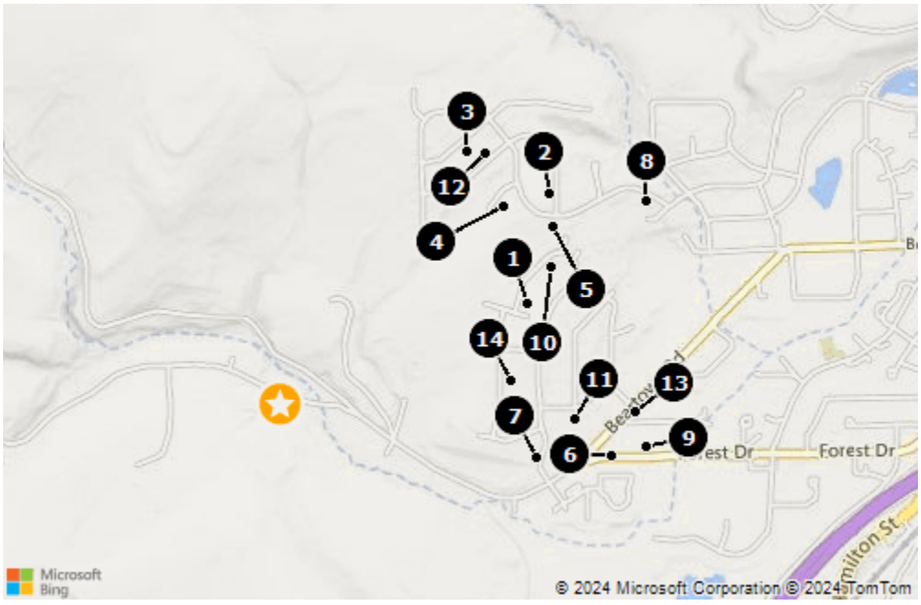
SiteX™ Report

OrderID: 91946133

SiteX Property Information Report



Subject Property Location

383 BEARTOWN RD, PAINTED POST, NY 14870-8576

County:	**STEUBEN NY**	Census Tract:	361019623.011061
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	464289 315.12-01-022.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$232,000**	FSD:	15
Value Range:	$197,200 - $266,800	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	460300
Assd Land Value:	$7,700	Market Land Value:	$8,652	Tax Year:	
Assd Improvement:	$152,500	Market Improvment Value:	$171,348	Total Taxable Value:	
Total Assessed Value:	$160,200	Total Assessor Market Value:	$180,000	Delinquent Year:	
				Tax Account ID:	0000205-020
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 22.000 Block: 1 Section: 315.12 District: 464289
Abbreviated Description: LAND & BLD 115X193FT
City/Muni/Twp: ERWIN (TOV)

Property Characteristics

Lot Size:	27,370 SF	Bedrooms:	3	Pool:	
Building Area:	2472 SF	Baths:	2	Fireplace:	1
Year Built:	1956	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	S/L+B	Number of Cars:	2	A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/16/2018	Sales Price:	$159,706
Document #:	BK-PG 2709-321	Type of Sale:	Full Amount on Deed
Contract Date:	05/11/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 022 Block: 0001
Abbreviated Description: LAND & BLD 115X193FT
City/Muni/Twp: ERWIN (TOV)

Mortgage Record

Recording Date:	05/16/2018	Loan Amount:	N/A
Document #:	BK-PG 0000004295-0000000248	Loan Type:	FHA
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	01/28/2015	Loan Amount:	N/A
Document #:	BK-PG 0000003891-0000000068	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Sec/Twnship/Range: 315.12-01-022.000
City/Muni/Twp: ERWIN (TOV)

SiteX™ Report

OrderID: 91946133

Mortgage Record

Recording Date:	03/05/2013	Loan Amount:	N/A
Document #:	BK-PG 0000003639-0000000122	Loan Type:	Unknown
TD Due Date:	01/01/2043	Type Finance:	

