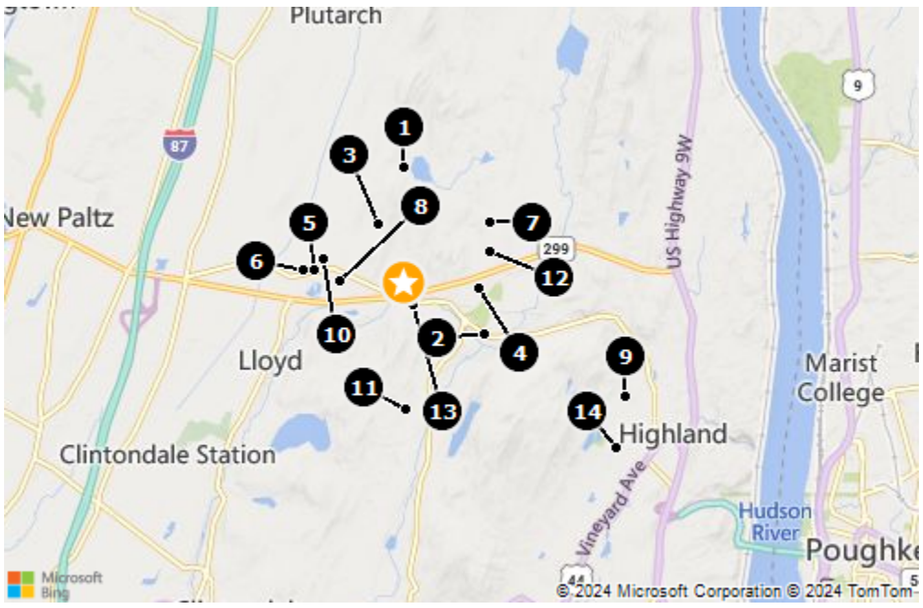
SiteX™ Report

OrderID: 92996514

SiteX Property Information Report



Subject Property Location

25 KISOR RD, HIGHLAND, NY 12528-2535

County:	**ULSTER NY**	Census Tract:	361119537.001037
Property Use:	Single Family Residential	Zoning:	R1/2
Parcel Number:	513200 87.10-6-22	Thomas Bros Pg-Grid:	

Valuation

Value:	**$343,000**	FSD:	7
Value Range:	$318,990 - $367,010	Confidence Score:	93

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	513203
Assd Land Value:	$65,000	Market Land Value:	$91,549	Tax Year:	
Assd Improvement:	$47,500	Market Improvment Value:	$66,902	Total Taxable Value:	
Total Assessed Value:	$112,500	Total Assessor Market Value:	$158,451	Delinquent Year:	
				Tax Account ID:	117423.000
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 22.000 Block: 6 Section: 87.10 District: 513200
City/Muni/Twp: LLOYD

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	3	Pool:	
Building Area:	1007 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Hot Water
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:	Cottage	Basement:	No	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/16/2022	Sales Price:	$233,735
Document #:	2022-20251 BK-PG 8942-182	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/14/2015	Loan Amount:	N/A
Document #:	2015-00004348 BK-PG 0000010772-0000000308	Loan Type:	FHA
TD Due Date:	01/01/2043	Type Finance:	
Legal Description:			
City/Muni/Twp: LLOYD			

Prior Transfer

Recording Date:	03/14/2012	Sales Price:	$233,735
Document #:	2012-00003777 BK-PG 8942-0182	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/30/2009	Sales Price:	N/A
Document #:	2009-00010058 BK-PG 4764-0206	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/11/2009		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
City/Muni/Twp: LLOYD

Prior Transfer

Recording Date:	06/30/2009	Sales Price:	N/A
Document #:	BK-PG 0000004764-0000000206	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/11/2009		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
District: 513200
City/Muni/Twp: LLOYD

Prior Transfer

Recording Date:	10/31/2008	Sales Price:	N/A
Document #:	2008-00019622 BK-PG 4631-0066	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/30/2008		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
City/Muni/Twp: LLOYD

Prior Transfer

Recording Date:	10/16/2008	Sales Price:	$75,000
Document #:	2008-00018755 BK-PG 7986-147	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/18/2006	Sales Price:	$31,189
Document #:	2006-00026251 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/27/2006	Loan Amount:	N/A
Document #:	2006-00024462 BK-PG 7986-0147	Loan Type:	Stand Alone Second
TD Due Date:	09/20/2026	Type Finance:	

