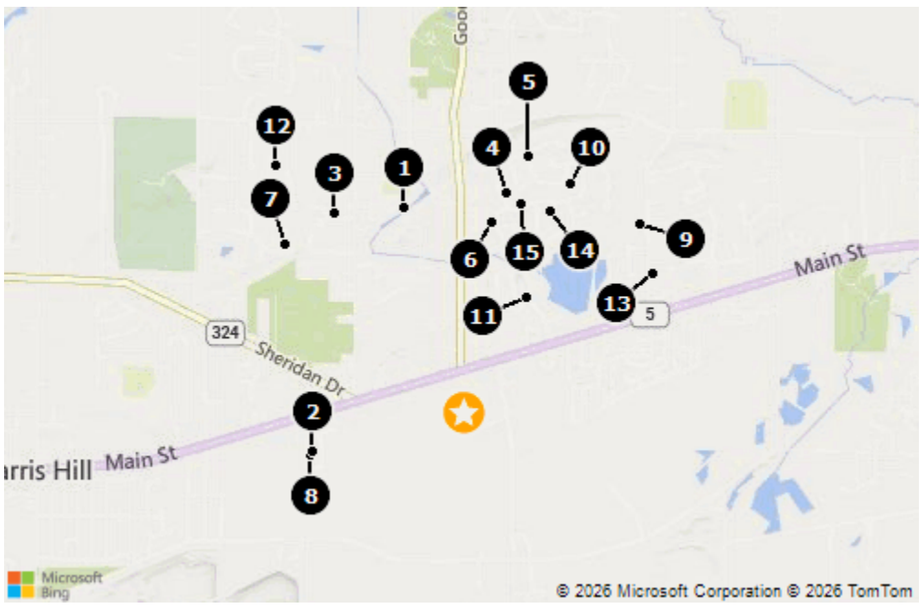
ICE SiteX Report

OrderID: 98655432

SiteX Property Information Report



Subject Property Location

4510 PATRICIA DR, CLARENCE, NY 14031-1972

County:	**ERIE NY**	Census Tract:	360290146.011000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	143200 71.19-1-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$379,000**	FSD:	16	Common Confidence Score:	46
Value Range:	$318,360 - $439,640	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	143201
Assd Land Value:	$65,000	Market Land Value:	$65,000	Tax Year:	2025
Assd Improvement:	$258,000	Market Improvment Value:	$258,000	Total Taxable Value:	$1,831
Total Assessed Value:	$323,000	Total Assessor Market Value:	$323,000	Delinquent Year:	
				Tax Account ID:	024 0003150
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1.000 Block: 1 Section: 71.190 District: 143200 Subdivision: GUNVILLE ACRES SUBDIVISION
City/Muni/Twp: CLARENCE

Property Characteristics

Lot Size:	16,192 SF	Bedrooms:	3	Pool:	
Building Area:	2123 SF	Baths:	1	Fireplace:	1
Year Built:	1960	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:	1	A/C:	
Style:	Cape Cod	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/22/2021	Loan Amount:	N/A
Document #:	2021211680 BK-PG 14021-7329	Loan Type:	FHA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 12 Subdivision: THE HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: S05T12R06
Abbreviated Description: PORTION LOT12
City/Muni/Twp: CLARENCE

Mortgage Record

Recording Date:	02/10/2015	Loan Amount:	N/A
Document #:	2015025393 BK-PG 13711-5790	Loan Type:	FHA
TD Due Date:	02/01/2045	Type Finance:	

Legal Description:
Lot: 15 Subdivision: THE HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: S05T12R06
City/Muni/Twp: CLARENCE

Prior Transfer

Recording Date:	03/14/2013	Sales Price:	$18,671
Document #:	2013059575 BK-PG 13469-3967	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	11/23/2009	Sales Price:	$16,400
Document #:	2009235535 BK-PG 13298-255	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/21/2009	Sales Price:	N/A
Document #:	2009211391 BK-PG 11171-5501	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/16/2009		
Document Type:			

