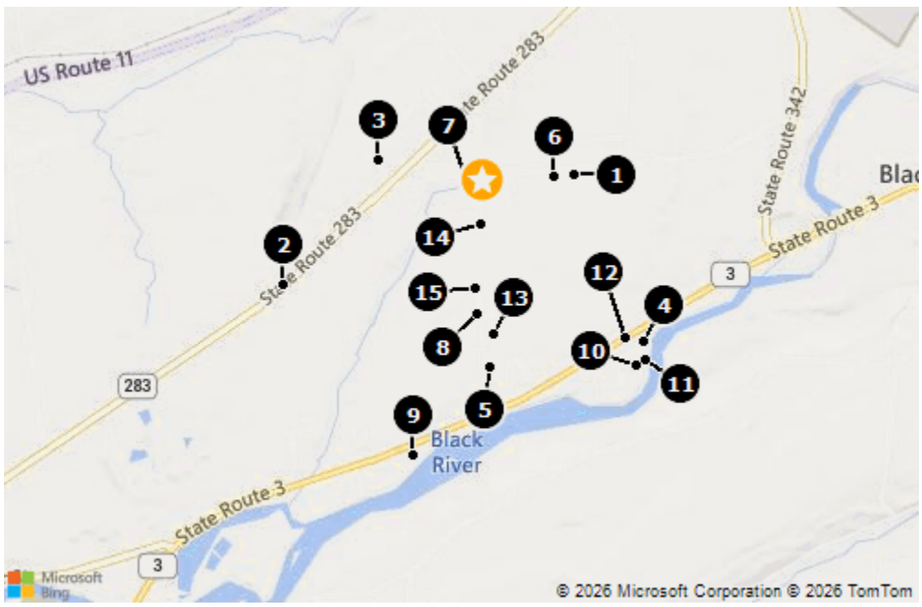
ICE SiteX Report

OrderID: 97944920

SiteX Property Information Report



Subject Property Location

26578 LAFAVE RD, WATERTOWN, NY 13601-5190

County:	**JEFFERSON NY**	Census Tract:	360450611.023011
Property Use:	Single Family Residential	Zoning:	R-
Parcel Number:	224089 74.16-1-19	Thomas Bros Pg-Grid:	

Valuation

Value:	**$228,000**	FSD:	20	Common Confidence Score:	37
Value Range:	$182,400 - $273,600	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	221800
Assd Land Value:	$27,600	Market Land Value:	$27,600	Tax Year:	2024
Assd Improvement:	$179,200	Market Improvment Value:	$179,200	Total Taxable Value:	$2,980
Total Assessed Value:	$206,800	Total Assessor Market Value:	$206,800	Delinquent Year:	
				Tax Account ID:	224089 74.16-1-19
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 19.000 Block: 1 Section: 74.16 District: 224089
Abbreviated Description: CONVERSE 3
City/Muni/Twp: LE RAY (TOV)

Property Characteristics

Lot Size:	26,250 SF	Bedrooms:	3	Pool:	
Building Area:	1750 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:	RaisedRanch	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/27/2022	Sales Price:	N/A
Document #:	20220-00017163 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/21/2021	Loan Amount:	N/A
Document #:	2021-00017385 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2049	Type Finance:	
Legal Description:			
City/Muni/Twp: LE RAY			

Prior Transfer

Recording Date:	02/27/2019	Sales Price:	$104,395
Document #:	20190-00002591 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/12/2019	Loan Amount:	N/A
Document #:	2019-00001940 BK-PG -	Loan Type:	FHA

ICE SiteX Report

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TD Due Date:	03/01/2049	Type Finance:	

Legal Description:
City/Muni/Twp: WATERTOWN

Prior Transfer

Recording Date:	03/14/2018	Sales Price:	$65,000
Document #:	180-00003555 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/12/2018	Loan Amount:	N/A
Document #:	180-00003448 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2033	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	08/03/2017	Loan Amount:	N/A
Document #:	170-00011836 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2027	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/27/2015	Sales Price:	N/A
Document #:	BK-PG 2015 -1113	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 19.000 Block: 1 Section: 74.16 District: 224089
Abbreviated Description: CONVERSE 3
City/Muni/Twp: LE RAY (TOV)

Prior Transfer

Recording Date:	01/27/2015	Sales Price:	N/A
Document #:	BK-PG 0000002015-0000001113	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/22/2015		
Document Type:			

