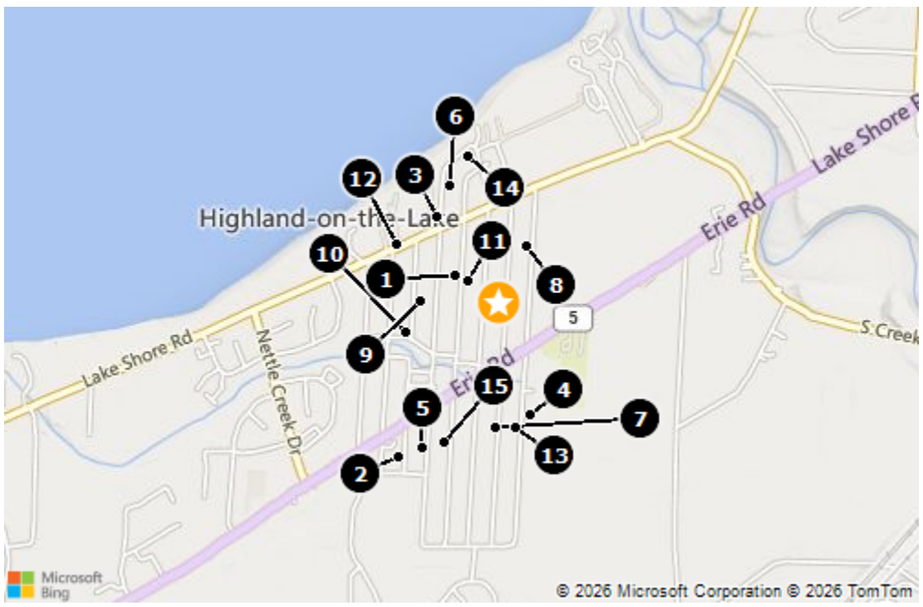
ICE SiteX Report

OrderID: 98692452

SiteX Property Information Report



Subject Property Location

6688 PUTNAM DR, DERBY, NY 14047-9728

County:	**ERIE NY**	Census Tract:	360290154.012004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	144489 192.20-4-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$181,000**	FSD:	17	Common Confidence Score:	47
Value Range:	$150,230 - $211,770	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	144401
Assd Land Value:	$20,200	Market Land Value:	$41,234	Tax Year:	2025
Assd Improvement:	$42,800	Market Improvment Value:	$87,366	Total Taxable Value:	$2,130
Total Assessed Value:	$63,000	Total Assessor Market Value:	$128,600	Delinquent Year:	
				Tax Account ID:	001-0707000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1.000 Block: 4 Section: 192.200 District: 144489
Abbreviated Description: HOL 1542 1364TO1367 140 X 12O
City/Muni/Twp: EVANS (TOV)

Property Characteristics

Lot Size:	16,800 SF	Bedrooms:	3	Pool:	
Building Area:	748 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Composition
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:	Ranch	Basement:	No	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/28/2021	Loan Amount:	N/A
Document #:	2021103526 BK-PG 13997-6679	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T09R09
Abbreviated Description: PORTION LOT51
City/Muni/Twp: EVANS

Mortgage Record

Recording Date:	03/16/2018	Loan Amount:	N/A
Document #:	2018051305 BK-PG 13848-9353	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 51 Subdivision: THE HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T09R9
Abbreviated Description: PART LOT 51
City/Muni/Twp: EVANS

Prior Transfer

Recording Date:	11/10/2016	Sales Price:	$72,856
Document #:	2016235480 BK-PG 13757-8169	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	03/14/2016	Sales Price:	$74,200
Document #:	2016051715 BK-PG 11293-3959	Type of Sale:	Full Amount on Deed
Contract Date:	02/01/2016		
Document Type:			

Legal Description:
Lot: 1364-1367 Subdivision: HOLLAND LADN COMPANYS SURVEY Sec/Twnship/Range: T09R09
City/Muni/Twp: EVANS

Prior Transfer

Recording Date:	03/14/2016	Sales Price:	$74,200
Document #:	BK-PG 11293 -3959	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1.000 Block: 4 Section: 192.200 District: 144489
Abbreviated Description: HOL 1542 1364TO1367 140 X 12O
City/Muni/Twp: EVANS (TOV)

