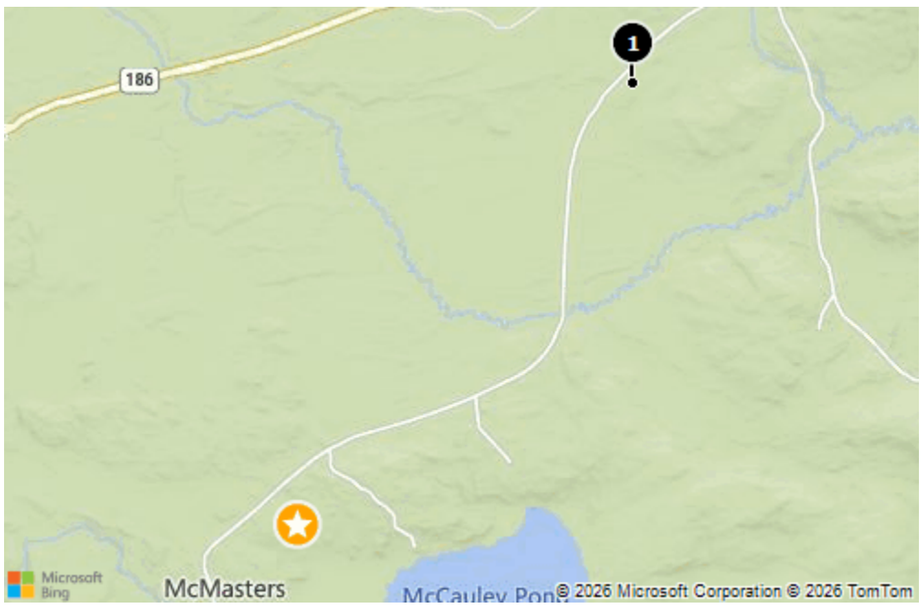
ICE SiteX Report

OrderID: 98605704

SiteX Property Information Report



Subject Property Location

354 COUNTY ROUTE 50, LAKE CLEAR, NY 12945-1710

County:	**FRANKLIN NY**	Census Tract:	360339509.001012
Property Use:	Single Family Residential	Zoning:	02 - SINGLE RESIDENCE
Parcel Number:	164689 434.-1-29.300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$279,000**	FSD:	35	Common Confidence Score:	19
Value Range:	$181,350 - $376,650	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	164601
Assd Land Value:	$47,600	Market Land Value:	$72,605	Tax Year:	2024
Assd Improvement:	$75,600	Market Improvment Value:	$115,314	Total Taxable Value:	$1,814
Total Assessed Value:	$123,200	Total Assessor Market Value:	$187,919	Delinquent Year:	
				Tax Account ID:	1-105-21.02
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 29.300 Block: 1 Section: 434.00 District: 164689
City/Muni/Twp: HARRIETSTOWN

Property Characteristics

Lot Size:	1.520 AC	Bedrooms:	3	Pool:	
Building Area:	1008 SF	Baths:	1	Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/13/2006	Loan Amount:	N/A
Document #:	BK-PG 0000001132-0000000088	Loan Type:	Unknown
TD Due Date:	01/01/2036	Type Finance:	

Legal Description:
City/Muni/Twp: HARRIETSTOWN

Prior Transfer

Recording Date:	12/21/2004	Sales Price:	N/A
Document #:	BK-PG 0000000872-0000000005	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/16/2004		
Document Type:			

Legal Description:
District: 164689
City/Muni/Twp: HARRIETSTOWN

Prior Transfer

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

Legal Description:
Lot: 29.300 Block: 1 Section: 434.00 District: 164689
City/Muni/Twp: HARRIETSTOWN

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Area Sales Analysis

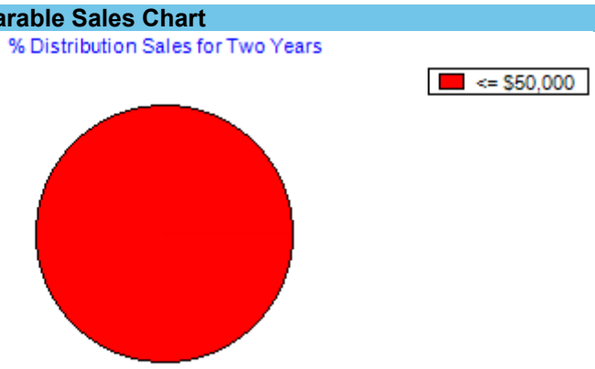
Total Area Sales	$25,000	Median # of Bedrooms	1
Median Lot Size	18,295 SF	Median # of Baths	1
Median Living Area	910 SF	Median Year Built	1955
Price Range - 2 Yrs	$25,000 to $25,000	Age Range	71 years to 71 years
Median Value	$25,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.29Mi.	**646 COUNTY ROUTE 50 LAKE CLEAR, NY 12945-1716**	09/01/2026	$25,000	$27	910	/1/1	1955	18,295 SF	

APN: 164689 423.-1-10 Document #: 2026-4892
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HARRIETSTOWN City/Muni/Twp: HARRIETSTOWN

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.	**354 COUNTY ROUTE 50**		$187,919	$123,200	1,008	/3/1	1980	2 SF	
.05Mi.	**350 COUNTY ROUTE 50**		$228,798	$150,000	1,764	/3/2	1880	4 SF	
.1Mi.	**372 COUNTY ROUTE 50**	**10/18/2022**	$155,735	$102,100	970	/2/1	1985	2 SF	
.12Mi.	**378 COUNTY ROUTE 50**	**09/28/2022**	$295,607	$193,800	1,144	/2/1	2004	2 SF	
.15Mi.	**357 COUNTY ROUTE 50**		$185,631	$121,700	2,194	/3/2	2001	3 SF	
.19Mi.	**386 COUNTY ROUTE 50**		$222,544	$145,900	1,260	/3/1	1965	5 SF	
.31Mi.	**420 COUNTY ROUTE 50**		$324,741	$212,900	1,357	/3/2	2004	2 SF	
.37Mi.	**427 COUNTY ROUTE 50**	**12/07/2015**	$204,851	$134,300	1,280	/3/1	1987	1 SF	
.38Mi.	**432 COUNTY ROUTE 50**	**04/30/2018**	$111,501	$73,100	677	/3/1	1930	1 SF	
.41Mi.	**442 COUNTY ROUTE 50**		$644,600	$422,600	2,976	/3/3	1999	4 SF	
.74Mi.	**158 COUNTY ROUTE 50**		$334,655	$219,400	1,162	/1/1	2023	9 SF	
.8Mi.	**156 COUNTY ROUTE 50**		$275,320	$180,500	1,488	/1/1	1997	9 SF	
.91Mi.	**502 COUNTY ROUTE 50**		$449,664	$294,800	1,200	/2/2	1997	15 SF	
1.08Mi.	**108 STATE ROUTE 186**	**08/04/2021**	$218,121	$143,000	1,350	/3/1	1969	2 SF	
1.08Mi.	**114 STATE ROUTE 186**		$91,519	$60,000	510	/2/1	1890	1 SF	
1.09Mi.	**70 STATE ROUTE 186**	**11/14/2023**	$354,332	$232,300	1,764	/3/2	2002	5 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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