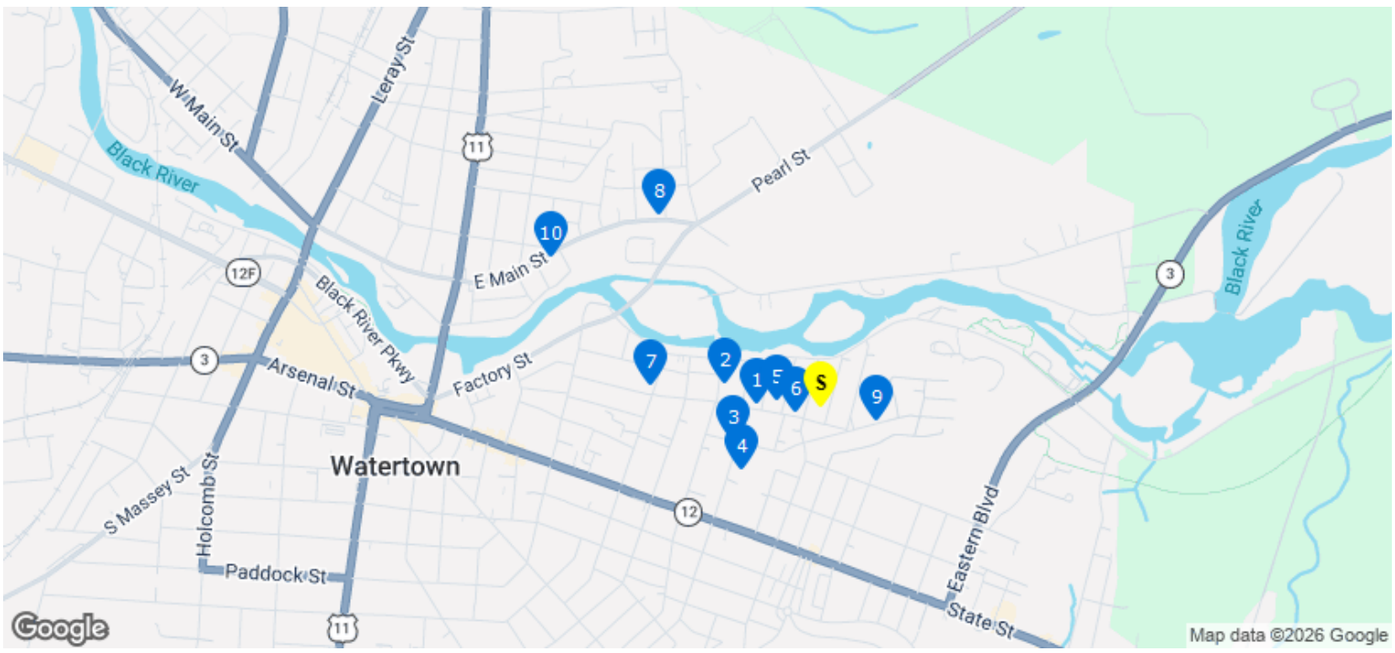
ICE SiteX Report

OrderID: 98779256

SiteX Property Information Report



Subject Property Location

327 N INDIANA AVE, WATERTOWN, NY 13601-2932

County:	**JEFFERSON NY**	Census Tract:	0612.00
Property Use:	Single Family Residential	Zoning:	R
Parcel Number:	221800 6-12-125.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$144,000**	FSD:	11	Common Confidence Score:	68
Value Range:	$128,160 - $159,840	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	221800
Assd Land Value:	$9,000	Market Land Value:	$12,331	Tax Year:	
Assd Improvement:	$74,500	Market Improvment Value:	$102,069	Total Taxable Value:	
Total Assessed Value:	$83,500	Total Assessor Market Value:	$114,400	Delinquent Year:	
				Tax Account ID:	09058670
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 125.000 Block: 12 Section: 6.00 District: 221800

Abbreviated Description:	50X125 612125
City/Muni/Twp:	WATERTOWN

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1386 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	2.5+B	Number of Cars:	2	A/C:	
Style:	Traditional / Old	Basement:	Partial Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/07/2023	Loan Amount:	N/A
Document #:	230-00003252 BK-PG -	Loan Type:	Purchase Money Mortgage
Contract Date:	03/03/2023		
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: WATERTOWN

Prior Transfer

Recording Date:	03/07/2023	Sales Price:	$159,000
Document #:	2023-00003251 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/03/2023		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: WATERTOWN

