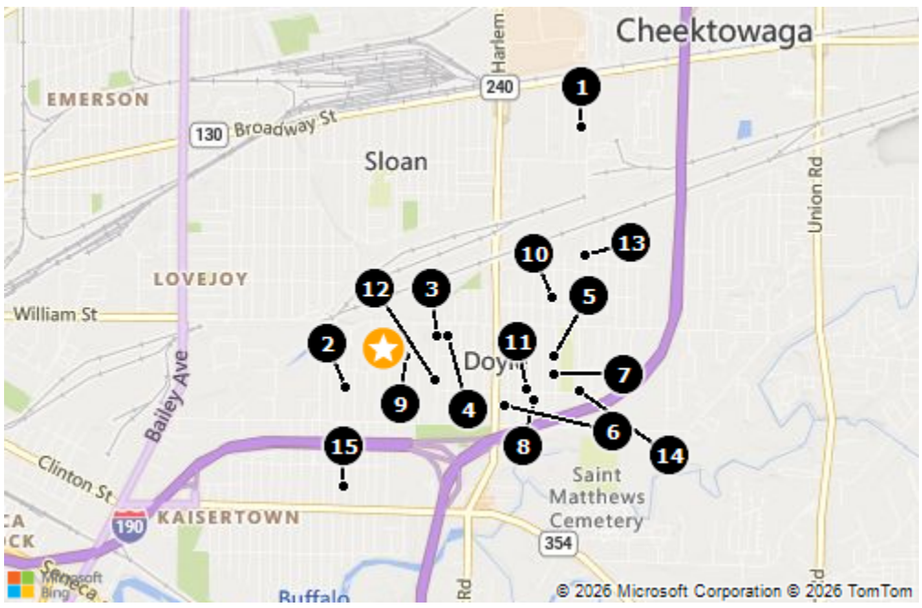
ICE SiteX Report

OrderID: 97875756

SiteX Property Information Report



Subject Property Location

61 CHARLES ST, CHEEKTOWAGA, NY 14206-2401

County:	**ERIE NY**	Census Tract:	360290111.001005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	143089 112.68-2-30	Thomas Bros Pg-Grid:	

Valuation

Value:	**$191,000**	FSD:	33	Common Confidence Score:	20
Value Range:	$127,970 - $254,030	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	143009
Assd Land Value:	$10,000	Market Land Value:	$13,333	Tax Year:	2025
Assd Improvement:	$106,000	Market Improvment Value:	$141,334	Total Taxable Value:	$4,463
Total Assessed Value:	$116,000	Total Assessor Market Value:	$154,667	Delinquent Year:	
				Tax Account ID:	008 0679000
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 30.000 Block: 2 Section: 112.680 District: 143089
Abbreviated Description: MC 917 BL B SL 19 20
City/Muni/Twp: CHEEKTOWAGA (TOV)

Property Characteristics

Lot Size:	3,920 SF	Bedrooms:	4	Pool:	
Building Area:	1482 SF	Baths:	1	Fireplace:	
Year Built:	1919	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Composition
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1.5+B	Number of Cars:	1	A/C:	Central
Style:	Traditional	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/26/2024	Loan Amount:	N/A
Document #:	2024143041 BK-PG 14135-7081	Loan Type:	FHA
TD Due Date:	08/01/2064	Type Finance:	

Legal Description:
Lot: 147 Subdivision: BUFFALO CREEK RESERVATION
Abbreviated Description: PORTION LOT147
City/Muni/Twp: CHEEKTOWAGA

Prior Transfer

Recording Date:	05/10/2024	Sales Price:	N/A
Document #:	2024075288 BK-PG 13492-8389	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/28/2022	Sales Price:	$60,978
Document #:	2022222231 BK-PG 13492-8389	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

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Prior Transfer

Recording Date:	11/25/2022	Sales Price:	$60,978
Document #:	2022221263 BK-PG 13492-8389	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/03/2014	Sales Price:	$60,978
Document #:	2014002067 BK-PG 13492-8389	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/03/2010	Sales Price:	$61,800
Document #:	2010097726 BK-PG 11182-9043	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2010		
Document Type:			

Legal Description:
Lot: 147
City/Muni/Twp: CHEEKTOWAGA

Prior Transfer

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

Legal Description:
Lot: 30.000 Block: 2 Section: 112.680 District: 143089
Abbreviated Description: MC 917 BL B SL 19 20
City/Muni/Twp: CHEEKTOWAGA (TOV)