Area Sales Analysis

Total Area Sales	$2,731,550	Median # of Bedrooms	3
Median Lot Size	8,400 SF	Median # of Baths	1
Median Living Area	1,116 SF	Median Year Built	1950
Price Range - 2 Yrs	$15,000 to $565,000	Age Range	49 years to 85 years
Median Value	$151,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**6658 WELLINGTON DR** **DERBY, NY 14047-9779**	08/06/2026	$130,000	$135	960	/2/1	1961	8,400 SF	
		APN: 144489 192.16-5-35 Document #: 2026144842 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1542 Sec/Twnship/Range: T09R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1542Sec/Twnship/Range:T09R09 Abbreviated Description:PORITON LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS								
2	.44Mi.	**6884 WAYNE DR** **DERBY, NY 14047-9651**	07/31/2026	$15,000	$14	1024	/3/1	1952	10,800 SF	
		APN: 144489 206.08-1-3 Document #: 2026141225 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1180&1542 Sec/Twnship/Range: T9R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1180&1542Sec/Twnship/Range:T9R09 Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS								
3	.26Mi.	**6584 HAMILTON DR** **DERBY, NY 14047-9650**	06/29/2026	$115,050	$97	1186	/2/1	1947	6,670 SF	
		APN: 144489 192.16-1-3 Document #: 2026118176 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MBB 1542 Sec/Twnship/Range: T09R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MBB 1542Sec/Twnship/Range:T09R09 Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS								
4	.29Mi.	**6855 REVERE DR** **DERBY, NY 14047-9522**	06/11/2026	$180,000	$200	900	/2/1	1958	14,220 SF	
		APN: 144489 192.20-6-18 Document #: 2026107060 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: HIGHLAND ON THE LAKE MapRef: MB 1542 Sec/Twnship/Range: T09R09 Abbreviated Description: Subdivision:HIGHLAND ON THE LAKE Map Ref:MB 1542Sec/Twnship/Range:T09R09 Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS								
5	.39Mi.	**6886 HAMILTON DR** **DERBY, NY 14047-9517**	06/08/2026	$269,500	$246	1092	/3/1	1976	7,200 SF	
		APN: 144489 206.08-2-4 Document #: 2026103915 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1180&1542 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1180&1542Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS								
6	.3Mi.	**6551 HAMILTON DR** **DERBY, NY 14047-9650**	04/06/2026	$80,000	$69	1150	/4/1	1947	6,095 SF	Yes
		APN: 144489 192.16-1-34 Document #: 2026062280 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1542 Sec/Twnship/Range: T09R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1542Sec/Twnship/Range:T09R09 Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS								
7	.3Mi.	**6868 PUTNAM DR** **DERBY, NY 14047-9300**	03/24/2026	$250,000	$224	1116	/3/1	1977	7,200 SF	
		APN: 144489 192.20-7-9 Document #: 2026053895 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: THE HOLLAND LAND COMPANYS SURVEY MapRef: MB 1180 Sec/Twnship/Range: T09R09 Abbreviated Description: Subdivision:THE HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1180Sec/Twnship/Range:T09R09 Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS								
8	.15Mi.	**6614 REVERE DR** **DERBY, NY 14047-9730**	03/03/2026	$151,000	$156	966	/2/1	1949	4,200 SF	
		APN: 144489 192.16-3-31 Document #: 2026038180 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1542 Sec/Twnship/Range: T09R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1542Sec/Twnship/Range:T09R09 Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS								
9	.19Mi.	**6689 WAYNE DR** **DERBY, NY 14047-9737**	01/13/2026	$231,000	$181	1276	/3/2	1971	8,400 SF	
		APN: 144489 192.20-3-43 Document #: 2026006844								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 1542 Sec/Twnship/Range: T09R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 1542Sec/Twnship/Range:T09R09 Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS

10	.23Mi.	**6736 WAYNE DR** **DERBY, NY 14047-9737**	01/12/2026	$206,000	$147	1400	/4/1	1949	12,600 SF	

APN: 144489 192.20-2-7 Document #: 2026005931
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T09R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T09R09 Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVEANS City/Muni/Twp: EVEANS

11	.09Mi.	**6665 WELLINGTON DR** **DERBY, NY 14047-9779**	12/16/2025	$165,000	$159	1035	/3/1	1941	8,400 SF	

APN: 144489 192.16-4-2 Document #: 2025228771
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS

12	.32Mi.	**6634 LAKE SHORE RD** **DERBY, NY 14047-9530**	12/15/2025	$565,000	$215	2625	/3/1	1950	100,188 SF	Yes

APN: 144489 192.15-1-19.12 Document #: 2025227402
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T09R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T09R09 Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS

13	.3Mi.	**6870 REVERE DR** **DERBY, NY 14047-9522**	11/18/2025	$112,500	$134	836	/2/1	1946	7,200 SF	

APN: 144489 192.20-6-25 Document #: 2025210399
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T09R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T09R09 Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS

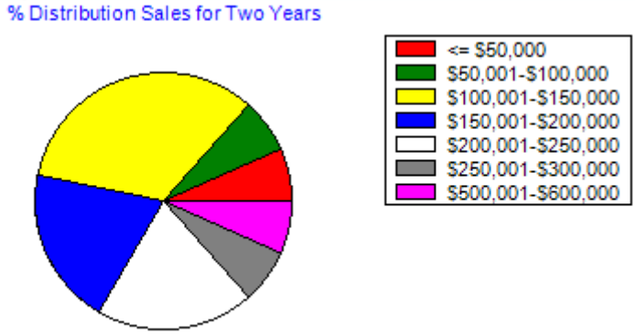
14	.35Mi.	**6505 HAMILTON DR** **DERBY, NY 14047-9650**	11/17/2025	$115,000	$70	1626	/3/1	1950	8,050 SF	

APN: 144489 192.16-1-27 Document #: 2025209506
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: DOC 1180 Sec/Twnship/Range: T09R08 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:DOC 1180Sec/Twnship/Range:T09R08 Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS

15	.36Mi.	**6880 WELLINGTON DR** **DERBY, NY 14047-9405**	10/28/2025	$146,500	$92	1590	/3/1	1947	14,400 SF	

APN: 144489 206.08-3-3 Document #: 2025195855
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: HOLLAND LAND COMPANYS SURVEY Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Abbreviated Description:PORTION LOT51 City/Muni/Twp:EVANS City/Muni/Twp: EVANS

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.

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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.	**6688 PUTNAM DR**	**03/14/2016**	$128,600	$63,000	748	/3/1	1940	16,800 SF	
.02Mi.	**6685 SCHUYLER DR**		$181,600	$89,000	1,512	/3/1	1940	11,400 SF	
.02Mi.	**6678 PUTNAM DR**		$191,800	$94,000	1,764	/2/1	1958	8,400 SF	
.03Mi.	**6683 PUTNAM DR**		$159,200	$78,000	1,458	/3/1	1936	8,400 SF	
.03Mi.	**6671 SCHUYLER DR**		$159,200	$78,000	1,092	/3/1	1957	8,400 SF	
.03Mi.	**6691 PUTNAM DR**		$293,900	$144,000	2,204	/3/1	1996	16,800 SF	
.04Mi.	**6672 PUTNAM DR**	**10/01/2014**	$102,000	$50,000	620	/2/1	1937	12,600 SF	
.04Mi.	**6708 PUTNAM DR**		$153,100	$75,000	1,137	/3/1	1956	12,600 SF	
.05Mi.	**6663 SCHUYLER DR**	**05/28/2025**	$193,900	$95,000	1,349	/3/1	1971	8,400 SF	
.05Mi.	**6705 PUTNAM DR**		$102,000	$50,000	637	/2/1	1943	8,400 SF	
.05Mi.	**6656 PUTNAM DR**	**09/01/2017**	$246,900	$121,000	1,664	/3/1	1988	10,560 SF	
.05Mi.	**6668 REVERE DR**		$126,500	$62,000	1,824	/3/3	1941	16,800 SF	
.06Mi.	**6686 REVERE DR**	**06/26/2013**	$102,000	$50,000	780	/1/1	1918	10,560 SF	
.06Mi.	**6665 PUTNAM DR**	**03/05/2025**	$265,300	$130,000	2,272	/4/1	1958	6,360 SF	
.06Mi.	**6711 PUTNAM DR**		$132,700	$65,000	920	/2/1	1936	8,400 SF	
.06Mi.	**6738 PUTNAM DR**	**12/18/2014**	$77,600	$38,000	920	/1/1	1942	12,600 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	52.0 years old	Households:	2,684
Median Household Income:	$77,821	Households w/Family:	62%
Household Income Per Capita:	$39,916	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Evans-Brant Central School District (Lake Shore)	Students:	2,108
Number of Schools:	5	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.31Mi.	**William G Houston Middle School**	C+	Public	6 - 8
Number of Students: 459 Student-Teacher Ratio: 8.95				
0.22Mi.	**Highland Elementary School**	B	Public	KG - 5
Number of Students: 344 Student-Teacher Ratio: 10.4				
4.96Mi.	**Lake Shore Senior High School**	B-	Public	9 - 12
Number of Students: 665 Student-Teacher Ratio: 10.56 Advanced Placement: Yes				

Flood Report

The Subject Property of **6688 PUTNAM DR, DERBY, NY 14047-9728** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	58%	NOTABLY LOWER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	70%	NOTABLY LOWER
OVERALL	69%	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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ICE SiteX Report

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