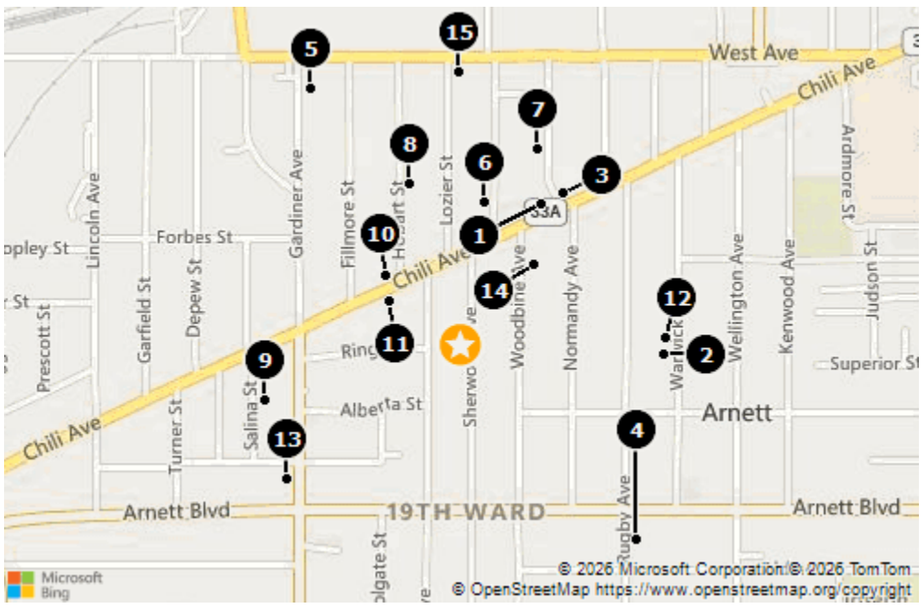
ICE SiteX Report

OrderID: 98722445

SiteX Property Information Report



Subject Property Location

75 SHERWOOD AVE, ROCHESTER, NY 14619-1109

County:	**MONROE NY**	Census Tract:	360550062.001001
Property Use:	Duplex (2 units, any combination)	Zoning:	11
Parcel Number:	261400 120.56-2-35	Thomas Bros Pg-Grid:	

Valuation

Value:	**$109,000**	FSD:	11	Common Confidence Score:	62
Value Range:	$97,010 - $120,990	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	261400
Assd Land Value:	$7,200	Market Land Value:	$7,200	Tax Year:	2024
Assd Improvement:	$103,000	Market Improvment Value:	$103,000	Total Taxable Value:	$1,032
Total Assessed Value:	$110,200	Total Assessor Market Value:	$110,200	Delinquent Year:	
				Tax Account ID:	062299-00.0
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 35.000 Block: 2 Section: 120.560 District: 261400
Abbreviated Description: 0062.00 101 19 01082 22 PEARTS SUB
City/Muni/Twp: ROCHESTER

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	4	Pool:	
Building Area:	1872 SF	Baths:	2	Fireplace:	
Year Built:	1890	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:	Other	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/17/2024	Sales Price:	$67,923
Document #:	202405171064 BK-PG 29032-1	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/16/2021	Loan Amount:	N/A
Document #:	202102160262 BK-PG 29032-1	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 22 Subdivision: PEARTS SUBDIVISION
City/Muni/Twp: ROCHESTER

Prior Transfer

Recording Date:	02/01/2021	Sales Price:	$68,681
Document #:	202102010085 BK-PG 28026-298	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/19/2019	Sales Price:	$33,675
Document #:	201906190426 BK-PG 24820-240	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	05/17/2019	Sales Price:	$75,000
Document #:	201905170945 BK-PG 12184-502	Type of Sale:	Full Amount on Deed
Contract Date:	03/05/2019		
Document Type:			

Legal Description:
Lot: 22 Subdivision: PEARTS SUBDIVISION Map Ref: LB 3 PG 30
City/Muni/Twp: ROCHESTER

Prior Transfer

Recording Date:	05/04/2015	Sales Price:	$35,000
Document #:	201505040632 BK-PG 11530-674	Type of Sale:	Full Amount on Deed
Contract Date:	04/13/2015		
Document Type:			

Legal Description:
Lot: 22 Subdivision: PEARS SUBDIVISION Map Ref: LB 3 PG 30
City/Muni/Twp: ROCHESTER

Mortgage Record

Recording Date:	01/04/2013	Loan Amount:	N/A
Document #:	201301040661 BK-PG 24820-240	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 22 Subdivision: PEARTS SUBDVIISION
City/Muni/Twp: ROCHESTER

