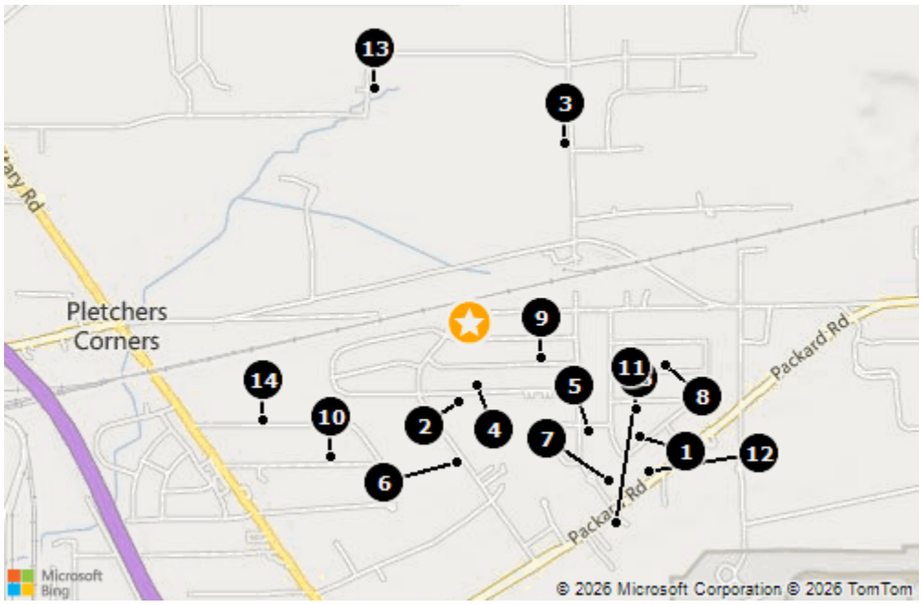
ICE SiteX Report

OrderID: 98655435

SiteX Property Information Report



Subject Property Location

7391 E BRITTON DR, NIAGARA FALLS, NY 14304-1304

County:	**NIAGARA NY**	Census Tract:	360630226.021008
Property Use:	Single Family Residential	Zoning:	02 - SINGLE RESIDENCE
Parcel Number:	293000 131.20-2-4	Thomas Bros Pg-Grid:	

Valuation

Value:	**$232,000**	FSD:	16	Common Confidence Score:	49
Value Range:	$194,880 - $269,120	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	293001
Assd Land Value:	$24,800	Market Land Value:	$24,800	Tax Year:	
Assd Improvement:	$177,200	Market Improvment Value:	$177,200	Total Taxable Value:	
Total Assessed Value:	$202,000	Total Assessor Market Value:	$202,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4.000 Block: 2 Section: 131.20 District: 293000
Abbreviated Description: GREENWOOD ACRES: LOT 4
City/Muni/Twp: NIAGARA

Property Characteristics

Lot Size:	10,800 SF	Bedrooms:	3	Pool:	AboveGround
Building Area:	960 SF	Baths:	1	Fireplace:	
Year Built:	1958	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:	2	A/C:	
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/02/2024	Loan Amount:	N/A
Document #:	2024-04809 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2064	Type Finance:	

Legal Description:
Lot: 11 Block: 2 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T13R09
Abbreviated Description: PORTION LOT11
City/Muni/Twp: NIAGARA FALLS

Mortgage Record

Recording Date:	02/08/2022	Loan Amount:	N/A
Document #:	2022-02343 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 11 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T13R09
Abbreviated Description: PORTION LOT11
City/Muni/Twp: NIAGARA

Mortgage Record

Recording Date:	06/07/2019	Loan Amount:	N/A
Document #:	2019-08850 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 4 Block: 2
City/Muni/Twp: NIAGARA

Mortgage Record

Recording Date:	02/23/2011	Loan Amount:	N/A
Document #:	2011-03642 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2030	Type Finance:	

Legal Description:
Lot: 11
City/Muni/Twp: TOWN OF NIAGARA

Prior Transfer

Recording Date:	05/03/2006	Sales Price:	$98,300
Document #:	BK-PG 0000003357-0000000505	Type of Sale:	Full Amount on Deed
Contract Date:	05/03/2006		
Document Type:			

Legal Description:
District: 293000
City/Muni/Twp: NIAGARA

Prior Transfer

Recording Date:	07/01/2003	Sales Price:	$81,000
Document #:	BK-PG 0000003241-0000000923	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/2003		
Document Type:			

Legal Description:
District: 293000
City/Muni/Twp: NIAGARA

Prior Transfer

Recording Date:	09/19/1994	Sales Price:	$72,500
Document #:	BK-PG 2537- 325	Type of Sale:	Full Amount on Deed
Contract Date:	09/15/1994		
Document Type:			

Legal Description:
District: 293000
Abbreviated Description: CREATION DATE: 941025; UPDATE DATE: 950125
City/Muni/Twp: NIAGARA

