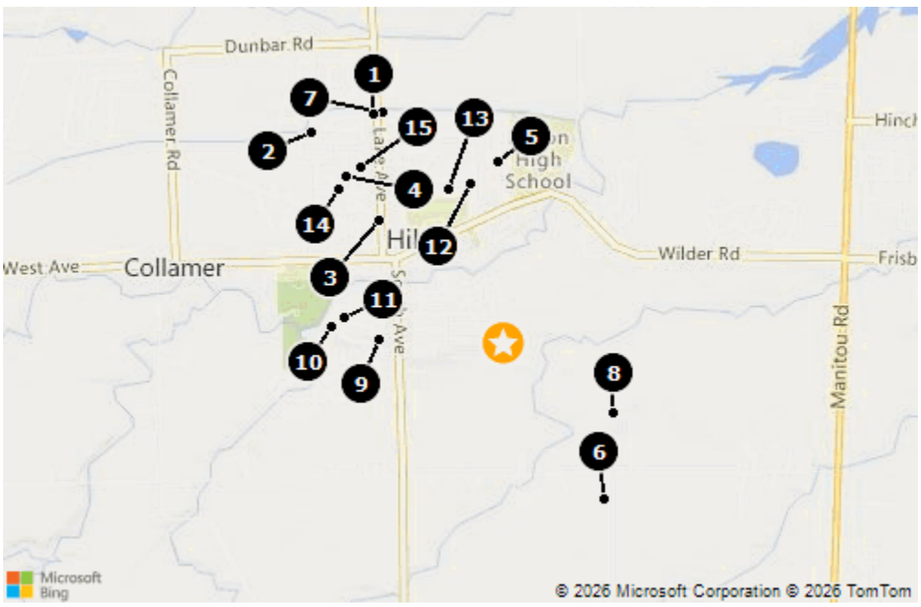
ICE SiteX Report

OrderID: 98738775

SiteX Property Information Report



Subject Property Location

304 APPLEWOOD LN, HILTON, NY 14468-1462

County:	**MONROE NY**	Census Tract:	360550148.052013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	264001 032.10-3-3	Thomas Bros Pg-Grid:	

Valuation

Value:	**$327,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$277,950 - $376,050	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	264001
Assd Land Value:	$28,000	Market Land Value:	$28,570	Tax Year:	2024
Assd Improvement:	$262,000	Market Improvment Value:	$267,330	Total Taxable Value:	
Total Assessed Value:	$290,000	Total Assessor Market Value:	$295,900	Delinquent Year:	
				Tax Account ID:	00095690000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3.000 Block: 3 Section: 32.100 District: 264001
Abbreviated Description: BRAD BAY L1 T4 R4 HILTON HILLS L15 32.1-3-3
City/Muni/Twp: HILTON

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	3	Pool:	
Building Area:	1542 SF	Baths:	3	Fireplace:	1
Year Built:	1986	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:	09/24/2024	Sales Price:	N/A
Document #:	202409250130 BK-PG 29945-161	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/07/2022	Sales Price:	$50,216
Document #:	202210070232 BK-PG 28402-401	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/06/2022	Sales Price:	$186,558
Document #:	202207060055 BK-PG 27475-166	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/27/2022	Sales Price:	$290,000
Document #:	202206270820 BK-PG 12681-545	Type of Sale:	Full Amount on Deed
Contract Date:	05/19/2022		
Document Type:			

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Legal Description:
Lot: 15 Section: 1 Subdivision: HILTON HILLS SUBDIVISION Map Ref: LB 231 PG 67&68
City/Muni/Twp: PARMA

Prior Transfer

Recording Date:	06/27/2022	Sales Price:	$290,000
Document #:	BK-PG 12681 -545	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3.000 Block: 3 Section: 32.100 District: 264001
Abbreviated Description: BRAD BAY L1 T4 R4 HILTON HILLS L15 32.1-3-3
City/Muni/Twp: HILTON