Prior Transfer

Recording Date:	04/28/2004	Sales Price:	$73,000
Document #:	BK-PG 0000002004-0000005808	Type of Sale:	Arms-Length Transfer
Contract Date:	04/28/2004		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98779256

Legal Description:
District: 221800
City/Muni/Twp: WATERTOWN

Area Sales Analysis

Total Area Sales	$1,614,340	Median # of Bedrooms	3
Median Lot Size	6,579 SF	Median # of Baths	1
Median Living Area	1,381 SF	Median Year Built	1903
Price Range - 2 Yrs	$100,000 to $224,540	Age Range	92 years to 156 years
Median Value	$157,500	Median Age	123.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**318 N CALIFORNIA AVE** **WATERTOWN, NY 13601-2910**	02/03/2026	$69,600	$37	1875	/5/1	1870	6,250 SF	
		APN: 221800 6-12-106.000 Document #: 2026-00001248 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
2	.06Mi.	**335 N CALIFORNIA AVE** **WATERTOWN, NY 13601-2909**	03/04/2025	$22,000	$8	2888	/6/2	1908	12,500 SF	
		APN: 221800 6-12-223.000 Document #: 2025-00003009 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
3	.11Mi.	**1220 HUNTINGTON ST** **WATERTOWN, NY 13601-2930**	10/23/2026	$108,500	$89	1222	/4/2	1890	5,940 SF	
		APN: 221800 5-05-201.000 Document #: 2026-00015200 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
4	.11Mi.	**345 N COLORADO AVE** **WATERTOWN, NY 13601-2971**	05/09/2025	$174,900	$81	2160	/6/2	1920	6,250 SF	
		APN: 221800 5-04-511.000 Document #: 2025-00007099 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
5	.14Mi.	**1208 GILL ST** **WATERTOWN, NY 13601-2918**	08/12/2026	$56,700	$49	1164	/2/1	1925	9,375 SF	
		APN: 221800 5-04-204.000 Document #: 2026-00011259 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
6	.14Mi.	**336 N COLORADO AVE** **WATERTOWN, NY 13601-2912**	06/09/2025	$154,000	$137	1128	/1/2	1934	7,500 SF	
		APN: 221800 5-09-210.100 Document #: 2025-00008859 Document Type: Executor's Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
7	.21Mi.	**1112 GILL ST** **WATERTOWN, NY 13601-2916**	04/02/2026	$41,600	$30	1400	/4/1	1880	6,468 SF	
		APN: 221800 6-14-108.000 Document #: 2026-00003871 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
8	.21Mi.	**237 MICHIGAN AVE** **WATERTOWN, NY 13601-3018**	09/24/2025	$225,000	$188	1200	/3/1	1932	6,000 SF	
		APN: 221800 5-02-315.000 Document #: 2025-00014556 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
9	.22Mi.	**230 N INDIANA AVE** **WATERTOWN, NY 13601-3050**	09/12/2025	$175,000	$129	1352	/4/1	1910	6,000 SF	
		APN: 221800 5-02-310.000 Document #: 2025-00013968 Document Type: Executor's Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
10	.22Mi.	**654 WATER ST** **WATERTOWN, NY 13601-2112**	06/30/2025	$100,000	$53	1891	/4/1	1890	48,787 SF	
		APN: 221800 4-22-103.000 Document #: 2025-00010011 Document Type: Executor's Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
11	.26Mi.	**207 N INDIANA AVE** **WATERTOWN, NY 13601-3183**	10/28/2025	$194,900	$101	1932	/4/2	1900	6,750 SF	
		APN: 221800 6-16-305.000 Document #: 2025-00016303 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
12	.31Mi.	**253 CENTRAL ST** **WATERTOWN, NY 13601-2965**	10/10/2025	$168,000	$70	2396	/7/2	1900	4,897 SF	
		APN: 221800 6-10-222.000 Document #: 2025-00015519 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
13	.31Mi.	**130 CALIFORNIA AVE** **WATERTOWN, NY 13601-3043**	03/12/2025	$150,000	$129	1164	/3/1	1948	6,000 SF	
		APN: 221800 6-16-419.000 Document #: 2025-00003538 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN								
14	.36Mi.	**134 COLORADO AVE** **WATERTOWN, NY 13601-3004**	04/14/2025	$152,500	$135	1126	/3/1	1920	6,000 SF	
		APN: 221800 5-01-111.000 Document #: 2025-00005548								