Legal Description:
Sec/Twnship/Range: 315.12-01-022.000
City/Muni/Twp: ERWIN (TOV)

Prior Transfer

Recording Date:	03/05/2013	Sales Price:	$130,500
Document #:	BK-PG 0000002425-0000000001	Type of Sale:	Full Amount on Deed
Contract Date:	03/04/2013		
Document Type:	Deed		

Legal Description:
District: 464289
City/Muni/Twp: ERWIN

Area Sales Analysis

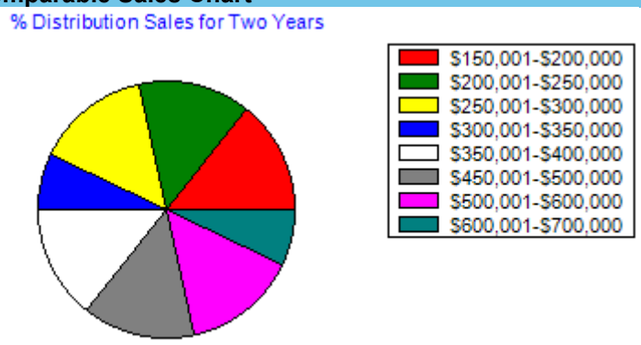
Total Area Sales	$5,234,000	Median # of Bedrooms	4
Median Lot Size	30,464 SF	Median # of Baths	2
Median Living Area	2,565 SF	Median Year Built	1979
Price Range - 2 Yrs	$160,000 to $689,000	Age Range	19 years to 70 years
Median Value	$342,500	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.64Mi.	**9367 WOODCREST DR** **PAINTED POST, NY 14870-9658**	04/19/2024	$689,000	$180	3810	/6/4	2004	35,719 SF	
		APN: 464289 316.05-01-029.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN								
2	.82Mi.	**3 TIMBER LN** **PAINTED POST, NY 14870-9340**	02/28/2024	$245,000	$117	2078	/4/2	1968	30,000 SF	
		APN: 464289 298.17-01-027.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN								
3	.76Mi.	**6 KNOLLBROOK LN W** **PAINTED POST, NY 14870-9344**	12/21/2023	$330,000	$155	2128	/4/2	1980	28,000 SF	
		APN: 464289 298.17-01-057.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN								
4	.72Mi.	**1 DANNFIELD DR** **PAINTED POST, NY 14870-9035**	12/18/2023	$355,000	$135	2620	/4/2	1999	31,363 SF	
		APN: 464289 298.17-01-086.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN								
5	.78Mi.	**23 OVERBROOK RD** **PAINTED POST, NY 14870-9351**	11/29/2023	$280,000	$176	1588	/3/2	1967	25,460 SF	
		APN: 464289 298.17-01-029.000 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN								
6	.79Mi.	**200 FOREST DR** **PAINTED POST, NY 14870-8550**	10/23/2023	$245,000	$192	1270	/3/1	1954	21,696 SF	
		APN: 464289 316.10-01-071.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN								
7	.62Mi.	**44 S OAKWOOD DR** **PAINTED POST, NY 14870-9625**	10/18/2023	$475,000	$169	2798	/4/2	2000	43,996 SF	
		APN: 464289 316.09-01-063.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN								
8	1.01Mi.	**3 OVERBROOK RD** **PAINTED POST, NY 14870-9351**	10/12/2023	$485,000	$142	3410	/4/4	1967	34,320 SF	
		APN: 464289 316.06-01-080.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN								
9	.89Mi.	**178 FOREST DR** **PAINTED POST, NY 14870-8550**	10/11/2023	$160,000	$146	1092	/3/1	1958	13,632 SF	
		APN: 464289 316.10-01-066.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN								
10	.73Mi.	**3045 S OAKWOOD DR** **PAINTED POST, NY 14870-9644**	10/11/2023	$515,000	$185	2777	/4/3	2005	30,928 SF	
		APN: 464289 316.05-01-026.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN								
11	.71Mi.	**7 LINDEN LN** **PAINTED POST, NY 14870-9335**	10/05/2023	$380,000	$135	2814	/4/3	1987	40,230 SF	
		APN: 464289 316.10-03-011.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN								