Mortgage Record

Recording Date:	02/25/2020	Loan Amount:	N/A
Document #:	202002250032 BK-PG 28402-401	Loan Type:	FHA
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Lot: 15 Subdivision: THE HILTON HILLS SUBDIVISION
City/Muni/Twp: HILTON

Mortgage Record

Recording Date:	01/22/2018	Loan Amount:	N/A
Document #:	201801220700 BK-PG 27475-166	Loan Type:	FHA
TD Due Date:	02/01/2048	Type Finance:	FIX

Legal Description:
Lot: 15 Section: 1 Subdivision: HILTON HILLS SUB SEC 1

Prior Transfer

Recording Date:	01/22/2018	Sales Price:	$190,000
Document #:	201801220699 BK-PG 11975-400	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/19/2018		
Document Type:			

Legal Description:
Lot: 15 Section: 1 Subdivision: HILTON HILLS SUB SEC 1 Map Ref: ML231PG67&68

Prior Transfer

Recording Date:	08/07/2017	Sales Price:	$16,500
Document #:	201708070086 BK-PG 26102-243	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/06/2015	Loan Amount:	N/A
Document #:	201505060243 BK-PG 26102-243	Loan Type:	Unknown
TD Due Date:	06/01/2040	Type Finance:	

Legal Description:
Lot: 15 Section: 1 Subdivision: THE HILTON HILLS SUBDIVISION
City/Muni/Twp: PARMA

Prior Transfer

Recording Date:	02/27/2012	Sales Price:	$95,000
Document #:	201202270663 BK-PG 11094-437	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/23/2012		
Document Type:			

Legal Description:
Lot: 15 Section: I Subdivision: HILTON HILLS SUBDIVISION Map Ref: LB201 PG34&35
City/Muni/Twp: VILLAGE OF HILTON

Prior Transfer

Recording Date:	05/18/2010	Sales Price:	$56,601
Document #:	201005180609 BK-PG 10877-004	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/10/2010		
Document Type:			

Legal Description:
Lot: 15 Subdivision: HILTON HILLS SUBDIVISION SECTION I Map Ref: LB201 PG34&35
City/Muni/Twp: VILLAGE OF HILTON

Prior Transfer

Recording Date:	05/18/2010	Sales Price:	N/A
Document #:	201005180608 BK-PG 10877-001	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/06/2010		
Document Type:			

Legal Description:
Lot: 15 Subdivision: HILTON HILLS SUBDIVISION SECTION I Map Ref: LB201 PG34&35
City/Muni/Twp: VILLAGE OF HILTON

Prior Transfer

Recording Date:	05/11/2010	Sales Price:	$175,565
Document #:	201005110445 BK-PG 10874-255	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/12/2010		
Document Type:			

Legal Description:
Lot: 15 Subdivision: HILTON HILLS SUBDIVISION SECTION I Map Ref: LB231 PG57&68
City/Muni/Twp: VILLAGE OF HILTON

