CLAVERACK

Prior Transfer

Recording Date:	09/03/2019	Sales Price:	$140,980
Document #:	20190008894 BK-PG 890-1329	Type of Sale:	Full Amount on Deed
Contract Date:	08/27/2019		
Document Type:			

Legal Description:
City/Muni/Twp: CLAVERACK

Prior Transfer

Recording Date:	09/03/2019	Sales Price:	$140,980
Document #:	BK-PG 890 -1329	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4.000 Block: 2 Section: 121.04 District: 102889
Abbreviated Description: 1962
City/Muni/Twp: CLAVERACK (TOV)

Mortgage Record

Recording Date:	11/04/2015	Loan Amount:	N/A
Document #:	0050010573 BK-PG 0000000815-0000000739	Loan Type:	VA
TD Due Date:	01/01/2044	Type Finance:	

Legal Description:
City/Muni/Twp: CLAVERACK (TOV)

Prior Transfer

Recording Date:	11/04/2015	Sales Price:	$125,000
Document #:	BK-PG 0000000815-0000000735	Type of Sale:	Full Amount on Deed
Contract Date:	10/30/2015		
Document Type:			

Legal Description:
District: 102889
City/Muni/Twp: CLAVERACK

Prior Transfer

Recording Date:	04/23/1997	Sales Price:	$86,500
Document #:	BK-PG 291- 2191	Type of Sale:	Full Amount on Deed
Contract Date:	03/10/1997		
Document Type:			

Legal Description:
District: 102889
Abbreviated Description: CREATION DATE: 970522; UPDATE DATE: 980324
City/Muni/Twp: CLAVERACK (TOV)

Prior Transfer

Recording Date:	12/06/1995	Sales Price:	$110,000
Document #:	BK-PG 814- 43	Type of Sale:	Full Amount on Deed
Contract Date:	12/05/1995		
Document Type:			

Legal Description:
District: 102889
Abbreviated Description: CREATION DATE: 960130; UPDATE DATE: 960521
City/Muni/Twp: CLAVERACK (TOV)

Area Sales Analysis

Total Area Sales	$1,603,400	Median # of Bedrooms	3
Median Lot Size	15,246 SF	Median # of Baths	1
Median Living Area	1,258 SF	Median Year Built	1961
Price Range - 2 Yrs	$148,500 to $435,000	Age Range	40 years to 111 years
Median Value	$310,000	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**19 RIVENBURGH LN** **CLAVERACK, NY 12513-5032**	06/11/2026	$300,000	$250	1196	/3/1	1970	14,810 SF	
		APN: 102889 121.3-1-72 Document #: 20260005295 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CLAVERACK City/Muni/Twp: CLAVERACK								
2	.4Mi.	**8 HOVER RD** **CLAVERACK, NY 12513-5107**	03/25/2026	$409,900	$325	1258	/3/1	1961	15,246 SF	
		APN: 102889 121.4-1-1 Document #: 20260002637 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CLAVERACK City/Muni/Twp: CLAVERACK								
3	.22Mi.	**51 PATROON ST** **CLAVERACK, NY 12513-5009**	12/03/2025	$435,000	$335	1296	/3/2	1986	43,124 SF	
		APN: 102889 121.4-2-28 01 Document #: 20250010727 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CLAVERACK City/Muni/Twp: CLAVERACK								
4	.35Mi.	**161 STATE ROUTE 23** **CLAVERACK, NY 12513-5148**	07/21/2025	$310,000	$265	1168	/3/1	1915	7,405 SF	AboveGround
		APN: 102889 121.3-2-49 01 Document #: 20250006413								

