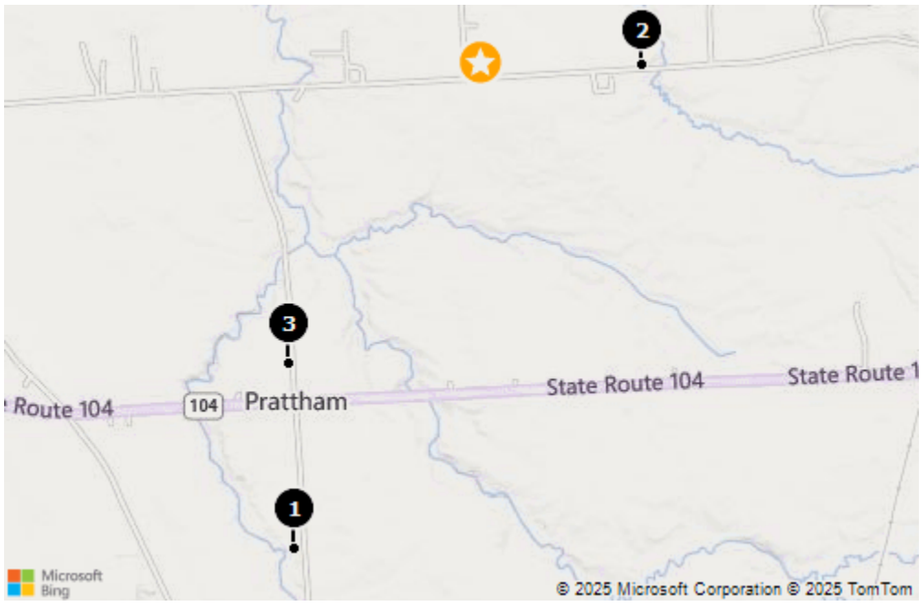
ICE SiteX Report

OrderID: 94375038

SiteX Property Information Report



Subject Property Location

8 HALSEY RD, MEXICO, NY 13114-3532

County:	**OSWEGO NY**	Census Tract:	360750204.002020
Property Use:	Single Family Residential	Zoning:	04 - FARM
Parcel Number:	353489 117.00-01-13.2	Thomas Bros Pg-Grid:	

Valuation

Value:	**$287,000**	FSD:	20
Value Range:	$229,600 - $344,400	Confidence Score:	80

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	353401
Assd Land Value:	$19,500	Market Land Value:	$30,009	Tax Year:	
Assd Improvement:	$164,900	Market Improvment Value:	$253,771	Total Taxable Value:	
Total Assessed Value:	$184,400	Total Assessor Market Value:	$283,780	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 13.200 Block: 1 Section: 117.00 District: 353489

Abbreviated Description:	LOT 59 104-013-000
City/Muni/Twp:	MEXICO (TOV)

Property Characteristics

Lot Size:	2.800 AC	Bedrooms:	4	Pool:	Yes
Building Area:	2300 SF	Baths:	1	Fireplace:	
Year Built:	1978	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Electric
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:	Contemp	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/26/2015	Sales Price:	$198,921
Document #:	R-2015-000640 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/04/2012	Sales Price:	$198,921
Document #:	R-2012-013192 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/18/2009	Loan Amount:	N/A
Document #:	R-2009-011974 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2039	Type Finance:	
Legal Description:			
City/Muni/Twp: MEXICO			

Prior Transfer

Recording Date:	10/29/2009	Sales Price:	$31,039
Document #:	R-2009-011254 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	10/27/2009	Sales Price:	$156,600
Document #:	R-2009-011117 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/18/2006	Loan Amount:	N/A
Document #:	R-2006-008750 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/17/2026	Type Finance:	

Legal Description:
City/Muni/Twp: MEXICO

Prior Transfer

Recording Date:	11/17/2005	Sales Price:	$174,000
Document #:	R-2005-015328 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/25/2005		
Document Type:	Warranty Deed		

Legal Description:
City/Muni/Twp: MEXICO

Prior Transfer

Recording Date:	02/23/2004	Sales Price:	N/A
Document #:	BK-PG 0000002004-0000002316	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/23/2004		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
District: 353489
City/Muni/Twp: Mexico

Prior Transfer

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

Legal Description:
Lot: 13.200 Block: 1 Section: 117.00 District: 353489
Abbreviated Description: LOT 59 104-013-000
City/Muni/Twp: MEXICO (TOV)

