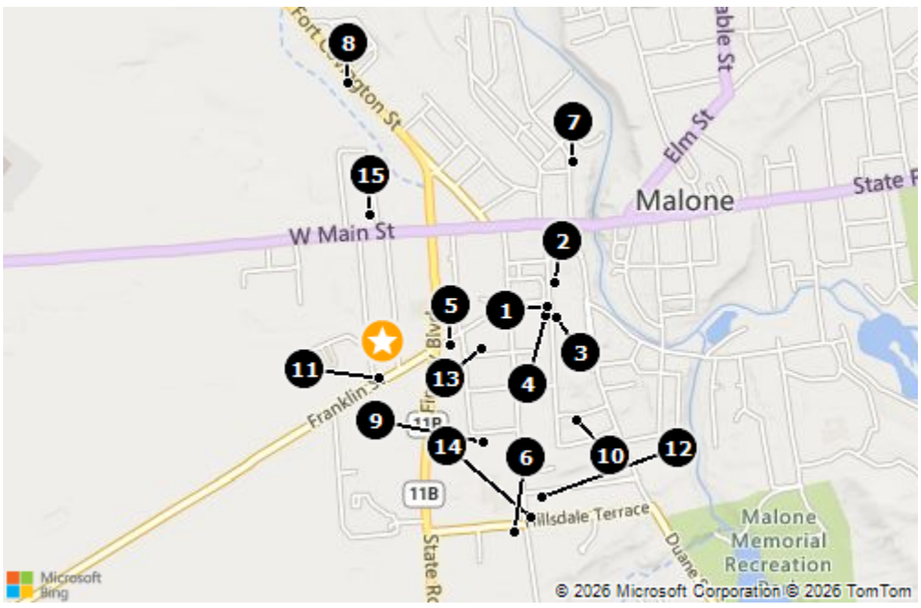
ICE SiteX Report

OrderID: 98224525

SiteX Property Information Report



Subject Property Location

76 PLEASANT ST, MALONE, NY 12953-1707

County:	**FRANKLIN NY**	Census Tract:	360339505.013005
Property Use:	Single Family Residential	Zoning:	01 - NOT ZONED
Parcel Number:	164801 112.39-2-6	Thomas Bros Pg-Grid:	

Valuation

Value:	**$170,000**	FSD:	15	Common Confidence Score:	54
Value Range:	$144,500 - $195,500	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	164801
Assd Land Value:	$10,500	Market Land Value:	$19,444	Tax Year:	2024
Assd Improvement:	$79,500	Market Improvment Value:	$147,223	Total Taxable Value:	$5,449
Total Assessed Value:	$90,000	Total Assessor Market Value:	$166,667	Delinquent Year:	
				Tax Account ID:	2.-107-05
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6.000 Block: 2 Section: 112.39 District: 164801
Abbreviated Description: SECD BLOCK420 LOT25
City/Muni/Twp: MALONE

Property Characteristics

Lot Size:	26,572 SF	Bedrooms:	4	Pool:	
Building Area:	1739 SF	Baths:	1	Fireplace:	
Year Built:	1906	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:	Traditional	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/14/2021	Sales Price:	$140,000
Document #:	2021-6810 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/07/2021		
Document Type:			

Legal Description:
City/Muni/Twp: MALONE

Prior Transfer

Recording Date:	12/14/2021	Sales Price:	$140,000
Document #:	BK-PG 2021 -6810	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6.000 Block: 2 Section: 112.39 District: 164801
Abbreviated Description: SECD BLOCK420 LOT25
City/Muni/Twp: MALONE

Mortgage Record

Recording Date:	01/23/2017	Loan Amount:	N/A
Document #:	2017-359 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2047	Type Finance:	

Legal Description:

ICE SiteX Report

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Prior Transfer

Recording Date:	01/23/2017	Sales Price:	$117,000
Document #:	2017-358 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/23/2017		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/03/2009	Sales Price:	$69,900
Document #:	BK-PG 0000001001-0000000014	Type of Sale:	Full Amount on Deed
Contract Date:	06/03/2009		
Document Type:			