Prior Transfer

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

Legal Description:
Lot: 4.000 Block: 2 Section: 131.20 District: 293000
Abbreviated Description: GREENWOOD ACRES: LOT 4
City/Muni/Twp: NIAGARA

Area Sales Analysis

Total Area Sales	$3,895,000	Median # of Bedrooms	3
Median Lot Size	12,800 SF	Median # of Baths	1
Median Living Area	1,664 SF	Median Year Built	1965
Price Range - 2 Yrs	$148,000 to $370,000	Age Range	36 years to 86 years
Median Value	$261,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**8010 CRESTVIEW DR** **NIAGARA FALLS, NY 14304-1405**	09/09/2026	$370,000	$163	2265	/3/1	1977	17,250 SF	AboveGround
		APN: 293000 145.08-3-38 Document #: 2026-13744 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: WOODLAND HEIGHTS MapRef: MB 47 PG 4551&4552 Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:WOODLAND HEIGHTS Map Ref:MB 47 PG 4551&4552Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT10 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA								
2	.19Mi.	**7375 SAINT JOSEPH RD** **NIAGARA FALLS, NY 14304-1336**	08/28/2026	$237,000	$170	1392	/3/2	1959	12,800 SF	V
		APN: 293000 131.20-3-55 Document #: 2026-13183 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: HOLLAND LAND SURVEY Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:HOLLAND LAND SURVEY Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT11 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA								
3	.48Mi.	**4450 MILLER RD** **NIAGARA FALLS, NY 14304-1031**	08/25/2026	$267,000	$173	1536	/3/1	1958	20,000 SF	AboveGround
		APN: 293000 131.16-1-12 Document #: 2026-12898 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT12 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA								
4	.15Mi.	**7400 SAINT JOSEPH RD** **NIAGARA FALLS, NY 14304-1337**	08/04/2026	$257,000	$141	1816	/3/1	1961	10,800 SF	
		APN: 293000 131.20-3-43 Document #: 2026-11620 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 11 Subdivision: HOLLAND LAND SURVEY Sec/Twnship/Range: T11R09 Abbreviated Description: Subdivision:HOLLAND LAND SURVEY Sec/Twnship/Range:T11R09 Abbreviated Description:PORTION LOT11 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA

5	.38Mi.	**3325 MILLER RD**	08/03/2026	$315,000	$204	1540	/3/1	1965	12,800 SF	
		NIAGARA FALLS, NY 14304-1488								

APN: 293000 145.08-3-26 Document #: 2026-11549
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 44 PG 4267 Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 44 PG 4267Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT10 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA

6	.33Mi.	**3210 WOODLAND AVE**	06/25/2026	$170,000	$136	1248	/2/2	1990	9,375 SF	
		NIAGARA FALLS, NY 14304-1314								

APN: 293000 145.08-1-9.2 Document #: 2026-09377
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: WOODLAND MapRef: MB 24 PG 2363 Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:WOODLAND Map Ref:MB 24 PG 2363Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT10 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA

7	.5Mi.	**3165 JORDAN DR**	04/30/2026	$148,000	$121	1216	/3/1	1958	21,560 SF	
		NIAGARA FALLS, NY 14304-1417								

APN: 293000 145.08-3-19 Document #: 2026-06246
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: HOLLAND LAND SURVEY Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:HOLLAND LAND SURVEY Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT10 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA

8	.48Mi.	**8110 ASHWOOD DR**	04/22/2026	$220,000	$110	1986	/4/2	1987	12,750 SF	
		NIAGARA FALLS, NY 14304-1483								

APN: 293000 132.17-2-142 Document #: 2026-05750
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 49 PG 4746&4747 Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 49 PG 4746&4747Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT12 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA

9	.19Mi.	**7612 SUNNYDALE DR**	04/15/2026	$261,000	$135	1931	/3/1	1973	10,800 SF	AboveGround
		NIAGARA FALLS, NY 14304-1381								

APN: 293000 131.20-2-63 Document #: 2026-05400
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: HOLLAND LAND SURVEY Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:HOLLAND LAND SURVEY Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT11 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA

10	.45Mi.	**6710 ELSA PL**	02/18/2026	$200,000	$106	1872	/3/2	1940	24,400 SF	AboveGround
		NIAGARA FALLS, NY 14304-1365								

APN: 293000 145.07-1-40 Document #: 2026-02452
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: HOLLAND LAND PURCHASE MapRef: MB 25 PG 2449 Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:HOLLAND LAND PURCHASE Map Ref:MB 25 PG 2449Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT10 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA

11	.45Mi.	**8015 HICKORY LN**	01/20/2026	$280,000	$164	1705	/3/1	1980	17,440 SF	
		NIAGARA FALLS, NY 14304-1479								

APN: 293000 145.08-3-29 Document #: 2026-00932
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10&12 Subdivision: WOODLAND HEIGHTS MapRef: MB 47 PG 4598-4599 Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:WOODLAND HEIGHTS Map Ref:MB 47 PG 4598-4599Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOTS10&12 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA

12	.55Mi.	**8090 PACKARD RD**	12/23/2025	$340,000	$210	1616	/3/1	1977	21,700 SF	
		NIAGARA FALLS, NY 14304-1428								

APN: 293000 145.08-3-11 Document #: 2025-19834
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT10 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA

13	.59Mi.	**6917 COLONIAL DR**	12/19/2025	$325,000	$156	2078	/4/2	1968	11,900 SF	
		NIAGARA FALLS, NY 14305-1403								

APN: 293000 131.12-2-4 Document #: 2025-19668
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:HOLLAND LAND COMPANYS SURVEY Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT16 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA

14	.54Mi.	**6410 WOODSIDE PL**	12/18/2025	$340,000	$204	1664	/3/2	1951	10,300 SF	
		NIAGARA FALLS, NY 14304-5406								

APN: 293000 145.07-1-10 Document #: 2025-19593
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: HOLLAND LAND COMPANYS SURVEY MapRef: MB 25 PG 2432 Sec/Twnship/Range: T13R09 Abbreviated Description: Lot:10 Subdivision:HOLLAND LAND COMPANYS SURVEY Map Ref:MB 25 PG 2432Sec/Twnship/Range:T13R09 City/Muni/Twp:NIAGARA City/Muni/Twp: NIAGARA

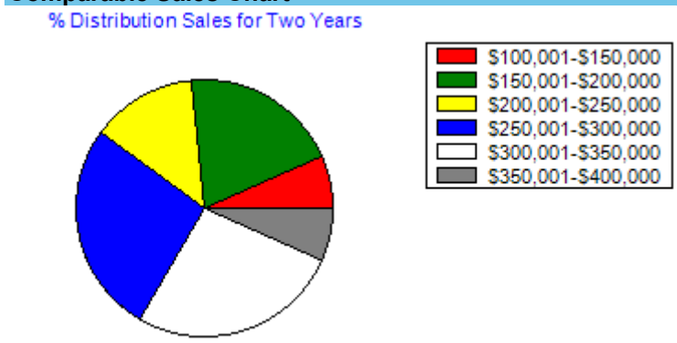
15	.63Mi.	**7901 PACKARD RD**	12/12/2025	$165,000	$164	1001	/2/1	1940	32,600 SF	
		NIAGARA FALLS, NY 14304-1432								

APN: 293000 145.08-4-24 Document #: 2025-19218
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: PROSPERITY ACRES MapRef: MB 24 PG 2340 Sec/Twnship/Range: T13R09 Abbreviated Description: Subdivision:PROSPERITY ACRES Map Ref:MB 24 PG 2340Sec/Twnship/Range:T13R09 Abbreviated Description:PORTION LOT10

ICE SiteX Report

OrderID: 98655435

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.

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.	**7391 E BRITTON DR**		$202,000	$202,000	960	/3/1	1958	10,800 SF	AboveGround
.02Mi.	**7399 E BRITTON DR**	**03/24/2025**	$211,000	$211,000	960	/3/1	1960	10,800 SF	
.02Mi.	**3725 WOODLAND AVE**		$231,000	$231,000	1,220	/3/2	1993	11,840 SF	AboveGround
.03Mi.	**7392 GREENVIEW RD**		$221,000	$221,000	1,302	/2/2	1967	10,800 SF	
.03Mi.	**7380 GREENVIEW RD**		$304,000	$304,000	2,115	/3/2	1993	16,200 SF	
.03Mi.	**7400 GREENVIEW RD**	**10/01/2014**	$201,000	$201,000	1,040	/3/1	1968	10,800 SF	
.03Mi.	**7407 E BRITTON DR**	**11/18/2025**	$205,000	$205,000	960	/3/1	1960	10,800 SF	
.04Mi.	**7350 GREENVIEW RD**		$270,000	$270,000	1,898	/3/1	1984	18,500 SF	
.04Mi.	**7408 GREENVIEW RD**		$257,000	$257,000	1,576	/3/1	1977	10,800 SF	
.05Mi.	**7415 E BRITTON DR**	**07/03/2014**	$204,000	$204,000	960	/3/1	1958	10,800 SF	
.05Mi.	**7416 GREENVIEW RD**	**05/08/2020**	$268,000	$268,000	2,814	/3/1	1967	10,800 SF	Yes
.05Mi.	**7420 E BRITTON DR**	**04/19/2023**	$220,000	$220,000	1,368	/3/1	1986	31,620 SF	
.06Mi.	**7423 E BRITTON DR**		$232,000	$232,000	1,586	/3/1	1960	10,800 SF	AboveGround
.06Mi.	**7391 GREENVIEW RD**	**07/20/2022**	$240,000	$240,000	1,682	/3/1	1968	10,800 SF	
.06Mi.	**7399 GREENVIEW RD**	**05/13/2020**	$231,000	$231,000	1,728	/3/1	1966	10,800 SF	
.07Mi.	**3726 WOODLAND AVE**		$290,000	$290,000	2,024	/4/2	1969	15,714 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 **7391 E BRITTON DR, NIAGARA FALLS, NY 14304-1304** 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.

ICE SiteX Report

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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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