ICE SiteX Report

OrderID: 98738775

Area Sales Analysis

Total Area Sales	$4,409,423	Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	1
Median Living Area	1,642 SF	Median Year Built	1971
Price Range - 2 Yrs	$150,000 to $725,000	Age Range	7 years to 135 years
Median Value	$280,000	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.25Mi.	**2 TALLWOOD DR** **HILTON, NY 14468-1029**	06/22/2026	$280,000	$194	1440	/3/1	1978	21,780 SF	
		APN: 264001 024.13-5-2 Document #: 202603434707 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Section: 1 Subdivision: TALLWOODS SUBDIVISION Land Lot: 61 MapRef: LB 203 PG 67 Sec/Twnship/Range: T04R01 Abbreviated Description: Lot:1 Section:1 Subdivision:TALLWOODS SUBDIVISION Land Lot:61 Map Ref:LB 203 PG 67Sec/Twnship/Range:T04R01 City/Muni/Twp:HILTON City/Muni/Twp: HILTON							
2	1.34Mi.	**7 PICKETT LN** **HILTON, NY 14468-1011**	06/01/2026	$330,000	$200	1642	/3/1	1983	11,326 SF	
		APN: 264001 024.13-5-87 Document #: 202603426231 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Section: 3 Subdivision: TALLWOODS SUBDIVISION MapRef: LB 217 PG 78 Abbreviated Description: Lot:27 Section:3 Subdivision:TALLWOODS SUBDIVISION Map Ref:LB 217 PG 78City/Muni/Twp:HILTON City/Muni/Twp: HILTON							
3	.82Mi.	**127 LAKE AVE** **HILTON, NY 14468-1101**	06/01/2026	$313,000	$152	2054	/4/1	1891	10,890 SF	
		APN: 264001 024.17-3-38 Document #: 202603426108 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Abbreviated Description: Abbreviated Description:PORTION LOT74 City/Muni/Twp:HILTON City/Muni/Twp: HILTON							
4	1.08Mi.	**17 SAVERIA DR** **HILTON, NY 14468-1081**	05/29/2026	$315,023	$180	1748	/3/1	1972	10,890 SF	
		APN: 264001 024.17-1-24 Document #: 202603425721 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Section: 2 MapRef: LB 142 PG 58 Abbreviated Description: Lot:74 Section:2 Map Ref:LB 142 PG 58City/Muni/Twp:HILTON City/Muni/Twp: HILTON							
5	.85Mi.	**3 TYLER TRL** **HILTON, NY 14468-1322**	05/15/2026	$280,000	$225	1243	/3/2	1989	12,197 SF	
		APN: 264001 024.18-2-86 Document #: 202603420884 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 303 Section: 3 Subdivision: HILTON ORCHARDS SUBDIVISION MapRef: LB 256 PG 75 Abbreviated Description: Lot:303 Section:3 Subdivision:HILTON ORCHARDS SUBDIVISION Map Ref:LB 256 PG 75City/Muni/Twp:HILLTOP City/Muni/Twp: HILLTOP							
6	.88Mi.	**21 BUTCHER RD** **HILTON, NY 14468-9706**	04/21/2026	$242,500	$124	1950	/3/1	1966	19,602 SF	
		APN: 264089 032.04-3-6 Document #: 202603411043 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 MapRef: LB 175 PG 82 Abbreviated Description: Lot:6 Map Ref:LB 175 PG 82City/Muni/Twp:PARMA City/Muni/Twp: PARMA							
7	1.23Mi.	**2 COUNTRY VILLAGE LN** **HILTON, NY 14468-9582**	03/17/2026	$395,000	$180	2189	/3/2	2003	26,572 SF	
		APN: 264089 024.03-1-6 Document #: 202603397933 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: COUNTRY VILLAGE ESTATES SUBDIVISION Phase No: IIA MapRef: LB 314 PG 13 Abbreviated Description: Lot:24 Subdivision:COUNTRY VILLAGE ESTATES SUBDIVISION Phase No:IIA Map Ref:LB 314 PG 13City/Muni/Twp:PARMA City/Muni/Twp: PARMA							
8	.68Mi.	**224 BURRITT RD** **HILTON, NY 14468-9769**	02/17/2026	$725,000	$273	2650	/4/2	2019	261,361 SF	
		APN: 264089 032.04-1-10.221 Document #: 202603385026 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: R-2 Subdivision: STRATON RESUBDIVISION MapRef: LB 369 PG 6 Abbreviated Description: Lot:R-2 Subdivision:STRATON RESUBDIVISION Map Ref:LB 369 PG 6City/Muni/Twp:PARMA City/Muni/Twp: PARMA							
9	.58Mi.	**17 OVERLOOK DR** **HILTON, NY 14468-1412**	02/03/2026	$280,000	$170	1642	/3/2	1965	10,890 SF	
		APN: 264001 032.09-2-10 Document #: 202603380575 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: OVERLOOK DRIVE MapRef: LB 142 PG 91 Abbreviated Description: Lot:22 Subdivision:OVERLOOK DRIVE Map Ref:LB 142 PG 91City/Muni/Twp:HILTON City/Muni/Twp: HILTON							
10	.81Mi.	**164 SHERWOOD DR** **HILTON, NY 14468-1450**	01/20/2026	$237,900	$202	1176	/3/1	1967	10,890 SF	
		APN: 264001 032.09-3-47 Document #: 202603374960 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Section: 3A Subdivision: MILL SEAT TRACT Sec/Twnship/Range: T04R01 Abbreviated Description: Section:3A Subdivision:MILL SEAT TRACT Sec/Twnship/Range:T04R01 Abbreviated Description:PORTION LOT1 City/Muni/Twp:PARMA City/Muni/Twp: PARMA							
11	.76Mi.	**91 CAMBRIDGE RD** **HILTON, NY 14468-1449**	12/18/2025	$210,000	$212	988	/3/1	1968	10,890 SF	
		APN: 264001 032.09-3-3 Document #: 202503366732 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 122 Section: 2 Subdivision: WESTCHESTER VILLAGE MapRef: LB 149 PG 24 Abbreviated Description: Lot:122 Section:2 Subdivision:WESTCHESTER VILLAGE Map Ref:LB 149 PG 24City/Muni/Twp:HILTON City/Muni/Twp: HILTON							
12	.77Mi.	**3 SUNNY SLOPE DR** **HILTON, NY 14468-1124**	12/18/2025	$231,000	$129	1788	/3/1	1971	13,068 SF	
		APN: 264001 024.18-3-14 Document #: 202503366841 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74-76 Section: 3 Subdivision: SHORE HILLS SUBDIVISION MapRef: LB 181 PG 28 Sec/Twnship/Range: T04R01 Abbreviated Description: Lot:74-76 Section:3 Subdivision:SHORE HILLS SUBDIVISION Map Ref:LB 181 PG 28Sec/Twnship/Range:T04R01 Abbreviated Description:PORTION LOTS75&76 City/Muni/Twp:HILTON City/Muni/Twp: HILTON							
13	.77Mi.	**72 LITTLE TREE LN**	12/16/2025	$190,000	$172	1104	/3/1	1968	10,890 SF	