Legal Description:
District: 164801
City/Muni/Twp: MALONE

Prior Transfer

Recording Date:	10/14/1998	Sales Price:	$55,000
Document #:	BK-PG 707- 281	Type of Sale:	Full Amount on Deed
Contract Date:	10/14/1998		
Document Type:			

Legal Description:
District: 164801
Abbreviated Description: CREATION DATE: 990121; UPDATE DATE: 990217
City/Muni/Twp: MALONE

Area Sales Analysis

Total Area Sales	$1,404,900	Median # of Bedrooms	3
Median Lot Size	10,890 SF	Median # of Baths	1
Median Living Area	1,200 SF	Median Year Built	1898
Price Range - 2 Yrs	$17,900 to $185,000	Age Range	71 years to 166 years
Median Value	$81,000	Median Age	128 years

Comparable Sales Data

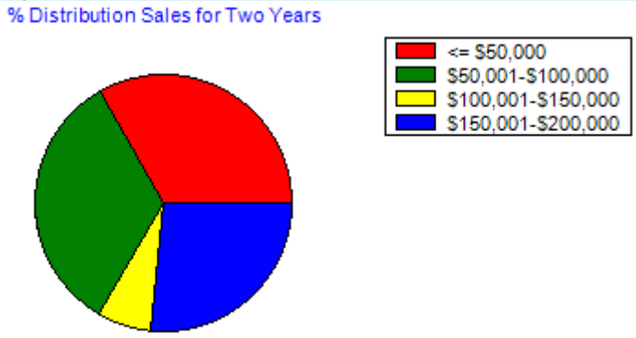
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**2 FRANCIS ST** **MALONE, NY 12953-1820**	08/04/2026	$50,000	$30	1636	/4/1	1898	6,534 SF	
		APN: 164801 112.40-4-6 Document #: 2026-4427 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
2	.42Mi.	**44 ACADEMY ST** **MALONE, NY 12953-1806**	07/31/2026	$81,000	$62	1288	/3/1	1860	13,068 SF	
		APN: 164801 112.32-5-6 Document #: 2026-4402 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
3	.42Mi.	**68 ACADEMY ST** **MALONE, NY 12953-2235**	06/30/2026	$17,900	$14	1202	/3/1	1880	13,939 SF	
		APN: 164801 112.40-3-2 Document #: 2026-3979 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
4	.38Mi.	**67 ACADEMY ST** **MALONE, NY 12953-2236**	06/17/2026	$95,000	$57	1665	/4/1	1880	6,098 SF	
		APN: 164801 112.40-4-7 Document #: 2026-3799 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
5	.16Mi.	**48 FRANKLIN ST** **MALONE, NY 12953-1702**	04/14/2026	$98,000	$81	1200	/2/1	1890	12,632 SF	
		APN: 164801 112.40-8-3 Document #: 2026-2846 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
6	.53Mi.	**6 WOODWARD ST** **MALONE, NY 12953-9471**	03/25/2026	$138,000	$118	1160	/3/1	1920	8,276 SF	
		APN: 164801 112.56-1-10 Document #: 2026-2553 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
7	.6Mi.	**47 AMSDEN ST** **MALONE, NY 12953-1101**	02/13/2026	$75,000	$70	1068	/3/1	1870	8,712 SF	
		APN: 164801 112.25-1-24 Document #: 2026-1915 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
8	.59Mi.	**144 FORT COVINGTON ST** **MALONE, NY 12953-1007**	01/22/2026	$20,000	$16	1188	/3/1	1890	19,166 SF	
		APN: 164801 98.79-1-6 Document #: 2026-1577 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								