Legal Description:
City/Muni/Twp: LLOYD

Mortgage Record

Recording Date:	05/03/2006	Loan Amount:	N/A
Document #:	2006-00011540 BK-PG 7752-0044	Loan Type:	Unknown
TD Due Date:	04/12/2021	Type Finance:	

Legal Description:
City/Muni/Twp: LLOYD

Mortgage Record

Recording Date:	07/28/2004	Loan Amount:	N/A
Document #:	2004-00022578 BK-PG 6630-0293	Loan Type:	Unknown
TD Due Date:	08/01/2019	Type Finance:	

Legal Description:
City/Muni/Twp: LLOYD

Mortgage Record

Recording Date:	12/27/2002	Loan Amount:	N/A
Document #:	200212270172 BK-PG 5460-0058	Loan Type:	Unknown
TD Due Date:	01/01/2018	Type Finance:	

Legal Description:
City/Muni/Twp: LLOYD

Prior Transfer

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

Legal Description:
Lot: 22.000 Block: 6 Section: 87.10 District: 513200
City/Muni/Twp: LLOYD

Area Sales Analysis

Total Area Sales	$5,319,434	Median # of Bedrooms	3
Median Lot Size	43,342 SF	Median # of Baths	1
Median Living Area	1,459 SF	Median Year Built	1965
Price Range - 2 Yrs	$170,000 to $655,000	Age Range	7 years to 174 years
Median Value	$385,750	Median Age	59 years

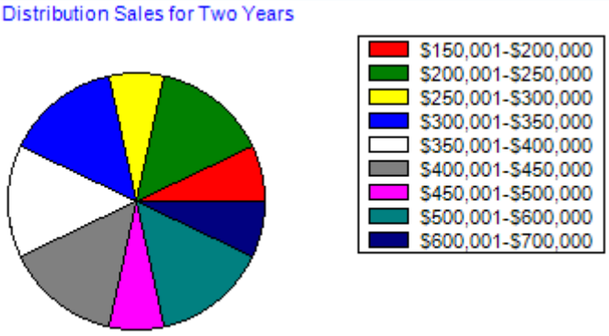
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.14Mi.	**138 LILY LAKE RD** **HIGHLAND, NY 12528-2734**	10/09/2024	$390,000	$262	1485	/2/1	1870	69,696 SF	
		APN: 513200 79.3-2-8.300 Document #: 2024-11354 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD City/Muni/Twp: LLOYD								
2	.9Mi.	**405 NEW PALTZ RD** **HIGHLAND, NY 12528-2556**	08/30/2024	$170,000	$95	1772	/4/1	1850	214,316 SF	
		APN: 513200 87.4-1-6.100 Document #: 2024-9637								

	Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							
3	.62Mi.	**48 ROXANNE BLVD** **HIGHLAND, NY 12528-2827**	08/28/2024	$440,000	$220	2000	/4/2	1975	43,560 SF	
	APN: 513200 87.10-5-22 Document #: 2024-9465 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							
4	.73Mi.	**110 WEEDS MILL RD** **HIGHLAND, NY 12528-2530**	07/30/2024	$425,000	$317	1340	/3/1	1964	27,443 SF	
	APN: 513200 87.11-3-18 Document #: 2024-8182 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							
5	.89Mi.	**2 ORCHARD LN** **HIGHLAND, NY 12528-2821**	04/18/2024	$212,500	$94	2238	/4/1	1955	43,124 SF	
	APN: 513200 87.10-1-6 Document #: 2024-4134 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							
6	.98Mi.	**651 N ELTING CORNERS RD** **HIGHLAND, NY 12528-2826**	03/20/2024	$381,500	$365	1044	/3/1	1945	7,405 SF	
	APN: 513200 87.1-1-16 Document #: 2024-2877 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							
7	1.02Mi.	**18 OAK CREST DR** **HIGHLAND, NY 12528-2708**	10/10/2023	$475,000	$353	1344	/3/2	1976	56,628 SF	
	APN: 513200 87.2-3-18 Document #: 2023-11533 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							
8	.61Mi.	**685 WHITLEY LN** **HIGHLAND, NY 12528-2837**	09/29/2023	$540,000	$241	2240	/3/2	1950	60,549 SF	
	APN: 513200 87.1-2-33.100 Document #: 2023-11133 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							
9	.62Mi.	**8 EMERSON TER** **HIGHLAND, NY 12528-1359**	09/27/2023	$225,000	$157	1432	/3/2	2017	4,792 SF	
	APN: 513200 87.21-1-4 Document #: 2023-11056 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							
10	.81Mi.	**13 ORCHARD LN** **HIGHLAND, NY 12528-2822**	08/16/2023	$304,880	$281	1084	/2/1	1983	21,780 SF	
	APN: 513200 87.10-2-18 Document #: 2023-9349 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							
11	1.21Mi.	**15 TINA DR** **HIGHLAND, NY 12528-2424**	07/21/2023	$525,554	$266	1974	/3/3	1974	43,560 SF	
	APN: 513200 87.3-3-4 Document #: 2023-8148 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							
12	.88Mi.	**9 OAK CREST DR** **HIGHLAND, NY 12528-2709**	07/06/2023	$655,000	$314	2080	/3/3	2003	107,594 SF	Yes
	APN: 513200 87.2-2-11.140 Document #: 2023-7526 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							
13	.18Mi.	**574 NEW PALTZ RD** **HIGHLAND, NY 12528-2518**	06/08/2023	$305,000	$256	1188	/2/1	1890	27,007 SF	
	APN: 513200 87.1-2-14.210 Document #: 2023-6383 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							
14	.1Mi.	**38 KISOR RD** **HIGHLAND, NY 12528-2534**	06/02/2023	$270,000	$267	1008	/2/1	1967	30,056 SF	
	APN: 513200 87.10-6-25 Document #: 2023-6146 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LLOYD		City/Muni/Twp: LLOYD							