Legal Description:
Lot: 12 Subdivision: GUNVILLE ACRES SUBDIVISION Sec/Twnship/Range: S05T12R06 HLCS
City/Muni/Twp: CLARENCE

Mortgage Record

Recording Date:	06/27/2006	Loan Amount:	N/A
Document #:	2006142440 BK-PG 13298-0255	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 12 Subdivision: GUNVILLE ACRES SUBDIVISION Sec/Twnship/Range: S05T12R06 HLCS
Abbreviated Description: KNOWN AS SUB LOT15
City/Muni/Twp: CLARENCE

Prior Transfer

Recording Date:	06/27/2006	Sales Price:	$164,000
Document #:	2006142438 BK-PG 11115-6737	Type of Sale:	Full Amount on Deed
Contract Date:	06/27/2006		
Document Type:			

Legal Description:
Lot: 12 Subdivision: GUNVILLE ACRES SUBDIVISION Sec/Twnship/Range: S05T12R06 HLCS
Abbreviated Description: KNOWN AS SUB LOT15
City/Muni/Twp: CLARENCE

Prior Transfer

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

Legal Description:
Lot: 1.000 Block: 1 Section: 71.190 District: 143200 Subdivision: GUNVILLE ACRES SUBDIVISION
City/Muni/Twp: CLARENCE

Area Sales Analysis

Total Area Sales	$15,179,900	Median # of Bedrooms	4
Median Lot Size	28,314 SF	Median # of Baths	4
Median Living Area	4,034 SF	Median Year Built	1995
Price Range - 2 Yrs	$200,000 to $2,750,000	Age Range	3 years to 76 years
Median Value	$1,100,000	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.01Mi.	**9325 HUNTING VALLEY RD N CLARENCE, NY 14031-1552**	08/04/2026	$720,000	$192	3733	/4/4	1959	29,621 SF	Yes
		APN: 143200 71.06-3-14 Document #: 2026142522 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: HOLLAND LAND COMPANYS SURVEY Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Abbreviated Description:PORTION LOT3 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE								
2	.74Mi.	**4367 BARTON RD CLARENCE, NY 14031-1816**	07/30/2026	$240,000	$136	1754	/3/2	1950	11,761 SF	
		APN: 143200 71.17-1-26 Document #: 2026139621 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1693 Sec/Twnship/Range: S09T12R06 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1693Sec/Twnship/Range:S09T12R06 Abbreviated Description:PORTION LOT12 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE								
3	1.13Mi.	**8971 HILLVIEW DR CLARENCE, NY 14031-1495**	07/20/2026	$2,750,000	$697	3941	/4/5	2018	80,151 SF	Yes
		APN: 143200 71.05-3-16.11 Document #: 2026132152 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: S10T12R06 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:S10T12R06 Abbreviated Description:PORTION LOT5 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE								
4	1.07Mi.	**5027 ROCKLEDGE DR CLARENCE, NY 14031-2426**	07/14/2026	$1,190,000	$276	4297	/5/3	1999	22,651 SF	V
		APN: 143200 71.07-2-29 Document #: 2026128059 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 2942 Sec/Twnship/Range: S06T12R06 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 2942Sec/Twnship/Range:S06T12R06 Abbreviated Description:PORTION LOT11 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE								
5	1.22Mi.	**5093 ROCKLEDGE DR CLARENCE, NY 14031-2432**	07/09/2026	$1,340,000	$308	4343	/5/4	2004	20,473 SF	Yes
		APN: 143200 71.07-5-3 Document #: 2026124910 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 3058 Sec/Twnship/Range: S06T12R06 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 3058Sec/Twnship/Range:S06T12R06 Abbreviated Description:PORTION LOT9 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE								
6	.92Mi.	**9578 COBBLESTONE DR**	07/01/2026	$1,200,000	$292	4106	/4/4	1997	21,344 SF	Yes