Prior Transfer

Recording Date:	08/16/2012	Sales Price:	$23,000
Document #:	201208160636 BK-PG 11155-505	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/03/2012		
Document Type:			

Legal Description:
Lot: 22 Subdivision: PEARTS SUBDIVISION Land Lot: 169 Map Ref: LB3 PG30
City/Muni/Twp: CITY OF ROCHESTER

Prior Transfer

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

Legal Description:
Lot: 35.000 Block: 2 Section: 120.560 District: 261400
Abbreviated Description: 0062.00 101 19 01082 22 PEARTS SUB
City/Muni/Twp: ROCHESTER

Area Sales Analysis

Total Area Sales	$2,260,177	Median # of Bedrooms	6
Median Lot Size	5,537 SF	Median # of Baths	2
Median Living Area	2,293 SF	Median Year Built	1913
Price Range - 2 Yrs	$75,000 to $250,000	Age Range	86 years to 146 years
Median Value	$149,900	Median Age	113 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**312-314 CHILI AVE** **ROCHESTER, NY 14611-2547**	06/08/2026	$164,777	$54	3002	/6/2	1900	7,500 SF	
		APN: 261400 120.49-1-64 Document #: 202603429026 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 92&93 Subdivision: WEST AVENUE TRACT MapRef: MB 11 PG 61 Abbreviated Description: Lot:92&93 Subdivision:WEST AVENUE TRACT Map Ref:MB 11 PG 61City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
2	.24Mi.	**163-165 WARWICK AVE** **ROCHESTER, NY 14611-3013**	06/04/2026	$75,000	$24	3051	/6/2	1900	5,400 SF	
		APN: 261400 120.57-2-21 Document #: 202603427957 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 28 Subdivision: GREENLEAF AND HUTCHISON SUBDIVISION MapRef: LB 10 PG 57 Abbreviated Description: Lot:28 Subdivision:GREENLEAF AND HUTCHISON SUBDIVISION Map Ref:LB 10 PG 57City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
3	.22Mi.	**294 CHILI AVE** **ROCHESTER, NY 14611-2546**	05/15/2026	$195,000	$63	3067	/8/3	1913	7,650 SF	
		APN: 261400 120.49-1-37 Document #: 202603420715 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 75&76 Subdivision: WEST AVENUE TRACT MapRef: LB 11 PG 61 Abbreviated Description: Lot:75&76 Subdivision:WEST AVENUE TRACT Map Ref:LB 11 PG 61Abbreviated Description:WEST3FT LOT75 City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
4	.31Mi.	**294-296 RUGBY AVE** **ROCHESTER, NY 14619-1252**	04/10/2026	$185,000	$67	2756	/6/2	1920	7,800 SF	
		APN: 261400 120.65-3-49 Document #: 202603407039 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 12 Subdivision: JOSIAH GAILEYS SUBDIVISION MapRef: LB 24 PG 15 Abbreviated Description: Lot:12 Subdivision:JOSIAH GAILEYS SUBDIVISION Map Ref:LB 24 PG 15City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER								
5	.35Mi.	**22-24 GARDINER AVE** **ROCHESTER, NY 14611-2431**	04/09/2026	$100,000	$47	2096	/4/2	1925	5,120 SF	
		APN: 261400 120.48-1-59 Document #: 202603406134 Document Type: Price Code: D Land Use: Duplex (2 units, any combination)								

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Legal: Lot: 137 Subdivision: GARDINER HOMESTEAD TRACT MapRef: LB 9 PG 58 Abbreviated Description: Lot:137 Subdivision:GARDINER HOMESTEAD TRACT Map Ref:LB 9 PG 58City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER

6	.17Mi.	**115-117 THORNDALE TER** **ROCHESTER, NY 14611-2529**	03/04/2026	$170,000	$81	2094	/4/2	1880	4,920 SF

APN: 261400 120.48-3-24 Document #: 202603391343
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 6 Subdivision: CRAMS SUBDIVISION MapRef: LB 5 PG 93 Abbreviated Description: Lot:6 Subdivision:CRAMS SUBDIVISION Map Ref:LB 5 PG 93City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER

7	.24Mi.	**73-75 SOMERSET ST** **ROCHESTER, NY 14611-2523**	03/03/2026	$250,000	$114	2192	/4/2	1931	5,640 SF

APN: 261400 120.49-1-58 Document #: 202603390399
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 77 Subdivision: WEST AVENUE TRACT MapRef: LB 11 PG 61 Abbreviated Description: Lot:77 Subdivision:WEST AVENUE TRACT Map Ref:LB 11 PG 61City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER

8	.19Mi.	**104 HOBART ST** **ROCHESTER, NY 14611-2588**	02/18/2026	$149,900	$56	2637	/7/2	1915	4,800 SF

APN: 261400 120.48-3-76 Document #: 202603385442
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 43 Subdivision: GARDINER HOMESTEAD TRACT ASSOCIATION MapRef: LB 9 PG 58 Abbreviated Description: Lot:43 Subdivision:GARDINER HOMESTEAD TRACT ASSOCIATION Map Ref:LB 9 PG 58City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER

9	.24Mi.	**132-134 SALINA ST** **ROCHESTER, NY 14619-1014**	02/02/2026	$158,500	$81	1940	/4/2	1940	3,690 SF

APN: 261400 120.64-1-1 Document #: 202603379940
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 3 Subdivision: A L WOODS RESUBDIVISION MapRef: LB 61 PG 11 Abbreviated Description: Lot:3 Subdivision:A L WOODS RESUBDIVISION Map Ref:LB 61 PG 11City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER

10	.12Mi.	**456-458 CHILI AVE** **ROCHESTER, NY 14611-2502**	01/15/2026	$135,000	$47	2844	/6/3	1900	5,537 SF

APN: 261400 120.56-1-22 Document #: 202603374488
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 1 Subdivision: MARY A LYNCHS SUBDIVISION MapRef: LB 45 PG 14 Abbreviated Description: Lot:1 Subdivision:MARY A LYNCHS SUBDIVISION Map Ref:LB 45 PG 14City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER

11	.09Mi.	**457-459 CHILI AVE** **ROCHESTER, NY 14611-2501**	12/23/2025	$97,000	$47	2034	/7/2	1910	11,715 SF

APN: 261400 120.56-3-24 Document #: 202503368072
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 18 Subdivision: A W HAKES TRACT RESUBDIVISION MapRef: LB 8 PG 34 Abbreviated Description: Lot:18 Subdivision:A W HAKES TRACT RESUBDIVISION Map Ref:LB 8 PG 34City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER

12	.24Mi.	**149 WARWICK AVE** **ROCHESTER, NY 14611-3013**	11/24/2025	$110,000	$47	2293	/5/3	1900	8,775 SF

APN: 261400 120.57-2-18 Document #: 202503357974
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 22&24 Subdivision: GREENLEAF AND HUTCHINSONS SUBDIVISION MapRef: LB 10 PG 57 Abbreviated Description: Lot:22&24 Subdivision:GREENLEAF AND HUTCHINSONS SUBDIVISION Map Ref:LB 10 PG 57Abbreviated Description:PORTION LOT24 City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER

13	.26Mi.	**119-121 THURSTON RD** **ROCHESTER, NY 14619-1028**	11/19/2025	$185,000	$101	1824	/4/2	1930	5,000 SF

APN: 261400 120.64-1-11 Document #: 202503355916
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 1 Subdivision: MUNICIPAL SUBDIVISION NO 1 MapRef: LB 55 PG 6 Abbreviated Description: Subdivision:MUNICIPAL SUBDIVISION NO 1 Map Ref:LB 55 PG 6Abbreviated Description:PORTION LOT1 City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER

14	.13Mi.	**30 WOODBINE AVE** **ROCHESTER, NY 14619-1116**	11/05/2025	$140,000	$70	2000	/3/2	1900	5,520 SF

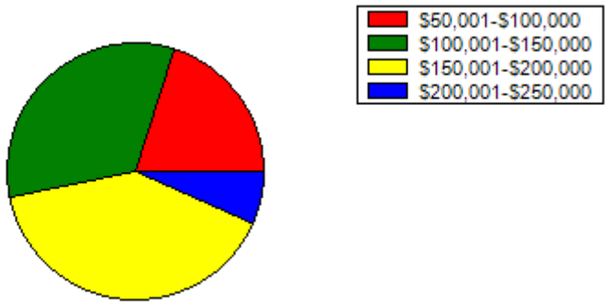
APN: 261400 120.57-1-49 Document #: 202503351117
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 192 Subdivision: HILLCREST MapRef: LB 11 PG 41 Abbreviated Description: Lot:192 Subdivision:HILLCREST Map Ref:LB 11 PG 41City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER

15	.32Mi.	**343 WEST AVE** **ROCHESTER, NY 14611-2505**	10/24/2025	$145,000	$58	2470	/6/2	1915	7,085 SF

APN: 261400 120.48-3-5 Document #: 202503347656
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 2 MapRef: LB 56 PG 32 Abbreviated Description: Map Ref:LB 56 PG 32Abbreviated Description:PORTION LOT2 City/Muni/Twp:ROCHESTER City/Muni/Twp: ROCHESTER

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.

