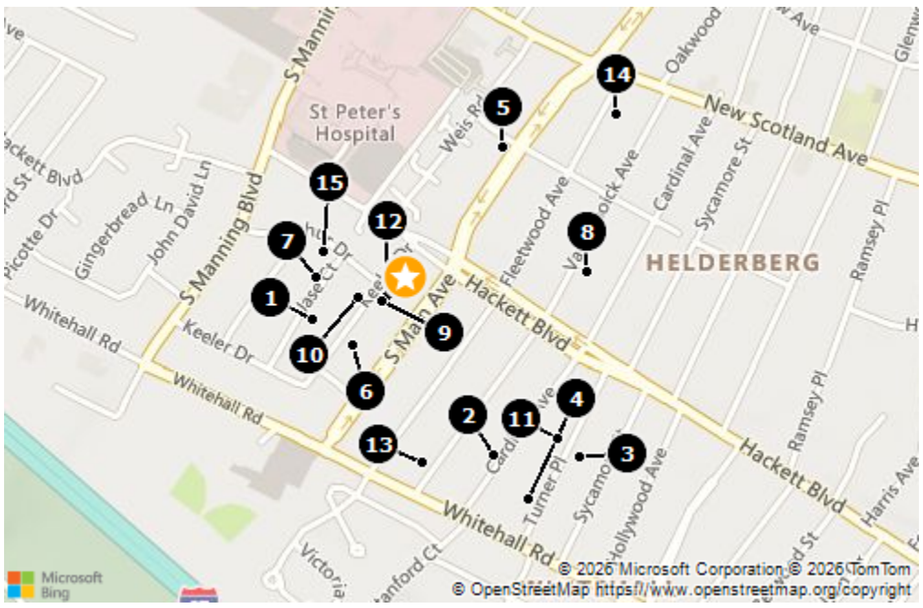
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

70 KEELER DR, ALBANY, NY 12208-1927

County:	**ALBANY NY**	Census Tract:	360010018.041013
Property Use:	Single Family Residential	Zoning:	R1B
Parcel Number:	010100 75.33-2-31	Thomas Bros Pg-Grid:	

Valuation

Value:	**$237,000**	FSD:	14	Common Confidence Score:	53
Value Range:	$203,820 - $270,180	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	010100
Assd Land Value:	$39,600	Market Land Value:	$41,250	Tax Year:	2025
Assd Improvement:	$158,400	Market Improvment Value:	$165,000	Total Taxable Value:	
Total Assessed Value:	$198,000	Total Assessor Market Value:	$206,250	Delinquent Year:	
				Tax Account ID:	07503300020310000000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 31.000 Block: 2 Section: 75.33 District: 010100
Abbreviated Description: 1 WOOD-COMP & 1 CAR CON GAR BON EX 1600416
City/Muni/Twp: ALBANY

Property Characteristics

Lot Size:	6,292 SF	Bedrooms:	2	Pool:	
Building Area:	912 SF	Baths:	1	Fireplace:	
Year Built:	1948	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/01/2015	Sales Price:	$128,790
Document #:	R2015-1805 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/11/2015		
Document Type:			

Legal Description:
Lot: 52 Subdivision: ARTHUR PARK HOMES INC PROPERTY SUBDIVISION Map Ref: MAP2583 DR143
City/Muni/Twp: ALBANY

Prior Transfer

Recording Date:	04/08/2015	Sales Price:	$102,000
Document #:	11811666 BK-PG 5383-0456	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/26/2006	Sales Price:	$127,500
Document #:	9860634 BK-PG 2870-0084	Type of Sale:	Full Amount on Deed
Contract Date:	12/21/2006		
Document Type:			

Legal Description:
Lot: 52 Subdivision: ARTHUR PARK HOMES INC PROPERTY SUBDIVISION Map Ref: MAP2583 MB143
City/Muni/Twp: CITY OF ALBANY

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Prior Transfer

Recording Date:	05/01/2002	Sales Price:	$78,000
Document #:	BK-PG 0000002708-0000000300	Type of Sale:	Full Amount on Deed
Contract Date:	04/25/2002		
Document Type:			