Legal Description:
District: 224089
City/Muni/Twp: LE RAY

Area Sales Analysis

Total Area Sales	$4,783,000	Median # of Bedrooms	3
Median Lot Size	30,000 SF	Median # of Baths	2
Median Living Area	1,712 SF	Median Year Built	1989
Price Range - 2 Yrs	$32,900 to $460,000	Age Range	7 years to 186 years
Median Value	$320,000	Median Age	37 years

Comparable Sales Data

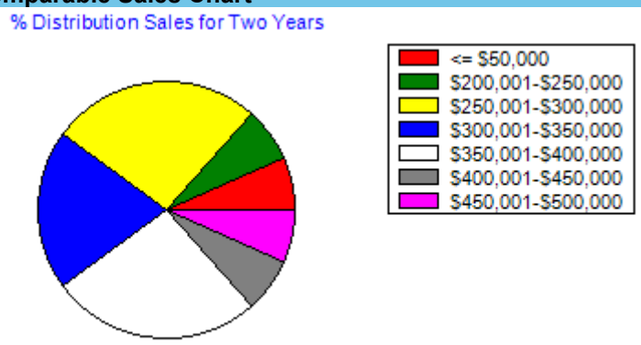
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**26998 LAFAVE RD** **WATERTOWN, NY 13601-5503**	06/26/2026	$366,500	$256	1428	/3/2	2006	30,000 SF	
		APN: 224089 75.13-1-14 Document #: 2026-00008845 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY								
2	1.05Mi.	**25745 STATE ROUTE 283** **WATERTOWN, NY 13601-5130**	06/15/2026	$322,500	$182	1768	/3/2	2019	35,866 SF	
		APN: 224089 75.00-1-77.32 Document #: 2026-00008145 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
3	.49Mi.	**26149 COTTONTAIL DR** **WATERTOWN, NY 13601-5885**	06/09/2026	$292,000	$170	1712	/4/3	2004	30,000 SF	
		APN: 224089 74.16-2-3.5 Document #: 2026-00007816 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY								
4	1.07Mi.	**22503 RIVERBEND DR E** **WATERTOWN, NY 13601-1723**	05/26/2026	$315,000	$267	1176	/3/1	1978	37,462 SF	Yes
		APN: 224089 75.17-2-23 Document #: 2026-00007110 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY								
5	.86Mi.	**22522 DUFFY RD** **WATERTOWN, NY 13601-1720**	04/01/2026	$399,000	$282	1414	/3/3	1960	24,000 SF	
		APN: 224089 75.17-1-4 Document #: 2026-00003837 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY								
6	.33Mi.	**26900 LAFAVE RD** **WATERTOWN, NY 13601-5503**	03/03/2026	$375,000	$237	1580	/4/2	2006	30,000 SF	
		APN: 224089 75.13-1-11 Document #: 2026-00002513 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY								
7	.07Mi.	**23335 CONVERSE DR** **WATERTOWN, NY 13601-4150**	02/23/2026	$460,000	$151	3040	/3/2	2004	34,600 SF	
		APN: 224089 74.16-1-5.18 Document #: 2026-00002125 Document Type: Price Code: D								

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	Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY									
8	.62Mi.	**22837 DUFFY RD** **WATERTOWN, NY 13601-1719**	02/20/2026	$265,000	$125	2108	/3/2	1989	26,500 SF	V
	APN: 224089 75.17-1-91.23 Document #: 2026-00002023 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY									
9	1.32Mi.	**22208 TWIN OAKS DR** **WATERTOWN, NY 13601-1730**	02/09/2026	$240,000	$192	1248	/3/1	1958	15,750 SF	
	APN: 224089 83.08-2-50.2 Document #: 2026-00001501 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY									
10	1.12Mi.	**22384 RIVERBEND DR E** **WATERTOWN, NY 13601-1724**	12/01/2025	$273,000	$169	1612	/3/2	1980	21,890 SF	
	APN: 224089 75.17-2-16 Document #: 2025-00017813 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY									
11	1.13Mi.	**22415 RIVERBEND DR E** **WATERTOWN, NY 13601-1723**	11/05/2025	$447,200	$207	2151	/3/3	1970	26,760 SF	
	APN: 224089 75.17-2-27 Document #: 2025-00016693 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY									
12	.98Mi.	**27275 STATE ROUTE 3** **WATERTOWN, NY 13601-1772**	10/16/2025	$32,900	$21	1499	/2/1	1840	70,132 SF	
	APN: 224089 75.17-1-21 Document #: 2025-00015722 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY									
13	.71Mi.	**22732 DUFFY RD** **WATERTOWN, NY 13601-1794**	09/09/2025	$320,000	$165	1938	/4/2	1990	348,046 SF	
	APN: 224089 75.17-1-1 Document #: 2025-00013809 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY									
14	.2Mi.	**23128 CONVERSE DR** **WATERTOWN, NY 13601-5100**	08/26/2025	$374,900	$149	2511	/3/3	2008	30,000 SF	
	APN: 224089 74.16-1-27 Document #: 2025-00013219 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY									
15	.51Mi.	**22967 DUFFY RD** **WATERTOWN, NY 13601-1719**	08/19/2025	$300,000	$167	1792	/4/3	1986	56,628 SF	Yes
	APN: 224089 75.17-1-92 Document #: 2025-00012871 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LE RAY City/Muni/Twp: LE RAY									

