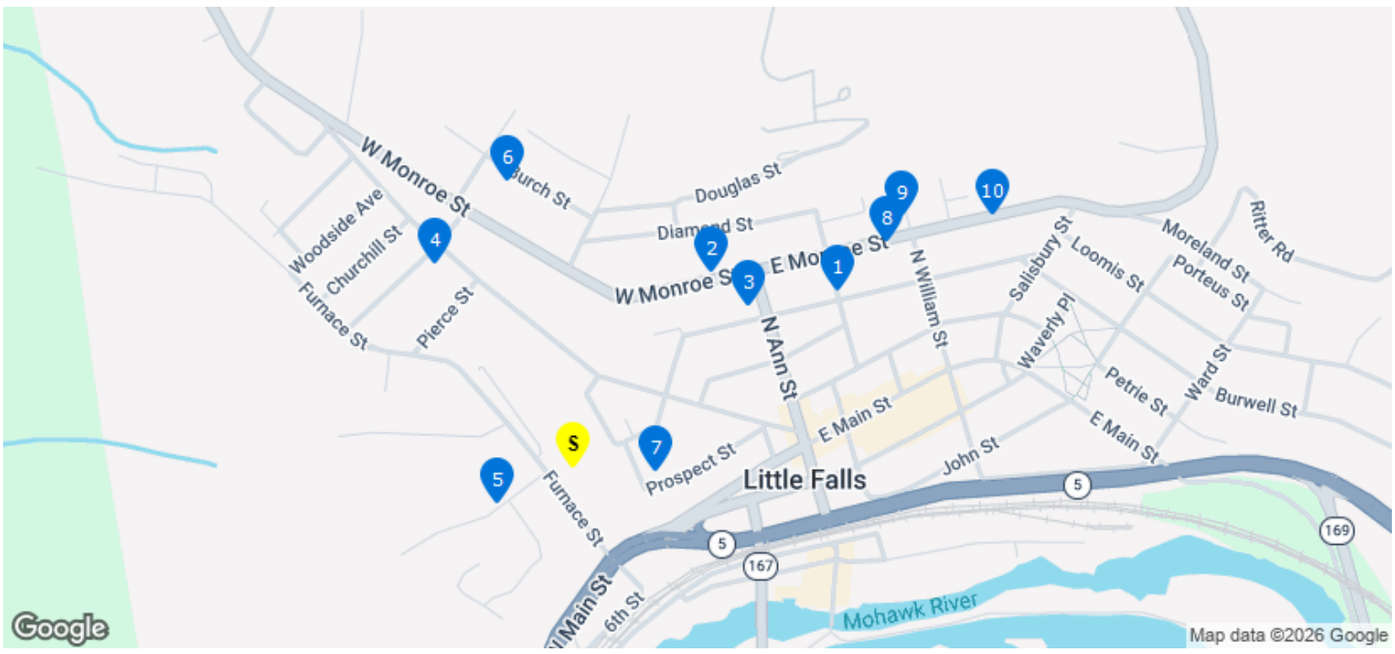
ICE SiteX Report

OrderID: 98775311

SiteX Property Information Report



Subject Property Location

65 FURNACE ST, LITTLE FALLS, NY 13365-1844

County:	**HERKIMER NY**	Census Tract:	0107.01
Property Use:	Duplex (2 units, any combination)	Zoning:	R2
Parcel Number:	210900 114.68-2-24	Thomas Bros Pg-Grid:	

Valuation

Value:	**$128,000**	FSD:	42	Common Confidence Score:	16
Value Range:	$74,240 - $181,760	ICE Confidence Score:	58		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	210900
Assd Land Value:	$850	Market Land Value:	$7,727	Tax Year:	2024
Assd Improvement:	$12,400	Market Improvment Value:	$112,728	Total Taxable Value:	$2,627
Total Assessed Value:	$13,250	Total Assessor Market Value:	$120,455	Delinquent Year:	
				Tax Account ID:	190839
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24.000 Block: 2 Section: 114.68 District: 210900

Abbreviated Description:	LOT:24.000 BLK:2 SEC:114.68 DIST:210900 CITY:LITTLE FALLS
City/Muni/Twp:	LITTLE FALLS

Property Characteristics

Lot Size:		Bedrooms:	6	Pool:	
Building Area:	2449 SF	Baths:	2	Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Composition/Composite
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	2.5+B	Number of Cars:		A/C:	
Style:	Traditional / Old	Basement:	Full Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/03/2023	Sales Price:	$88,467
Document #:	RP2023-3448 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	10/23/2020	Loan Amount:	N/A
Document #:	2020-4754 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/15/2020		
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: LITTLE FALLS

Prior Transfer

Recording Date:	10/23/2020	Sales Price:	$90,500
Document #:	2020-4753 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/15/2020		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: LITTLE FALLS