ICE SiteX Report

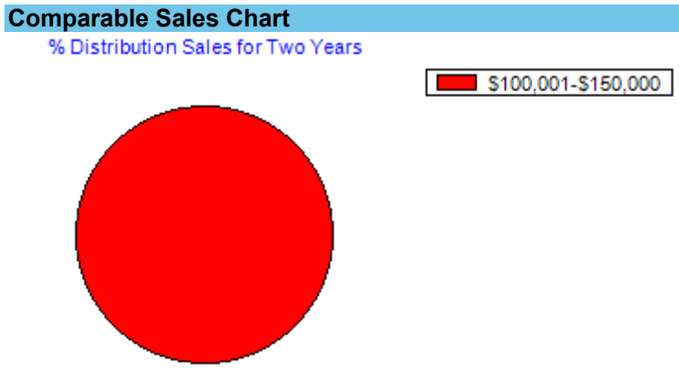
OrderID: 98655664

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CLAVERACK City/Muni/Twp: CLAVERACK

5	.12Mi.	**211 STATE ROUTE 23**	05/16/2025	$148,500	$106	1400	/2/1	1960	39,640 SF	

CLAVERACK, NY 12513-5133
APN: 102889 121.4-2-1 Document #: 20250004432
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CLAVERACK City/Muni/Twp: CLAVERACK

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.	**241 STATE ROUTE 23**	**09/03/2019**	$234,848	$155,000	880	/2/1	1956	12,632 SF	
.02Mi.	**243 STATE ROUTE 23**	**10/30/2024**	$333,333	$220,000	1,278	/2/1	1957	24,829 SF	
.03Mi.	**235 STATE ROUTE 23**	**04/21/2022**	$303,030	$200,000	1,056	/3/1	1991	1 SF	
.04Mi.	**15 PATROON ST**	**09/21/2017**	$393,939	$260,000	1,766	/3/2	1970	1 SF	AboveGround
.05Mi.	**14 REUTER LN**		$257,576	$170,000	864	/2/1	1951	1 SF	AboveGround
.05Mi.	**17 TIN HORN LN**		$327,273	$216,000	2,054	/3/1	1985	25,700 SF	AboveGround
.05Mi.	**7 REUTER LN**		$303,030	$200,000	1,200	/3/1	1951	34,848 SF	
.07Mi.	**5 FOX HILL RD**		$287,879	$190,000	1,075	/3/1	1971	36,155 SF	
.07Mi.	**252 STATE ROUTE 23**		$318,182	$210,000	2,088	/3/1	1963	18,731 SF	
.07Mi.	**5 TIN HORN LN**	**08/11/2020**	$295,455	$195,000	1,812	/3/2	1973	18,295 SF	
.08Mi.	**217 STATE ROUTE 23**	**07/19/2023**	$325,758	$215,000	1,176	/3/2	1986	1 SF	AboveGround
.08Mi.	**6 REUTER LN**		$333,333	$220,000	1,292	/2/1	1957	36,155 SF	
.08Mi.	**256 STATE ROUTE 23**		$289,394	$191,000	1,092	/3/1	1970	19,602 SF	
.08Mi.	**17 REUTER LN**	**09/27/2021**	$295,455	$195,000	1,470	/3/1	1957	20,038 SF	
.1Mi.	**6 ORCHARD MILLS RD**		$303,030	$200,000	1,214	/2/1	1963	17,860 SF	
.1Mi.	**12 TIN HORN LN**	**05/07/2021**	$265,152	$175,000	1,248	/2/1	1984	40,075 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	53.0 years old	Households:	129
Median Household Income:	$89,075	Households w/Family:	79%
Household Income Per Capita:	$44,831	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	15%

School District

School District Zone:	Hudson City School District	Students:	1,555
Number of Schools:	3	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.04Mi.	**Montgomery C Smith Elementary School** Number of Students: 689 Student-Teacher Ratio: 10.26	D-	Public	PK - 5
3.91Mi.	**Hudson High School** Number of Students: 493 Student-Teacher Ratio: 11	C-	Public	1 - 12
3.91Mi.	**Hudson Junior High School** Number of Students: 340	D	Public	6 - 8

ICE SiteX Report

OrderID: 98655664

Student-Teacher Ratio: 9.05

Flood Report

The Subject Property of **241 STATE ROUTE 23, CLAVERACK, NY 12513-5133** 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	18%	SIGNIFICANTLY LOWER
BURGLARY	139%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	5%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	116%	HIGHER
MURDER	59%	NOTABLY LOWER
OVERALL	67%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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