Comparable Sales Chart

% Distribution Sales for Two Years



SiteX™ Report

OrderID: 92996514

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.	**25 KISOR RD**		$158,451	$112,500	1,007	/3/1	1960	1 SF	
.02Mi.	**21 KISOR RD**	**10/16/2014**	$176,901	$125,600	710	/1/1	1948	39,640 SF	
.04Mi.	**17 KISOR RD**		$234,085	$166,200	1,120	/3/1	1957	21,344 SF	
.05Mi.	**15 KISOR RD**		$250,704	$178,000	1,728	/4/1	1946	34,848 SF	
.08Mi.	**11 KISOR RD**		$258,592	$183,600	1,824	/3/1	1940	18,295 SF	
.1Mi.	**34 KISOR RD**		$244,366	$173,500	990	/2/1	1952	29,621 SF	
.1Mi.	**7 KISOR RD**	**02/03/2022**	$250,704	$178,000	1,314	/3/1	1925	35,719 SF	
.1Mi.	**38 KISOR RD**	**06/02/2023**	$226,479	$160,800	1,008	/2/1	1967	30,056 SF	
.1Mi.	**16 KISOR RD**		$238,028	$169,000	1,344	/2/1	1850	3 SF	
.13Mi.	**604 NEW PALTZ RD**	**03/26/2018**	$189,437	$134,500	1,014	/2/1	1930	21,780 SF	
.14Mi.	**3 KISOR RD**	**03/26/2018**	$231,831	$164,600	1,408	/2/1	1915	24,394 SF	
.15Mi.	**10 KISOR RD**		$324,648	$230,500	1,560	/3/3	2005	26,136 SF	
.17Mi.	**612 NEW PALTZ RD**		$274,507	$194,900	1,003	/2/1	1959	30,056 SF	
.18Mi.	**574 NEW PALTZ RD**	**06/08/2023**	$229,014	$162,600	1,188	/2/1	1890	27,007 SF	
.19Mi.	**609 NEW PALTZ RD**	**08/26/2022**	$276,761	$196,500	1,448	/3/1	1960	26,572 SF	
.37Mi.	**60 KISOR RD**	**02/11/2021**	$602,817	$428,000	2,880	/4/2	2005	55 SF	V

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	43.7 years old	Households:	5,470
Median Household Income:	$83,388	Households w/Family:	63%
Household Income Per Capita:	$42,314	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Highland Central School District	Students:	1,613
Number of Schools:	3	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.98Mi.	**Highland Elementary School** Number of Students: 664 Student-Teacher Ratio: 10.52	B-	Public	KG - 5
2.91Mi.	**Highland Middle School** Number of Students: 381 Student-Teacher Ratio: 9.31	C+	Public	6 - 8
1.11Mi.	**Highland High School** Number of Students: 530 Student-Teacher Ratio: 13.13 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **25 KISOR RD, HIGHLAND, NY 12528-2535** 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	110%	HIGHER
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	79%	LOWER
MURDER	93%	SIMILAR
OVERALL	70%	NOTABLY LOWER

Disaster Alerts

No alerts noted

SiteX™ Report

OrderID: 92996514

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