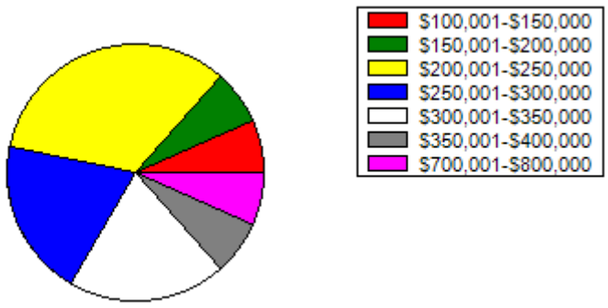
ICE SiteX Report

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		HILTON, NY 14468-1110								
		APN: 264001 024.18-3-22 Document #: 202503365750								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 75&76 Section: 2 Subdivision: MILL SEAT TRACT MapRef: LB 171 PG 55 Sec/Twnship/Range: T04R01 Abbreviated Description: Section:2 Subdivision:MILL SEAT TRACT Map Ref:LB 171 PG 55Sec/Twnship/Range:T04R01 Abbreviated Description:PORTION LOTS75&76 City/Muni/Twp:HILTON City/Muni/Twp: HILTON								
14	1.06Mi.	**2 PEACH BLOSSOM CIR**	12/01/2025	$150,000	$133	1125	/3/1	1974	13,068 SF	
		HILTON, NY 14468-1038								
		APN: 264001 024.17-1-16 Document #: 202503359633								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 411 Section: 1 Subdivision: SUZANN MEADOWS OF HILTON SUBDIVISION MapRef: LB 193 PG 16 Abbreviated Description: Lot:411 Section:1 Subdivision:SUZANN MEADOWS OF HILTON SUBDIVISION Map Ref:LB 193 PG 16City/Muni/Twp:HILTON City/Muni/Twp: HILTON								
15	1.06Mi.	**17 PEACH BLOSSOM RD S**	11/26/2025	$230,000	$248	925	/3/1	1959	10,019 SF	
		HILTON, NY 14468-								
		APN: 264001 024.17-2-4 Document #: 202503358967								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 18 Section: 1 Subdivision: PEACH ORCHARD PARK TRACT FILED MapRef: LB 142 PG 19 Abbreviated Description: Lot:18 Section:1 Subdivision:PEACH ORCHARD PARK TRACT FILED Map Ref:LB 142 PG 19City/Muni/Twp:HILTON City/Muni/Twp: HILTON								