Area Sales Analysis

Total Area Sales	$650,000	Median # of Bedrooms	3
Median Lot Size	232,176 SF	Median # of Baths	1
Median Living Area	1,840 SF	Median Year Built	1890
Price Range - 2 Yrs	$90,000 to $290,000	Age Range	45 years to 155 years
Median Value	$270,000	Median Age	135 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.25Mi.	**155 COUNTY ROUTE 58A** **MEXICO, NY 13114-3317**	12/10/2024	$270,000	$146	1840	/3/2	1870	232,176 SF	
		APN: 353489 135.00-03-21 Document #: R-2024-010945 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 79 Subdivision: SCRIBAS PATENT Abbreviated Description: Subdivision:SCRIBAS PATENT Abbreviated Description:PORTION LOT79; 20TH TOWNSHIP								
2	.37Mi.	**236 TUBBS RD** **MEXICO, NY 13114-3328**	11/19/2024	$290,000	$143	2014	/4/1	1890	416,000 SF	
		APN: 353489 117.00-01-13.12 Document #: R-2024-010173 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 134 Subdivision: SCRIBAS PATENT Abbreviated Description: Subdivision:SCRIBAS PATENT Abbreviated Description:PORTION LOT134; 20TH TOWNSHIP City/Muni/Twp:WEST MONROE City/Muni/Twp: WEST MONROE								
3	.83Mi.	**17 FRAZIER RD** **MEXICO, NY 13114-**	04/03/2024	$90,000	$104	864	/3/1	1980	81,022 SF	
		APN: 353489 135.00-02-15.2 Document #: R-2024-002784 Document Type: Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 68 Subdivision: SCRIBAS PATENT Abbreviated Description: Subdivision:SCRIBAS PATENT Abbreviated Description:PORTION LOT68; 20TH TOWNSHIP City/Muni/Twp:MEXICO City/Muni/Twp: MEXICO								

ICE SiteX Report

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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.	**8 HALSEY RD**		$283,780	$184,400	2,300	/4/1	1978	3 SF	Yes
.07Mi.	**319 TUBBS RD**		$115,728	$75,200	768	/1/1	1983	3 SF	
.12Mi.	**292 TUBBS RD**		$229,301	$149,000	2,040	/3/2	1984	4 SF	AboveGround
.14Mi.	**26 HALSEY RD**		$303,478	$197,200	1,916	/3/2	2007	12 SF	
.27Mi.	**263 TUBBS RD**	**10/24/2019**	$198,523	$129,000	1,512	/3/2	1989	2 SF	
.32Mi.	**291 TUBBS RD**		$44,629	$29,000	1,059	/3/1	1900	4 SF	
.37Mi.	**236 TUBBS RD**	**11/19/2024**	$275,315	$178,900	2,014	/4/1	1890	10 SF	
.46Mi.	**411 TUBBS RD**		$272,699	$177,200	1,596	/2/2	1999	3 SF	
.46Mi.	**411 TUBBS RD**		$272,699	$177,200	1,596	/2/2	1999	3 SF	
.46Mi.	**215 TUBBS RD**		$161,588	$105,000	1,112	/3/1	1985	5 SF	
.52Mi.	**148 FRAZIER RD**		$183,133	$119,000	1,246	/3/1	1989	3 SF	
.52Mi.	**148 FRAZIER RD**		$183,133	$119,000	1,246	/3/1	1989	3 SF	
.54Mi.	**138 FRAZIER RD**		$116,497	$75,700	1,144	/3/2	1993	2 SF	AboveGround
.54Mi.	**126 FRAZIER RD**		$151,585	$98,500	1,152	/3/1	2015	2 SF	AboveGround
.55Mi.	**ST RT 104**		$440,135	$286,000	2,300		2022	128 SF	
.59Mi.	**134 HALSEY RD**	**10/28/2020**	$269,314	$175,000	2,153	/3/1	1982	1 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	44.3 years old	Households:	2,502
Median Household Income:	$65,804	Households w/Family:	67%
Household Income Per Capita:	$37,229	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Mexico Central School District	Students:	2,017
Number of Schools:	5	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.28Mi.	**Mexico Elementary School** Number of Students: 340 Student-Teacher Ratio: 11.28	D+	Public	PK - 4
3.23Mi.	**Mexico High School** Number of Students: 553 Student-Teacher Ratio: 11.7 Advanced Placement: Yes	C+	Public	9 - 12
3.70Mi.	**Mexico Middle School** Number of Students: 584 Student-Teacher Ratio: 11.42	D+	Public	5 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **8 HALSEY RD, MEXICO, NY 13114-3532** 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	23%	SIGNIFICANTLY LOWER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	126%	HIGHER
MURDER	111%	HIGHER
OVERALL	107%	SIMILAR

Disaster Alerts

8/18/2024 - Severe Storm And Floooding

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