Area Sales Analysis

Total Area Sales	$3,021,650	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	1
Median Living Area	1,240 SF	Median Year Built	1951
Price Range - 2 Yrs	$80,000 to $285,250	Age Range	64 years to 126 years
Median Value	$215,000	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.4Mi.	**83 LEMOINE AVE** **CHEEKTOWAGA, NY 14227-1012**	05/26/2026	$242,000	$258	936	/3/1	1960	5,227 SF	
		APN: 143089 102.18-3-20 Document #: 2026096131 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 342 Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 342Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT23 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA								
2	.25Mi.	**277 SHANLEY ST** **CHEEKTOWAGA, NY 14206-2324**	04/27/2026	$80,000	$85	936	/3/1	1955	5,663 SF	
		APN: 143089 112.75-5-24 Document #: 2026077171 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 147 Subdivision: BUFFALO CREEK RESERVATION MapRef: MB 1791 Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Map Ref:MB 1791Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT147 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA								
3	.25Mi.	**224 MEDINA ST** **CHEEKTOWAGA, NY 14206-2556**	04/16/2026	$90,000	$60	1496	/3/2	1900	5,227 SF	
		APN: 143089 113.61-2-4 Document #: 2026071079 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT74 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA								
4	.3Mi.	**218 ALASKA ST** **CHEEKTOWAGA, NY 14206-2533**	03/30/2026	$165,000	$123	1332	/3/1	1920	10,454 SF	
		APN: 143089 113.61-3-12 Document #: 2026059068 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOTS74 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA								
5	.8Mi.	**180 BRIGHT ST** **CHEEKTOWAGA, NY 14206-2611**	02/17/2026	$244,900	$200	1222	/3/1	1950	11,326 SF	
		APN: 143089 113.63-2-15 Document #: 2026029128 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 71 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT71 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA								
6	.64Mi.	**108 CRISFIELD AVE** **CHEEKTOWAGA, NY 14206-1918**	01/28/2026	$220,000	$190	1152	/3/1	1960	5,663 SF	
		APN: 143089 113.78-3-1 Document #: 2026016581 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 72 Subdivision: BUFFALO CREEK RESERVATION MapRef: MB 1850 Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Map Ref:MB 1850Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT72 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA								
7	.81Mi.	**132 BRIGHT ST** **CHEEKTOWAGA, NY 14206-2611**	01/23/2026	$200,000	$236	847	/3/1	1948	6,098 SF	
		APN: 143089 113.71-2-3 Document #: 2026013995 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 71 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT71 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

8	.76Mi.	**97 CASS AVE** **CHEEKTOWAGA, NY 14206-1913**	01/12/2026	$100,000	$64	1557	/4/2	1900	7,405 SF

APN: 143089 113.71-8-15 Document #: 2026005902
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT71 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

9	.11Mi.	**155 CLAUDE DR** **CHEEKTOWAGA, NY 14206-2460**	12/03/2025	$215,000	$171	1252	/3/1	1962	5,663 SF

APN: 143089 112.68-4-19 Document #: 2025219446
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT75 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

10	.83Mi.	**76 WABASH AVE** **CHEEKTOWAGA, NY 14206-2639**	11/26/2025	$200,000	$133	1494	/2/1	1951	6,534 SF

APN: 143089 113.55-2-8 Document #: 2025216460
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Block: C Subdivision: ROZAN & GEMMEL TRACT Sec/Twnship/Range: T11R07 Abbreviated Description: Block:C Subdivision:ROZAN & GEMMEL TRACT Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT23 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

11	.71Mi.	**270 PARKER ST** **CHEEKTOWAGA, NY 14206-1938**	11/21/2025	$275,000	$205	1340	/4/1	1951	9,148 SF

APN: 143089 113.70-5-14 01 Document #: 2025213562
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: THE BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:THE BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT7 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

12	.28Mi.	**112 MEDINA ST** **CHEEKTOWAGA, NY 14206-2537**	11/17/2025	$252,500	$281	897	/3/1	1957	6,098 SF

APN: 143089 113.69-2-10 Document #: 2025209212
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 74 Subdivision: BUFFALO CREEK RESERVATION MapRef: DOC 1861 Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Map Ref:DOC 1861Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT74 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

13	1.05Mi.	**178 KENNEDY RD** **CHEEKTOWAGA, NY 14227-1214**	08/20/2025	$285,250	$160	1779	/3/1	1923	9,583 SF

APN: 143089 113.47-2-1 Document #: 2025151245
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T11R07 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T11R07 Abbreviated Description:PORTION LOT23 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