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Prior Transfer

Recording Date:	04/02/2015	Sales Price:	$21,000
Document #:	BK-PG 0000001560-0000000926	Type of Sale:	Lender Sold
Contract Date:	03/16/2015		
Document Type:	Deed		

Legal Description:
District: 210900
City/Muni/Twp: LITTLE FALLS

Prior Transfer

Recording Date:	02/12/2014	Sales Price:	$118,551
Document #:	BK-PG 0000001520-0000000323	Type of Sale:	Lender Owned
Contract Date:	01/21/2014		
Document Type:	Deed		

Legal Description:
District: 210900
City/Muni/Twp: LITTLE FALLS

Prior Transfer

Recording Date:	04/29/2005	Sales Price:	$61,750
Document #:	BK-PG 0000001097-0000000022	Type of Sale:	Arms-Length Transfer
Contract Date:	04/27/2005		
Document Type:	Deed		

Legal Description:
District: 210900
City/Muni/Twp: LITTLE FALLS

Prior Transfer

Recording Date:	10/31/1997	Sales Price:	$65,500
Document #:	BK-PG 846-286	Type of Sale:	Arms-Length Transfer
Contract Date:	10/30/1997		
Document Type:	Deed		

Legal Description:
District: 210900
Abbreviated Description: CREATION DATE: 971204; UPDATE DATE: 980630
City/Muni/Twp: LITTLE FALLS

Area Sales Analysis

Total Area Sales	$1,258,800	Median # of Bedrooms	6
Median Lot Size	6,350 SF	Median # of Baths	2
Median Living Area	2,487 SF	Median Year Built	1890
Price Range - 2 Yrs	$65,000 to $199,000	Age Range	106 years to 156 years
Median Value	$124,000	Median Age	136.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**92 FURNACE ST** **LITTLE FALLS, NY 13365-1827**	10/07/2026	$35,000	$34	1044	/2/1	1900	140 SF	
		APN: 210900 114.67-1-19 Document #: RP2026-4631 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS								
2	.09Mi.	**87 PROSPECT ST** **LITTLE FALLS, NY 13365-1321**	05/22/2025	$100,000	$71	1400	/3/1	1900	2,160 SF	
		APN: 210900 114.68-2-77 Document #: RP2025-1938 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS								
3	.11Mi.	**28 KING ST** **LITTLE FALLS, NY 13365-1810**	05/07/2025	$143,000	$64	2220	/5/2	1889	36,600 SF	
		APN: 210900 114.67-1-50 Document #: RP2025-1701 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS								
4	.13Mi.	**97 W GANSEVOORT ST** **LITTLE FALLS, NY 13365-1348**	09/04/2025	$192,000	$97	1976	/4/2	1890	3,230 SF	
		APN: 210900 114.68-4-44 Document #: RP2025-3716 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS								
5	.23Mi.	**3 PIERCE ST** **LITTLE FALLS, NY 13365-1314**	08/06/2025	$55,000	$25	2160	/7/3	1900	3,213 SF	
		APN: 210900 114.59-5-1 Document #: RP2025-3191 Document Type: Deed Price Code: A Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS								
6	.27Mi.	**13 LEWIS ST** **LITTLE FALLS, NY 13365-1216**	09/18/2025	$135,000	$124	1092	/3/1	1928	2,346 SF	
		APN: 210900 114.60-4-8 Document #: RP2025-3977 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS								
7	.34Mi.	**170 W MONROE ST** **LITTLE FALLS, NY 13365-1241**	04/17/2025	$35,000	$25	1412	/3/1	1880	4,455 SF	
		APN: 210900 114.60-1-66 Document #: RP2025-1409 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS								
8	.34Mi.	**510 GARDEN ST** **LITTLE FALLS, NY 13365-1406**	01/13/2025	$167,500	$109	1532	/3/1	1940	7,998 SF	
		APN: 210900 114.68-6-12 Document #: RP2025-153								

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

9	.36Mi.	**45 LEWIS ST** **LITTLE FALLS, NY 13365-1237**	08/28/2025	$82,000	$87	940	/3/1	1900	8,112 SF	

APN: 210900 114.60-2-6 Document #: RP2025-3633
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS

10	.4Mi.	**30 SHERMAN ST** **LITTLE FALLS, NY 13365-1103**	07/21/2025	$105,000	$118	888	/2/2	1940	2,272 SF	

APN: 210900 114.60-1-30 Document #: RP2025-2911
Document Type: Executor's Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS

11	.4Mi.	**245 CHURCH ST** **LITTLE FALLS, NY 13365-1135**	03/10/2025	$220,000	$94	2352	/4/1	1890	8,880 SF	

APN: 210900 114.59-4-16 Document #: RP2025-885
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS

12	.5Mi.	**558 E MONROE ST** **LITTLE FALLS, NY 13365-1233**	03/10/2025	$79,900	$35	2314	/4/2	1870	4,980 SF	

APN: 210900 114.60-2-70 Document #: RP2025-891
Document Type: Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS

13	.55Mi.	**85 FLINT AVE** **LITTLE FALLS, NY 13365-1908**	01/02/2025	$15,000	$11	1320	/3/1	1902	3,600 SF	

APN: 210900 114.76-2-81 Document #: RP2025-11
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS

14	.56Mi.	**345 S WILLIAM ST** **LITTLE FALLS, NY 13365-2006**	01/07/2025	$52,000	$30	1757	/3/1	1920	4,953 SF	V

APN: 210900 115.61-1-33 Document #: RP2025-83
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS

15	.57Mi.	**590-592 E GANSEVOORT ST** **LITTLE FALLS, NY 13365-1540**	03/24/2025	$190,000	$52	3653	/6/2	1870	5,640 SF	

APN: 210900 115.53-1-51 Document #: RP2025-1083
Document Type: Executor's Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS

16	.6Mi.	**312 W MONROE ST** **LITTLE FALLS, NY 13365-1119**	03/05/2025	$96,000	$65	1467	/4/1	1946	19,089 SF	

APN: 210900 114.59-2-5 Document #: RP2025-827
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS

17	.65Mi.	**628 E GANSEVOORT ST** **LITTLE FALLS, NY 13365-1561**	04/01/2025	$172,000	$95	1812	/4/1	1860	4,800 SF	

APN: 210900 115.53-1-59 Document #: RP2025-1179
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS

18	.68Mi.	**354 W MONROE ST** **LITTLE FALLS, NY 13365-1140**	02/04/2025	$27,500	$41	675	/2/1	1925	2,400 SF	

APN: 210900 114.51-1-43 Document #: RP2025-436
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS

19	.7Mi.	**775 E MAIN ST** **LITTLE FALLS, NY 13365-1654**	02/26/2025	$81,500	$38	2162	/5/1	1886	4,800 SF	

APN: 210900 115.61-1-41 Document #: RP2025-746
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS

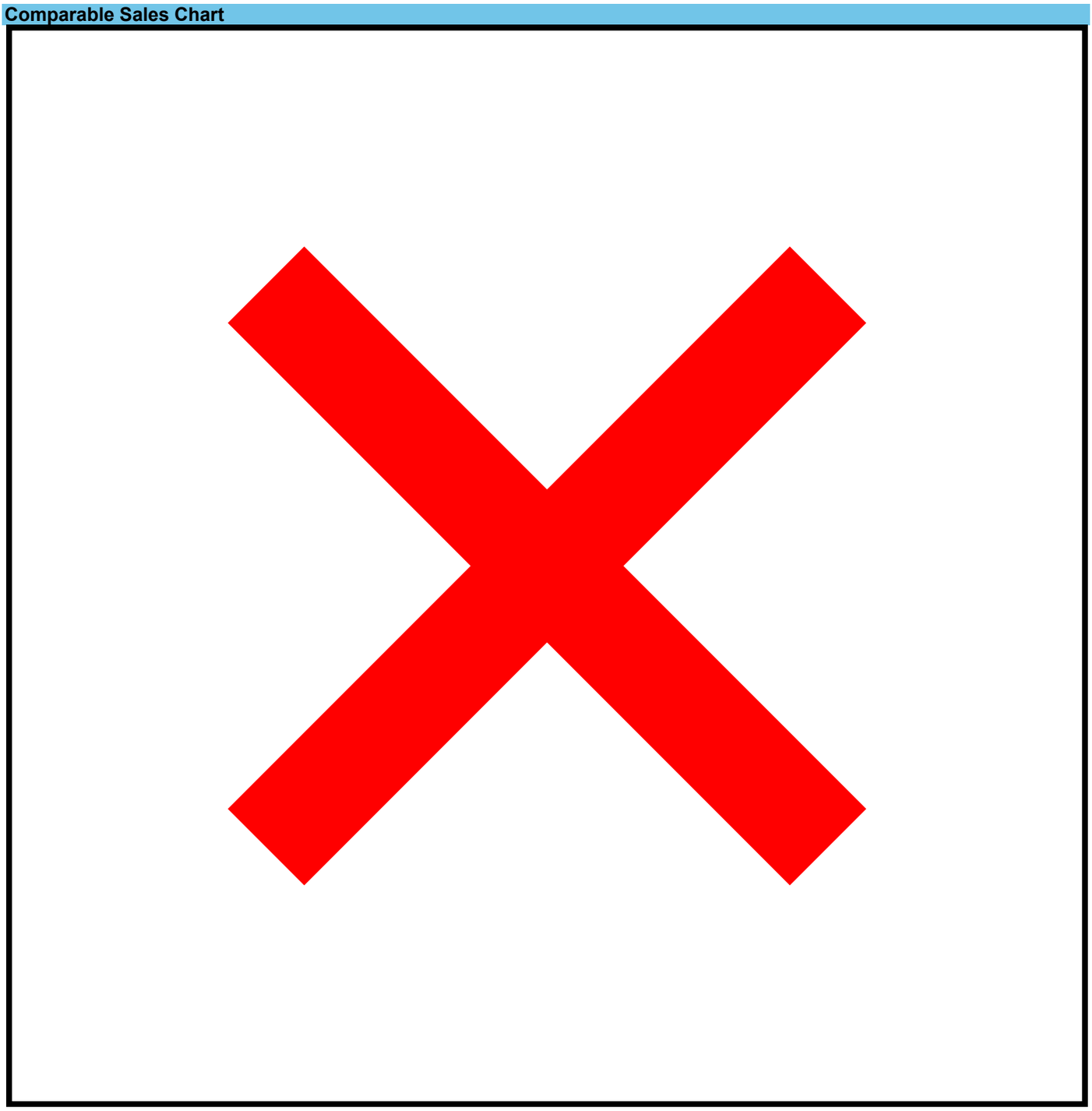
20	.71Mi.	**463 W MAIN ST** **LITTLE FALLS, NY 13365-1815**	03/11/2025	$95,000			//		11,760 SF	