12	.79Mi.	**22 TIMBER LN** **PAINTED POST, NY 14870-9341**	09/26/2023	$300,000	$119	2510	/4/3	1979	28,800 SF		
		APN: 464289 298.17-01-053.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN									
13	.85Mi.	**182 DEERLAND AVE** **PAINTED POST, NY 14870-9379**	07/20/2023	$200,000	$132	1512	/3/1	1954	25,700 SF		Yes
		APN: 464289 316.10-01-048.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN									
14	.56Mi.	**10 WOODLAND WAY** **PAINTED POST, NY 14870-9622**	07/12/2023	$575,000	$146	3913	/4/5	2000	33,106 SF		Yes
		APN: 464289 316.09-01-048.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ERWIN City/Muni/Twp: ERWIN									

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.	**383 BEARTOWN RD**	**05/16/2018**	$180,000	$160,200	2,472	/3/2	1956	27,370 SF	
.02Mi.	**385 BEARTOWN RD**	**09/13/2021**	$155,056	$138,000	1,544	/3/2	1958	30,688 SF	
.04Mi.	**391 BEARTOWN RD**		$123,596	$110,000	1,200	/3/1	1962	38,180 SF	
.04Mi.	**388 BEARTOWN RD**	**03/06/2023**	$196,067	$174,500	3,436	/4/2	1963	26,572 SF	
.06Mi.	**392 BEARTOWN RD**		$129,213	$115,000	1,466	/3/1	1974	26,572 SF	
.06Mi.	**380 BEARTOWN RD**	**10/22/2018**	$226,517	$201,600	2,548	/2/2	1973	2 SF	
.06Mi.	**397 BEARTOWN RD**	**11/23/2021**	$138,202	$123,000	1,454	/2/1	1958	1 SF	
.07Mi.	**394 BEARTOWN RD**		$105,056	$93,500	1,144	/2/1	1975	33,760 SF	
.08Mi.	**12 WEAVER CREEK RD**		$168,539	$150,000	1,612	/3/1	1971	27,900 SF	
.08Mi.	**10 WEAVER CREEK RD**	**12/06/2019**	$166,292	$148,000	2,244	/3/2	1973	27,900 SF	
.09Mi.	**8 WEAVER CREEK RD**	**12/07/2022**	$147,191	$131,000	1,574	/3/1	1967	20,100 SF	V
.09Mi.	**398 BEARTOWN RD**	**04/26/2018**	$207,865	$185,000	2,300	/3/2	2000	27,170 SF	
.09Mi.	**401 BEARTOWN RD**	**02/14/2018**	$143,820	$128,000	1,564	/4/2	1961	1 SF	
.11Mi.	**4 WEAVER CREEK RD**	**04/01/2020**	$174,157	$155,000	1,624	/4/1	1965	20,000 SF	
.12Mi.	**407 BEARTOWN RD**	**11/03/2021**	$202,247	$180,000	1,730	/3/2	1963	2 SF	
.13Mi.	**366 BEARTOWN RD**		$134,494	$119,700	1,596	/3/2	1974	36,155 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	41.8 years old	Households:	3,741
Median Household Income:	$89,193	Households w/Family:	69%
Household Income Per Capita:	$49,567	Households w/Family Married:	55%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	38%

School District

School District Zone:	Corning City School District	Students:	4,305
Number of Schools:	9	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.89Mi.	**Erwin Valley Elementary School**	C+	Public	KG - 5
Number of Students: 418				

Student-Teacher Ratio: 15.61

Flood Report

The Subject Property of **383 BEARTOWN RD, PAINTED POST, NY 14870-8576** 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	136%	NOTABLY HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	100%	SIMILAR
MURDER	98%	SIMILAR
OVERALL	82%	LOWER

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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