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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.	**75 SHERWOOD AVE**		$110,200	$110,200	1,872	/4/2	1890	5,663 SF	
.01Mi.	**69-71 SHERWOOD AVE**		$178,900	$178,900	2,352	/4/2	1920	4,560 SF	
.02Mi.	**89 SHERWOOD AVE**		$96,100	$96,100	1,578	/3/2	1870	5,700 SF	
.03Mi.	**51-55 SHERWOOD AVE**		$124,500	$124,500	2,130	/4/2	1900	5,700 SF	
.04Mi.	**101-103 SHERWOOD AVE**	**03/12/2024**	$140,100	$140,100	2,586	/5/2	1860	5,700 SF	
.04Mi.	**34-36 POST AVE**		$152,200	$152,200	2,528	/6/3	1920	4,792 SF	
.05Mi.	**107 SHERWOOD AVE**		$152,400	$152,400	2,643	/5/2	1915	5,700 SF	
.05Mi.	**50 SHERWOOD AVE**	**05/04/2022**	$111,300	$111,300	1,888	/4/3	1900	5,800 SF	
.05Mi.	**67 POST AVE**	**10/11/2023**	$97,000	$97,000	1,886	/4/2	1910	3,160 SF	
.06Mi.	**71 POST AVE**		$113,000	$113,000	1,852	/3/2	1910	4,600 SF	
.06Mi.	**35 SHERWOOD AVE**	**04/27/2023**	$149,600	$149,600	1,846	/5/3	1920	5,227 SF	
.06Mi.	**16 POST AVE**	**08/04/2021**	$95,000	$95,000	1,527	/4/2	1900	3,990 SF	
.07Mi.	**29 SHERWOOD AVE**		$136,200	$136,200	2,141	/5/3	1920	5,700 SF	
.07Mi.	**121-123 SHERWOOD AVE**	**11/09/2023**	$137,400	$137,400	2,150	/4/2	1900	7,552 SF	
.07Mi.	**15-17 POST AVE**		$143,300	$143,300	2,518	/5/2	1900	5,550 SF	
.07Mi.	**34 SHERWOOD AVE**		$227,800	$227,800	3,215	/4/2	1900	5,290 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	35.8 years old	Households:	5,486
Median Household Income:	$66,684	Households w/Family:	60%
Household Income Per Capita:	$32,143	Households w/Family Married:	27%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Rochester City School District	Students:	21,990
Number of Schools:	40	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.47Mi.	**James Monroe Upper School** Number of Students: 809 Student-Teacher Ratio: 9.96 Advanced Placement: Yes	F	Public	9 - 12
1.72Mi.	**School 54-Flower City Community School** Number of Students: 325 Student-Teacher Ratio: 12.95	F	Public	PK - 6
4.83Mi.	**Northwest College Preparatory High School** Number of Students: 487 Student-Teacher Ratio: 8.32	F	Public	7 - 8
4.27Mi.	**East Upper High School** Number of Students: 814 Student-Teacher Ratio: 8.49 Advanced Placement: Yes	D-	Public	9 - 12
1.61Mi.	**Rochester Early College International High School** Number of Students: 458 Student-Teacher Ratio: 9.61	F	Public	9 - 12
3.01Mi.	**School of the Arts** Number of Students: 1,065 Student-Teacher Ratio: 11.1 Advanced Placement: Yes	C-	Public	7 - 12
1.15Mi.	**School 53 Montessori Academy** Number of Students: 306 Student-Teacher Ratio: 11.37	F	Public	PK - 6
2.38Mi.	**School Without Walls** Number of Students: 258 Student-Teacher Ratio: 8.38 Advanced Placement: Yes	D-	Public	9 - 12
0.39Mi.	**Dr David and Ruth Anderson Academy- School 16** Number of Students: 430 Student-Teacher Ratio: 11.99	F	Public	PK - 6
4.32Mi.	**East Lower School** Number of Students: 364 Student-Teacher Ratio: 7.66	F	Public	6 - 8
2.72Mi.	**School 58-World of Inquiry School**	F	Public	PK - 12

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Number of Students: 896
Student-Teacher Ratio: 12.55

4.17Mi.	**School 15-Children's School of Rochester (The)**	D-	Public	PK - 6

Number of Students: 384
Student-Teacher Ratio: 10.79

Flood Report

The Subject Property of **75 SHERWOOD AVE, ROCHESTER, NY 14619-1109** 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	119%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	81%	LOWER
MURDER	87%	LOWER
OVERALL	106%	SIMILAR

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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Data deemed reliable, but not guaranteed.
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