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9	.32Mi.	**8 WILLARD ST** **MALONE, NY 12953-2245**	01/21/2026	$185,000	$135	1368	/3/1	1949	16,553 SF	
		APN: 164801 112.48-6-3 Document #: 2026-1564 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
10	.49Mi.	**18 WILSON ST** **MALONE, NY 12953-2238**	12/11/2025	$180,000	$152	1178	/2/1	1955	13,068 SF	
		APN: 164801 112.49-6-1 Document #: 2025-10429 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
11	.09Mi.	**109 FRANKLIN ST** **MALONE, NY 12953-1705**	11/24/2025	$66,000	$101	650	/2/1	1939	6,534 SF	
		APN: 164801 112.39-2-10 Document #: 2025-10123 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
12	.52Mi.	**68 KETCHUM ST** **MALONE, NY 12953-2215**	10/17/2025	$25,000	$10	2364	/3/1	1900	10,890 SF	
		APN: 164801 112.56-2-24 Document #: 2025-9473 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
13	.22Mi.	**15 JONES ST** **MALONE, NY 12953-2213**	10/08/2025	$156,000	$146	1063	/3/1	1880	9,148 SF	AboveGround
		APN: 164801 112.40-5-18 Document #: 2025-9289 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
14	.53Mi.	**45 HILLSDALE TER** **MALONE, NY 12953-2211**	09/17/2025	$50,000	$61	816	/2/1	1945	6,098 SF	
		APN: 164801 112.56-2-14 Document #: 2025-8827 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								
15	.3Mi.	**4 ST MARKS AVE** **MALONE, NY 12953-1018**	08/20/2025	$168,000	$95	1768	/4/1	1925	21,344 SF	
		APN: 164801 112.23-1-7 Document #: 2025-8244 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MALONE City/Muni/Twp: MALONE								

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.	**76 PLEASANT ST**	**12/14/2021**	$166,667	$90,000	1,739	/4/1	1906	26,572 SF	
.01Mi.	**69 WELLINGTON ST**	**11/18/2020**	$84,259	$45,500	1,127	/4/1	1890	18,295 SF	
.02Mi.	**82 PLEASANT ST**		$55,556	$30,000	1,022	/2/1	1880	31,363 SF	
.03Mi.	**70 PLEASANT ST**	**06/25/2019**	$111,111	$60,000	1,000	/2/1	1985	8,712 SF	
.03Mi.	**65 WELLINGTON ST**	**03/11/2025**	$87,222	$47,100	1,417	/3/1	1885	10,019 SF	
.04Mi.	**96 PLEASANT ST**	**11/30/2015**	$51,667	$27,900	1,312	/2/1	1890	10,019 SF	
.04Mi.	**64 PLEASANT ST**		$138,889	$75,000	1,302	/3/1	1885	17,860 SF	AboveGround
.04Mi.	**61 WELLINGTON ST**		$155,185	$83,800	1,804	/2/1	1979	18,731 SF	V
.05Mi.	**78 WELLINGTON ST**	**07/02/2020**	$83,333	$45,000	900	/2/1	1910	13,504 SF	
.06Mi.	**101 FRANKLIN ST**	**08/01/2025**	$101,111	$54,600	1,725	/4/1	1920	1 SF	
.06Mi.	**72 WELLINGTON ST**	**03/31/2025**	$96,481	$52,100	1,188	/3/1	1927	30,056 SF	
.06Mi.	**57 WELLINGTON ST**	**03/31/2014**	$75,926	$41,000	1,148	/2/1	1880	14,375 SF	
.06Mi.	**93 PLEASANT ST**		$46,667	$25,200	1,304	/2/1	1880	19,166 SF	
.07Mi.	**66 WELLINGTON ST**		$94,444	$51,000	1,350	/3/1	1930	16,117 SF	
.07Mi.	**93 FRANKLIN ST**	**05/08/2019**	$138,889	$75,000	2,444	/4/2	1949	10,890 SF	V
.07Mi.	**60 WELLINGTON ST**	**09/22/2020**	$49,444	$26,700	1,050	/3/1	1880	33,977 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	42.4 years old	Households:	4,540
Median Household Income:	$64,823	Households w/Family:	62%
Household Income Per Capita:	$31,151	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Malone Central School District	Students:	2,134
Number of Schools:	5	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.38Mi.	**Malone Middle School** Number of Students: 476 Student-Teacher Ratio: 8.78	D	Public	6 - 8
0.44Mi.	**Davis Elementary School** Number of Students: 513 Student-Teacher Ratio: 10.16	D+	Public	PK - 5
1.23Mi.	**Franklin Academy High School** Number of Students: 705 Student-Teacher Ratio: 10.15 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	128%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	107%	SIMILAR
OVERALL	101%	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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