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.

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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.	**26578 LAFAVE RD**	**01/27/2015**	$206,800	$206,800	1,750	/3/1	1970	26,250 SF	
.02Mi.	**23374 CONVERSE DR**		$223,800	$223,800	1,736	/3/2	1998	19,250 SF	
.03Mi.	**26600 LAFAVE RD**		$222,100	$222,100	1,800	/3/1	1970	26,250 SF	
.03Mi.	**26575 ANDREW DR**	**05/18/2023**	$303,400	$303,400	1,898	/3/2	2008	26,100 SF	
.04Mi.	**26587 LAFAVE RD**		$245,500	$245,500	1,820	/2/1	1987	28,000 SF	
.04Mi.	**23348 CONVERSE DR**	**03/26/2013**	$224,200	$224,200	2,464	/4/2	1972	25,950 SF	
.05Mi.	**26609 ANDREW DR**	**09/23/2022**	$263,200	$263,200	2,070	/4/2	1985	26,100 SF	
.06Mi.	**26638 LAFAVE RD**	**03/24/2022**	$142,100	$142,100	960	/2/1	1965	23,250 SF	
.06Mi.	**23381 CONVERSE DR**		$180,000	$180,000	1,248	/3/2	1990	33,060 SF	
.07Mi.	**23335 CONVERSE DR**	**10/05/2022**	$335,600	$335,600	3,040	/3/2	2004	34,600 SF	
.07Mi.	**26647 ANDREW DR**	**11/13/2017**	$241,900	$241,900	1,270	/3/2	2008	26,250 SF	
.08Mi.	**26635 LAFAVE RD**	**03/21/2017**	$123,900	$123,900	1,144	/2/1	1984	21,000 SF	
.08Mi.	**26594 ANDREW DR**	**04/09/2018**	$274,000	$274,000	1,344	/3/2	2005	35,000 SF	
.08Mi.	**26558 ANDREW DR**	**04/24/2019**	$284,900	$284,900	2,048	/4/2	2005	35,000 SF	
.09Mi.	**26630 ANDREW DR**		$247,800	$247,800	1,489	/3/2	2005	35,000 SF	
.1Mi.	**23237 CONVERSE DR**	**07/22/2022**	$378,200	$378,200	3,360	/6/3	2004	40,000 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	41%

Demographics & Income

Median Age:	37.4 years old	Households:	14,815
Median Household Income:	$59,528	Households w/Family:	57%
Household Income Per Capita:	$32,185	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Watertown City School District	Students:	3,964
Number of Schools:	8	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.90Mi.	**Case Middle School** Number of Students: 586 Student-Teacher Ratio: 11.44	B	Public	7 - 8
4.95Mi.	**Harold T Wiley School** Number of Students: 614 Student-Teacher Ratio: 12.45	C	Public	5 - 6
4.96Mi.	**Watertown Senior High School** Number of Students: 1,181 Student-Teacher Ratio: 13.6	D	Public	9 - 12

Flood Report

The Subject Property of **26578 LAFAVE RD, WATERTOWN, NY 13601-5190** 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	138%	NOTABLY HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	94%	SIMILAR
MURDER	131%	NOTABLY HIGHER
OVERALL	108%	SIMILAR

Disaster Alerts

8/8/2024 - Tropical Storm Debby

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

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