APN: 210900 114.83-1-21 Document #: RP2025-905
Document Type: Warranty Deed Price Code: A
Land Use: Store/Office (mixed use)
Legal: Abbreviated Description: City/Muni/Twp:LITTLE FALLS City/Muni/Twp: LITTLE FALLS

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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.	**65 FURNACE ST**	**10/23/2020**	$120,455	$13,250	2,449	/6/2	1910	8,800 SF	
.01Mi.	**63 FURNACE ST**		$96,364	$10,600	1,672	/4/2	1919	6,000 SF	
.01Mi.	**69 FURNACE ST**		$77,273	$8,500	1,804	/5/2	1900	5,400 SF	
.02Mi.	**59 FURNACE ST**		$87,273	$9,600	1,770	/4/2	1890	5,000 SF	
.02Mi.	**71-3 FURNACE ST**		$97,727	$10,750	3,000	/6/2	1870	9,200 SF	
.02Mi.	**57 FURNACE ST**	**06/09/2014**	$76,818	$8,450	1,521	/3/2	1890	5,000 SF	
.02Mi.	**75 FURNACE ST**	**03/03/2022**	$93,636	$10,300	2,112	/5/2	1900	5,600 SF	
.03Mi.	**53 FURNACE ST**	**06/20/2018**	$54,545	$6,000	2,322	/5/2	1865	10,000 SF	
.05Mi.	**68 FURNACE ST**	**08/15/2019**	$121,818	$13,400	3,288	/3/3	1900	6,975 SF	
.05Mi.	**72 FURNACE ST**		$117,273	$12,900	1,684	/4/2	1900	8,299 SF	
.05Mi.	**7 KING ST**	**05/27/2021**	$53,636	$5,900	1,936	/4/2	1889	1,740 SF	
.06Mi.	**43 FURNACE ST**		$109,091	$12,000	1,912	/3/2	1920	5,500 SF	
.06Mi.	**11 KING ST**		$46,818	$5,150	1,568	/4/2		1,500 SF	
.06Mi.	**14 KING ST**	**11/25/2015**	$65,455	$7,200	2,328	/4/2	1900	4,410 SF	
.07Mi.	**86 FURNACE ST**		$104,091	$11,450	1,840	/4/2	1900	9,264 SF	
.07Mi.	**135 PROSPECT ST**	**01/28/2021**	$105,909	$11,650	2,110	/6/2	1900	13,000 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	41.8 years old	Households:	3,735
Median Household Income:	$66,175	Households w/Family:	62%
Household Income Per Capita:	$33,468	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Little Falls City School District	Students:	1,038
Number of Schools:	3	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.12Mi.	**Little Falls High School** Number of Students: 331 Student-Teacher Ratio: 10.59 Advanced Placement: Yes	C	Public	9 - 12
0.72Mi.	**Benton Hall Academy** Number of Students: 441 Student-Teacher Ratio: 11.08	C+	Public	PK - 5
1.13Mi.	**Little Falls Middle School** Number of Students: 233 Student-Teacher Ratio: 8.68	C	Public	6 - 8

Flood Report

The Subject Property of **65 FURNACE ST, LITTLE FALLS, NY 13365-1844** 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	103%	SIMILAR
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	109%	SIMILAR
MURDER	143%	NOTABLY HIGHER
OVERALL	120%	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

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