ICE SiteX Report

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Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN

15	.36Mi.	**118 MICHIGAN AVE** **WATERTOWN, NY 13601-3017**	04/14/2025	$231,000	$159	1452	/3/2	1921	6,250 SF

APN: 221800 5-01-208.000 Document #: 2025-00005540
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN

16	.37Mi.	**1141 STATE ST** **WATERTOWN, NY 13601-3548**	09/04/2025	$69,300	$31	2272	/4/1	1920	6,328 SF

APN: 221800 6-15-101.000 Document #: 2025-00013616
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN

17	.39Mi.	**125 N HAMILTON ST** **WATERTOWN, NY 13601-3057**	10/16/2025	$194,250	$108	1792	/4/2	1900	12,474 SF

APN: 221800 6-09-123.000 Document #: 2025-00015693
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN

18	.43Mi.	**662 BURCHARD ST** **WATERTOWN, NY 13601-2804**	04/22/2026	$140,000	$84	1668	/3/2	1900	6,908 SF

APN: 221800 6-06-142.000 Document #: 2026-00004796
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN

19	.44Mi.	**658 BURCHARD ST** **WATERTOWN, NY 13601-2804**	04/23/2025	$159,000	$98	1630	/3/1	1881	6,908 SF

APN: 221800 6-06-141.000 Document #: 2025-00006330
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN

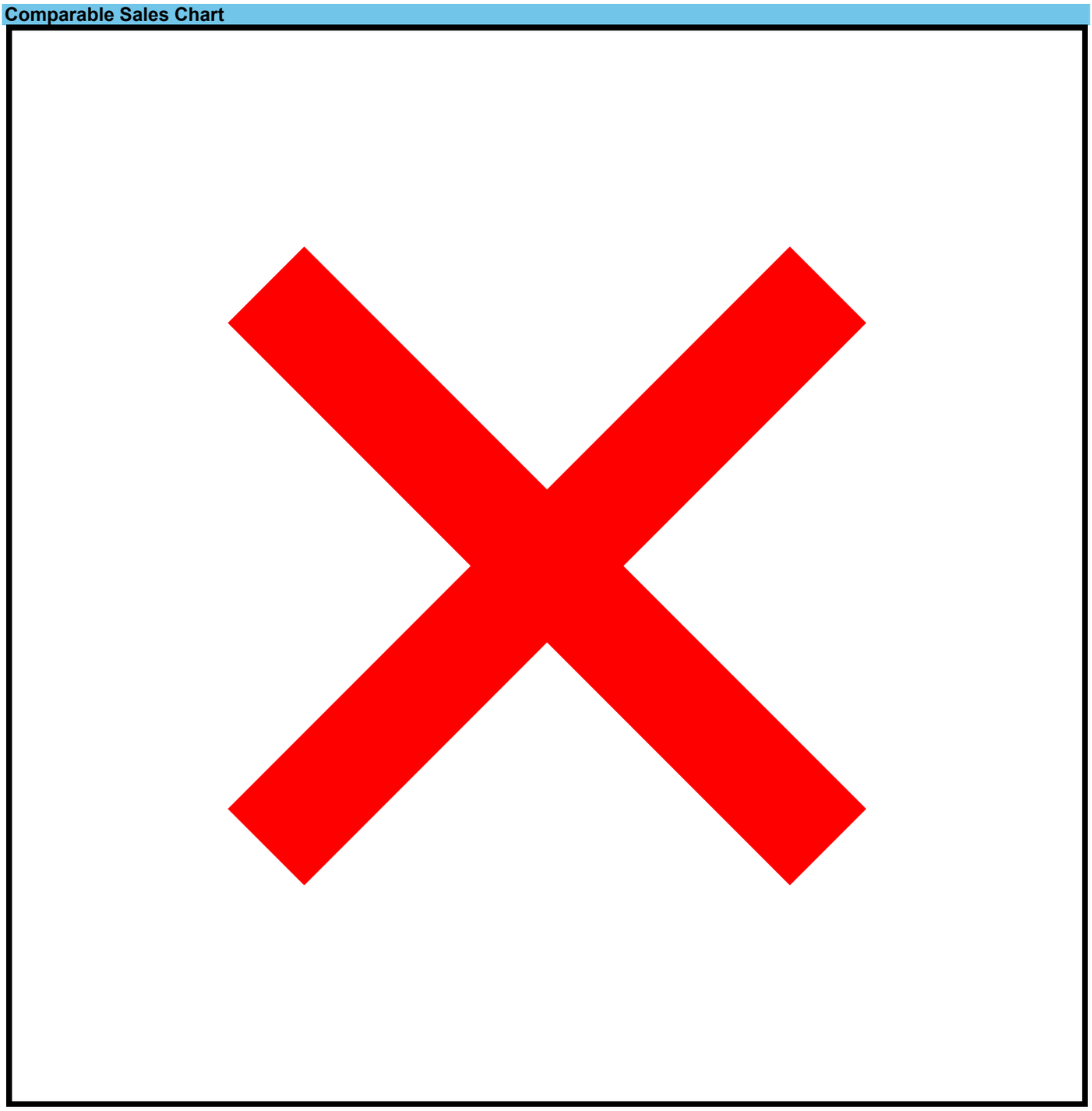
20	.44Mi.	**1014 STATE ST** **WATERTOWN, NY 13601-4597**	03/31/2025	$280,000	$92	3035	//	1988	10,780 SF