Legal Description:
District: 010100
City/Muni/Twp: ALBANY

Prior Transfer

Recording Date:	01/03/1997	Sales Price:	$75,900
Document #:	BK-PG 2571- 805	Type of Sale:	Full Amount on Deed
Contract Date:	12/23/1996		
Document Type:			

Legal Description:
District: 010100
Abbreviated Description: CREATION DATE: 970312; UPDATE DATE: 980324
City/Muni/Twp: ALBANY

Prior Transfer

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

Legal Description:
Lot: 31.000 Block: 2 Section: 75.33 District: 010100
Abbreviated Description: 1 WOOD-COMP & 1 CAR CON GAR BON EX 1600416
City/Muni/Twp: ALBANY

Area Sales Analysis

Total Area Sales	$4,076,000	Median # of Bedrooms	3
Median Lot Size	5,805 SF	Median # of Baths	1
Median Living Area	1,273 SF	Median Year Built	1940
Price Range - 2 Yrs	$175,000 to $375,000	Age Range	73 years to 97 years
Median Value	$275,000	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**12 JASE CT** **ALBANY, NY 12208-1911**	09/22/2026	$267,000	$229	1162	/3/1	1950	6,084 SF	
		APN: 010100 75.32-1-67 Document #: R2026-17948 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 120 Subdivision: ARTHUR PARK HOMES INC PROPERTY SUBDIVISION Abbreviated Description: Lot:120 Subdivision:ARTHUR PARK HOMES INC PROPERTY SUBDIVISION City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
2	.23Mi.	**138 CARDINAL AVE** **ALBANY, NY 12209-1106**	09/17/2026	$349,000	$208	1672	/4/1	1937	5,000 SF	
		APN: 010100 75.41-2-31 Document #: R2026-17651 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: NEW SCOTLAND AVENUE ESTATES EXTENSION Abbreviated Description: Subdivision:NEW SCOTLAND AVENUE ESTATES EXTENSION City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
3	.3Mi.	**21 TURNER PL** **ALBANY, NY 12209-1123**	09/02/2026	$285,000	$184	1548	/4/1	1935	5,500 SF	
		APN: 010100 75.42-1-9 Document #: R2026-16669 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 84 Subdivision: WHITEHALL GARDENS SECTION 2 Abbreviated Description: Lot:84 Subdivision:WHITEHALL GARDENS SECTION 2 City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
4	.3Mi.	**6 TURNER PL** **ALBANY, NY 12209-1124**	09/02/2026	$200,000	$125	1596	/3/1	1940	5,805 SF	
		APN: 010100 75.41-3-33 Document #: R2026-16761 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 111 Section: S Subdivision: WHITEHALL GARDENS Abbreviated Description: Lot:111 Subdivision:WHITEHALL GARDENS Abbreviated Description:FIRST WARD City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
5	.2Mi.	**279 S MAIN AVE** **ALBANY, NY 12208-2316**	09/01/2026	$375,000	$202	1852	/3/1	1933	8,100 SF	
		APN: 010100 75.25-1-28 Document #: R2026-16644 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Subdivision: NEW SCOTLAND AVE ESTATES ANNEX MapRef: MB 2237 PG 163 Abbreviated Description: Lot:16 Subdivision:NEW SCOTLAND AVE ESTATES ANNEX Map Ref:MB 2237 PG 163City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
6	.1Mi.	**48 KEELER DR** **ALBANY, NY 12208-1927**	06/09/2026	$250,000	$231	1080	/2/1	1938	6,250 SF	
		APN: 010100 75.33-2-42 Document #: R2026-10706 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 41 Subdivision: ARTHUR PARK HOMES INC PROPERTY SUBDIVISION MapRef: MAP 2583 DR 143 Abbreviated Description: Lot:41 Subdivision:ARTHUR PARK HOMES INC PROPERTY SUBDIVISION Map Ref:MAP 2583 DR 143City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
7	.11Mi.	**21 JASE CT** **ALBANY, NY 12208-1910**	05/28/2026	$254,000	$225	1125	/3/1	1953	5,800 SF	
		APN: 010100 75.32-1-61 Document #: R2026-9965 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 100 Subdivision: ARTHUR PARK HOMES INC PROPERTY SUBDIVISION MapRef: MAP 2583 DR 143 Abbreviated Description: Lot:100 Subdivision:ARTHUR PARK HOMES INC PROPERTY SUBDIVISION Map Ref:MAP 2583 DR 143City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
8	.22Mi.	**59 VAN SCHOICK AVE** **ALBANY, NY 12208-2314**	04/16/2026	$345,000	$230	1496	/3/2	1938	5,000 SF	
		APN: 010100 75.34-1-12 Document #: R2026-7266 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 146 Subdivision: MAP OF LAND CALLED NEW SCOTLAND AVE ESTATES BELONG Abbreviated Description: Lot:146 Subdivision:MAP OF LAND CALLED NEW SCOTLAND AVE ESTATES BELONG Abbreviated Description:SIXTEENTH WARD City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY

9	.04Mi.	**62 KEELER DR** **ALBANY, NY 12208-1927**	04/16/2026	$275,000	$244	1125	/3/1	1950	6,250 SF

APN: 010100 75.33-2-35 Document #: R2026-7327
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: ARTHUR PARK HOMES INC PROPERTY SUBDIVISION MapRef: MAP 2583 DR 143 Abbreviated Description: Lot:48 Subdivision:ARTHUR PARK HOMES INC PROPERTY SUBDIVISION Map Ref:MAP 2583 DR 143City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY

10	.06Mi.	**57 KEELER DR** **ALBANY, NY 12208-1925**	03/31/2026	$247,000	$239	1033	/2/1	1950	5,850 SF

APN: 010100 75.33-2-26 Document #: R2026-6092
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 131 Subdivision: ARTHUR PARK HOMES INC PROPERTY SUBDIVISION MapRef: MAP 2583 DR 143 Abbreviated Description: Lot:131 Subdivision:ARTHUR PARK HOMES INC PROPERTY SUBDIVISION Map Ref:MAP 2583 DR 143City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY

11	.26Mi.	**24 TURNER PL** **ALBANY, NY 12209-1124**	03/06/2026	$175,000	$74	2354	/3/1	1939	5,700 SF

APN: 010100 75.41-3-42 Document #: R2026-4603
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 102 Section: 2 Subdivision: WHITEHALL GARDENS Abbreviated Description: Lot:102 Section:2 Subdivision:WHITEHALL GARDENS Abbreviated Description:FIRST WARD City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY

12	.03Mi.	**64 KEELER DR** **ALBANY, NY 12208-1927**	02/18/2026	$280,000	$261	1069	/2/1	1950	6,250 SF

APN: 010100 75.33-2-34 Document #: R2026-3332
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: ARTHUR PARK HOMES INC PROPERTY SUBDIVISION MapRef: MAP 2583 DR 143 Abbreviated Description: Lot:49 Subdivision:ARTHUR PARK HOMES INC PROPERTY SUBDIVISION Map Ref:MAP 2583 DR 143City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY

13	.22Mi.	**138 VAN SCHOICK AVE** **ALBANY, NY 12209-1126**	02/02/2026	$294,000	$197	1488	/3/1	1940	6,250 SF

APN: 010100 75.41-1-45 Document #: R2026-2159
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13-15&121 Subdivision: MAP OF LAND CALLED NEW SCOTLAND AVE ESTATES EXTENS MapRef: MAP 517 CL 2 DR 45 Abbreviated Description: Lot:13-15&121 Subdivision:MAP OF LAND CALLED NEW SCOTLAND AVE ESTATES EXTENS Map Ref:MAP 517 CL 2 DR 45Abbreviated Description:LOT: PART OF LOTS 13-15; 16TH WARD City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY

14	.32Mi.	**11 FLEETWOOD AVE** **ALBANY, NY 12208-2307**	01/15/2026	$290,000	$227	1273	/2/1	1929	5,625 SF

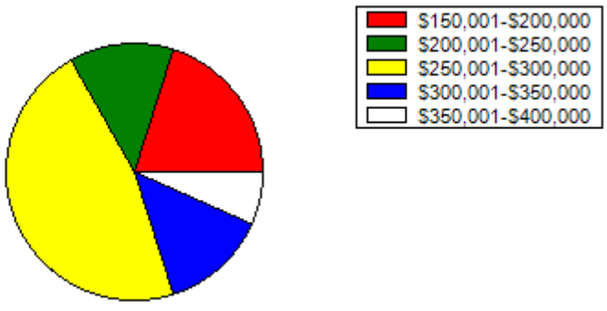
APN: 010100 75.26-1-21 Document #: R2026-1093
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 77 Subdivision: MAP OF LAND CALLED NEW SCOTLAND AVE ESTATES BELOGI MapRef: MAP 421 DR 33 Abbreviated Description: Lot:77 Subdivision:MAP OF LAND CALLED NEW SCOTLAND AVE ESTATES BELOGI Map Ref:MAP 421 DR 33Abbreviated Description:WARD 18 City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY

15	.1Mi.	**20 ARTHUR DR** **ALBANY, NY 12208-1924**	01/13/2026	$190,000	$259	733	/2/1	1953	5,700 SF

APN: 010100 75.32-1-64 Document #: R2026-797
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 97 Subdivision: ARTHUR PARK HOMES INC PROPERTY SUBDIVISION MapRef: MAP 2583 DR 143 Abbreviated Description: Lot:97 Subdivision:ARTHUR PARK HOMES INC PROPERTY SUBDIVISION Map Ref:MAP 2583 DR 143City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY

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.

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.	**70 KEELER DR**		$206,250	$198,000	912	/2/1	1948	6,292 SF	
.01Mi.	**68 KEELER DR**	**05/12/2021**	$229,167	$220,000	1,014	/2/1	1950	6,150 SF	
.02Mi.	**262 HACKETT BLVD**	**08/01/2019**	$372,917	$358,000	1,884	/4/2	1956	11,815 SF	
.02Mi.	**66 KEELER DR**	**09/26/2024**	$213,542	$205,000	1,080	/2/1	1948	6,200 SF	
.02Mi.	**315 S MAIN AVE**	**11/13/2023**	$329,167	$316,000	2,260	/4/1	1953	12,500 SF	
.02Mi.	**258 HACKETT BLVD**		$362,500	$348,000	1,942	/4/2	1957	6,916 SF	
.02Mi.	**258 HACKETT BLVD**		$362,500	$348,000	1,942	/4/2	1957	6,916 SF	
.03Mi.	**64 KEELER DR**	**04/09/2020**	$241,667	$232,000	1,069	/2/1	1950	6,250 SF	
.03Mi.	**319 S MAIN AVE**		$196,875	$189,000	746	/2/1	1948	6,875 SF	
.03Mi.	**33 ARTHUR DR**	**10/08/2019**	$270,833	$260,000	1,372	/3/1	1951	8,307 SF	
.03Mi.	**321 S MAIN AVE**	**01/26/2016**	$428,125	$411,000	2,349	/3/1	1953	13,650 SF	
.04Mi.	**323 S MAIN AVE**	**09/25/2018**	$358,333	$344,000	2,005	/3/1	1931	8,125 SF	
.04Mi.	**62 KEELER DR**	**08/21/2019**	$222,917	$214,000	1,125	/3/1	1950	6,250 SF	
.04Mi.	**31 ARTHUR DR**	**12/30/2022**	$273,958	$263,000	1,213	/2/1	1950	6,000 SF	
.05Mi.	**60 KEELER DR**		$165,625	$159,000	733	/2/1	1948	6,250 SF	
.05Mi.	**325 S MAIN AVE**		$330,208	$317,000	1,768	/3/2	1948	9,375 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **70 KEELER DR, ALBANY, NY 12208-1927** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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