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**304 APPLEWOOD LN**	**06/27/2022**	$295,900	$290,000	1,542	/3/3	1986	8,276 SF	
.01Mi.	**306 APPLEWOOD LN**	**12/23/2016**	$177,100	$173,600	1,260	/3/1	1986	8,276 SF	
.01Mi.	**302 APPLEWOOD LN**		$252,100	$247,100	1,560	/3/2	1986	8,276 SF	
.02Mi.	**308 APPLEWOOD LN**		$188,400	$184,600	1,228	/3/1	1986	8,276 SF	
.02Mi.	**300 APPLEWOOD LN**	**07/11/2019**	$263,800	$258,500	1,832	/4/2	1986	8,276 SF	
.03Mi.	**310 APPLEWOOD LN**	**07/28/2018**	$252,200	$247,200	1,440	/3/1	1986	8,276 SF	
.04Mi.	**301 APPLEWOOD LN**		$185,000	$181,300	1,568	/3/1	1985	12,197 SF	
.04Mi.	**331 CEDAR TER**	**02/08/2017**	$202,200	$198,200	1,415	/3/1	1985	11,326 SF	
.04Mi.	**298 APPLEWOOD LN**		$189,400	$185,600	1,226	/3/1	1993	17,424 SF	
.05Mi.	**312 APPLEWOOD LN**		$242,700	$237,800	1,560	/3/1	1986	8,276 SF	
.05Mi.	**309 APPLEWOOD LN**	**03/31/2021**	$197,300	$193,400	1,728	/3/2	1986	8,276 SF	
.05Mi.	**330 CEDAR TER**		$245,000	$240,100	1,560	/4/1	1985	10,019 SF	
.06Mi.	**311 APPLEWOOD LN**	**10/18/2016**	$209,700	$205,500	1,294	/3/2	1987	8,276 SF	
.06Mi.	**199 HILLSIDE DR**		$237,200	$232,500	1,318	/3/1	1994	14,375 SF	
.06Mi.	**314 APPLEWOOD LN**		$191,400	$187,600	1,314	/3/1	1987	11,761 SF	
.06Mi.	**329 CEDAR TER**	**07/21/2023**	$216,300	$212,000	1,612	/3/1	1986	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	41.6 years old	Households:	7,873
Median Household Income:	$91,937	Households w/Family:	75%
Household Income Per Capita:	$39,168	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Hilton Central School District	Students:	4,169
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

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1.30Mi. **Village Elementary School** Number of Students: 972 Student-Teacher Ratio: 11.52		C	Public	PK - 6
0.99Mi. **Quest Elementary School** Number of Students: 459 Student-Teacher Ratio: 11.14		B	Public	PK - 6
1.18Mi. **Merton Williams Middle School** Number of Students: 615 Student-Teacher Ratio: 10.14		A-	Public	6 - 8
0.79Mi. **Hilton High School** Number of Students: 1,358 Student-Teacher Ratio: 11.88 Advanced Placement: Yes		B	Public	9 - 12

Flood Report

The Subject Property of **304 APPLEWOOD LN, HILTON, NY 14468-1462** 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	49%	SIGNIFICANTLY LOWER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	54%	NOTABLY LOWER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	42%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	63%	NOTABLY LOWER
OVERALL	56%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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