APN: 221800 12-10-117.000 Document #: 2025-00004490
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Abbreviated Description: City/Muni/Twp:WATERTOWN City/Muni/Twp: WATERTOWN

ICE SiteX Report

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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

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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.	**327 N INDIANA AVE**	**03/07/2023**	$114,400	$83,500	1,386	/3/1	1920	6,250 SF	
.01Mi.	**331 N INDIANA AVE**	**03/14/2023**	$107,800	$78,700	1,531	/3/1	1904	6,250 SF	
.01Mi.	**323 N INDIANA AVE**	**08/26/2022**	$112,450	$82,100	1,480	/3/1	1870	6,250 SF	
.02Mi.	**321 N INDIANA AVE**		$84,800	$61,900	1,027	/3/1	1925	6,250 SF	
.02Mi.	**335 N INDIANA AVE**		$120,150	$87,700	1,481	/3/1	1910	12,500 SF	
.02Mi.	**322 N CALIFORNIA AVE**	**09/08/2016**	$118,900	$86,800	1,896	/4/2	1860	12,500 SF	
.03Mi.	**315 N INDIANA AVE**	**04/25/2024**	$94,100	$68,700	1,132	/3/1	1880	6,250 SF	
.03Mi.	**318 N CALIFORNIA AVE**	**02/10/2025**	$143,300	$104,600	1,875	/5/1	1870	6,250 SF	
.03Mi.	**334 N CALIFORNIA AVE**	**08/30/2021**	$182,200	$133,000	1,456	/3/2	1998	12,500 SF	
.03Mi.	**322 N INDIANA AVE**	**10/21/2025**	$107,650	$78,600	1,502	/3/1	1917	12,500 SF	
.04Mi.	**316 N CALIFORNIA AVE**	**06/18/2019**	$155,900	$113,800	1,512	/3/1	1918	6,250 SF	
.04Mi.	**332 N INDIANA AVE**		$99,850	$72,900	1,478	/3/1	1908	6,250 SF	
.04Mi.	**320 N INDIANA AVE**		$140,400	$102,500	1,453	/3/1	1910	6,250 SF	
.04Mi.	**307 N INDIANA AVE**		$136,050	$99,300	1,687	/3/1	1880	12,500 SF	
.04Mi.	**344 N CALIFORNIA AVE**	**06/24/2024**	$158,650	$115,800	1,452	/3/2	1910	6,250 SF	
.04Mi.	**310 N CALIFORNIA AVE**	**03/31/2023**	$158,350	$115,600	2,280	/2/1	1913	6,250 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:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.36Mi.	**Ohio Street School** Number of Students: 308 Student-Teacher Ratio: 12.95	F	Public	KG - 4
1.70Mi.	**Harold T Wiley School** Number of Students: 614 Student-Teacher Ratio: 12.45	D-	Public	5 - 6
1.69Mi.	**Watertown Senior High School** Number of Students: 1,181 Student-Teacher Ratio: 13.6	C	Public	9 - 12
1.63Mi.	**Case Middle School** Number of Students: 586 Student-Teacher Ratio: 11.44	C-	Public	7 - 8

Flood Report

The Subject Property of **327 N INDIANA AVE, WATERTOWN, NY 13601-2932** 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

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

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