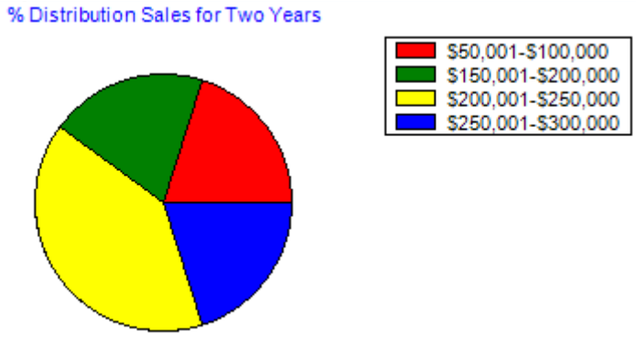
14	.97Mi.	**93 HELEN ST** **CHEEKTOWAGA, NY 14206-2618**	08/13/2025	$247,000	$199	1240	/2/1	1950	7,405 SF

APN: 143089 113.71-5-18 Document #: 2025146450
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 70 Subdivision: BUFFALO CREEK RESERVATION Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:BUFFALO CREEK RESERVATION Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT70 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

15	.68Mi.	**56 SHANLEY ST** **CHEEKTOWAGA, NY 14206-3326**	07/23/2025	$205,000	$246	832	/2/1	1955	6,970 SF

APN: 143089 123.35-8-1 Document #: 2025132411
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 161 Subdivision: MARSHALL LAND COMPANYS SURVEY Sec/Twnship/Range: T10R07 Abbreviated Description: Subdivision:MARSHALL LAND COMPANYS SURVEY Sec/Twnship/Range:T10R07 Abbreviated Description:PORTION LOT161 City/Muni/Twp:CHEEKTOWAGA City/Muni/Twp: CHEEKTOWAGA

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

OrderID: 97875756

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.	**61 CHARLES ST**		$154,667	$116,000	1,482	/4/1	1919	3,920 SF	
.02Mi.	**182 ROSSLER AVE**		$176,000	$132,000	1,260	/2/1	1927	10,890 SF	
.02Mi.	**186 ROSSLER AVE**		$182,667	$137,000	1,179	/3/1	1940	3,920 SF	
.02Mi.	**73 CHARLES ST**	**10/23/2025**	$160,000	$120,000	1,454	/2/1	1927	4,356 SF	
.02Mi.	**72 CHARLES ST**		$253,333	$190,000	1,904	/3/2	1989	4,356 SF	
.03Mi.	**180 ROSSLER AVE**	**10/14/2020**	$190,667	$143,000	1,596	/2/1	1902	3,920 SF	
.03Mi.	**202 ROSSLER AVE**		$185,333	$139,000	1,446	/3/1	1820	14,810 SF	
.03Mi.	**172 ROSSLER AVE**		$180,000	$135,000	1,704	/4/1	1900	11,761 SF	
.03Mi.	**79 CHARLES ST**		$162,667	$122,000	1,326	/2/1	1927	3,920 SF	
.04Mi.	**61 COLTON ST**	**04/15/2019**	$210,667	$158,000	1,192	/4/1	1955	5,663 SF	
.04Mi.	**65 COLTON ST**		$210,667	$158,000	1,388	/4/1	1955	5,663 SF	
.04Mi.	**57 COLTON ST**	**06/24/2016**	$213,333	$160,000	1,260	/4/1	1955	5,663 SF	
.04Mi.	**69 COLTON ST**		$185,333	$139,000	900	/3/1	1955	5,663 SF	
.04Mi.	**53 COLTON ST**	**09/13/2019**	$205,333	$154,000	1,154	/4/1	1956	5,663 SF	
.04Mi.	**208 ROSSLER AVE**	**11/23/2021**	$193,333	$145,000	1,191	/3/2	1877	7,405 SF	
.05Mi.	**85 CHARLES ST**		$141,333	$106,000	940	/3/1	1920	3,920 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	40.7 years old	Households:	9,824
Median Household Income:	$46,951	Households w/Family:	49%
Household Income Per Capita:	$27,429	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Cheektowaga-Sloan Union Free School District	Students:	1,334
Number of Schools:	4	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.13Mi.	**John F Kennedy Middle School** Number of Students: 299 Student-Teacher Ratio: 9.4	B-	Public	6 - 8
0.83Mi.	**Woodrow Wilson Elementary School** Number of Students: 284 Student-Teacher Ratio: 12.72	B-	Public	3 - 5
0.88Mi.	**Theodore Roosevelt School** Number of Students: 312 Student-Teacher Ratio: 12.48	NA	Public	PK - 2
1.13Mi.	**John F Kennedy Senior High School** Number of Students: 353 Student-Teacher Ratio: 10.13 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **61 CHARLES ST, CHEEKTOWAGA, NY 14206-2401** 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	142%	NOTABLY HIGHER
BURGLARY	141%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	70%	NOTABLY LOWER
MURDER	126%	HIGHER
OVERALL	135%	NOTABLY HIGHER

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

OrderID: 97875756

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