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CLARENCE, NY 14031-2422
APN: 143200 71.07-2-24 Document #: 2026119403
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: SPAULDING LAKE PART III PHASE II MapRef: MB 2907 Abbreviated Description: Subdivision:SPAULDING LAKE PART III PHASE II Map Ref:MB 2907Abbreviated Description:PORTION LOT11 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE

7	1.17Mi.	**4955 CLIFFSIDE DR E**	06/25/2026	$580,000	$181	3198	/5/2	1967	28,750 SF	Yes

CLARENCE, NY 14031-1461
APN: 143200 71.09-1-6 Document #: 2026116158
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 2196 Sec/Twnship/Range: S10T12R06 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 2196Sec/Twnship/Range:S10T12R06 Abbreviated Description:PORITON LOT7 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE

8	.75Mi.	**4357 BARTON RD**	06/25/2026	$315,000	$207	1519	/3/1	1955	12,197 SF	

CLARENCE, NY 14031-1816
APN: 143200 71.17-1-25 Document #: 2026116439
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: WHITE ACRES MapRef: MB 1693 Sec/Twnship/Range: S09T12R06 Abbreviated Description: Subdivision:WHITE ACRES Map Ref:MB 1693Sec/Twnship/Range:S09T12R06 Abbreviated Description:PORTION LOT5 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE

9	1.23Mi.	**4990 KRAUS RD**	06/22/2026	$960,000	$237	4034	/4/2	2023	47,916 SF	

CLARENCE, NY 14031-1512
APN: 143200 71.08-1-14.1 Document #: 2026112995
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: S06T12R06 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:S06T12R06 Abbreviated Description:PORTION LOT5 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE

10	1.19Mi.	**5007 ROCKHAVEN DR**	06/05/2026	$1,375,000	$313	4392	/4/4	2003	36,155 SF	Yes

CLARENCE, NY 14031-2436
APN: 143200 71.07-6-19 Document #: 2026103780
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7&9 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 3140 Sec/Twnship/Range: S06T12R06 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 3140Sec/Twnship/Range:S06T12R06 Abbreviated Description:PORTION LOTS7&9 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE

11	.62Mi.	**4780 SPAULDING DR**	06/04/2026	$1,100,000	$264	4165	/5/4	1985	34,228 SF	

CLARENCE, NY 14031-1557
APN: 143200 71.11-1-5 Document #: 2026101894
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 2442 Sec/Twnship/Range: S06T12R06 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 2442Sec/Twnship/Range:S06T12R06 Abbreviated Description:PORTION LOT9 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE

12	1.47Mi.	**5115 WILLOWBROOK DR W**	06/03/2026	$820,000	$264	3099	/4/3	2011	19,166 SF	

CLARENCE, NY 14031-1488
APN: 143200 71.05-1-23 Document #: 2026101360
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: HOLLAND LAND COMPANYS SURVEY Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Abbreviated Description:PORTION LOT7 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE

13	1.14Mi.	**4865 KRAUS RD**	05/18/2026	$200,000	$153	1304	/3/1	1950	47,916 SF	

CLARENCE, NY 14031-1507
APN: 143200 71.02-5-20 Document #: 2026091781
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: S06T12R06 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:S06T12R06 Abbreviated Description:PORTION LOT5 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE

14	1.04Mi.	**4990 SANDSTONE CT**	04/28/2026	$1,149,900	$283	4063	/5/4	1993	21,780 SF	

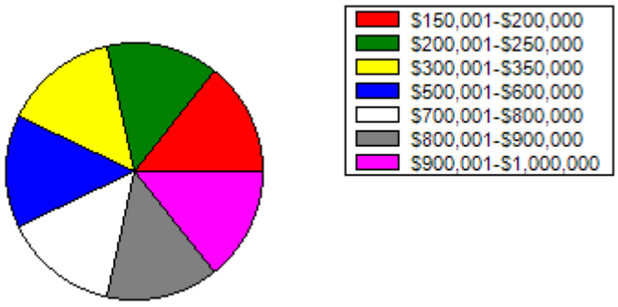
CLARENCE, NY 14031-1582
APN: 143200 71.07-1-65 Document #: 2026078451
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: S06T12R06 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:S06T12R06 Abbreviated Description:PORTION LOT9 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE

15	1.03Mi.	**9624 COBBLESTONE DR**	04/24/2026	$1,240,000	$242	5108	/4/4	1995	28,314 SF	

CLARENCE, NY 14031-1574
APN: 143200 71.07-2-4 Document #: 2026076995
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: SPAULDING LAKE PART III MapRef: MB 2797 Sec/Twnship/Range: T12R06 Abbreviated Description: Subdivision:SPAULDING LAKE PART III Map Ref:MB 2797Sec/Twnship/Range:T12R06 Abbreviated Description:PORTION LOT9 City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE

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.

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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.	**4510 PATRICIA DR**		$323,000	$323,000	2,123	/3/1	1960	16,192 SF	
.02Mi.	**4500 PATRICIA DR**		$330,000	$330,000	1,816	/3/2	1960	16,830 SF	
.03Mi.	**4490 PATRICIA DR**		$368,000	$368,000	2,289	/3/2	1959	18,020 SF	
.04Mi.	**4511 PATRICIA DR**	**08/22/2018**	$355,000	$355,000	2,012	/3/2	1958	19,800 SF	Yes
.05Mi.	**4480 PATRICIA DR**	**05/25/2016**	$435,000	$435,000	2,333	/4/2	1973	19,125 SF	
.05Mi.	**4501 PATRICIA DR**	**12/06/2023**	$220,000	$220,000	2,049	/3/1	1958	16,553 SF	
.06Mi.	**9490 N MELINDA DR**		$520,000	$520,000	2,445	/3/2	2013	31,799 SF	V
.06Mi.	**9490 N MELINDA DR**		$520,000	$520,000	2,445	/3/2	2013	31,799 SF	V
.06Mi.	**4481 PATRICIA DR**		$315,000	$315,000	1,890	/4/1	1959	16,553 SF	
.06Mi.	**4470 PATRICIA DR**	**06/18/2020**	$251,000	$251,000	2,096	/4/2	1971	19,040 SF	
.08Mi.	**4471 PATRICIA DR**	**07/24/2018**	$418,000	$418,000	2,298	/4/2	1975	19,800 SF	
.08Mi.	**4460 PATRICIA DR**		$450,000	$450,000	2,535	/4/2	1973	20,080 SF	
.08Mi.	**9500 N MELINDA DR**	**08/09/2022**	$310,000	$310,000	1,481	/3/2	1994	31,799 SF	
.09Mi.	**4450 PATRICIA DR**		$400,000	$400,000	2,233	/4/2	1973	21,120 SF	
.11Mi.	**9485 MELINDA DR**		$415,000	$415,000	2,328	/4/2	1973	15,682 SF	
.11Mi.	**9495 MELINDA DR**	**11/09/2022**	$415,000	$415,000	2,106	/4/2	1972	14,810 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	50.7 years old	Households:	4,303
Median Household Income:	$107,320	Households w/Family:	62%
Household Income Per Capita:	$54,729	Households w/Family Married:	52%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	22%

School District

School District Zone:	Clarence Central School District	Students:	4,122
Number of Schools:	6	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.22Mi.	**Harris Hill Elementary School** Number of Students: 452 Student-Teacher Ratio: 10.4	A-	Public	KG - 5
1.97Mi.	**Clarence Middle School** Number of Students: 954 Student-Teacher Ratio: 10.4	A+	Public	6 - 8
0.33Mi.	**Clarence Senior High School** Number of Students: 1,256 Student-Teacher Ratio: 10.76	A	Public	9 - 12

Flood Report

The Subject Property of **4510 PATRICIA DR, CLARENCE, NY 14031-1972** 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	74%	NOTABLY LOWER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	68%	NOTABLY LOWER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	125%	HIGHER
MURDER	79%	LOWER
OVERALL	73%	NOTABLY 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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