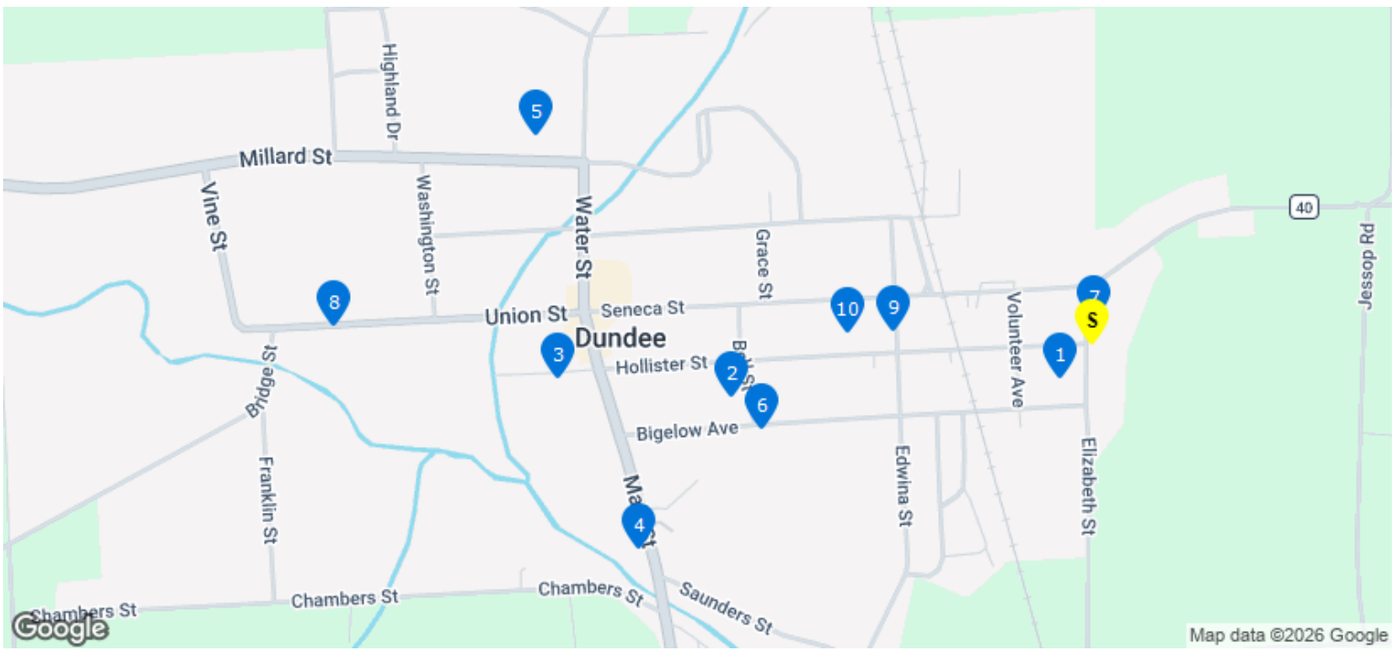
ICE SiteX Report

OrderID: 98761608

SiteX Property Information Report



Subject Property Location

94 HOLLISTER ST, DUNDEE, NY 14837-1148

County:	**YATES NY**	Census Tract:	1501.01
Property Use:	Single Family Residential	Zoning:	03 - MULTI-FAMILY
Parcel Number:	573401 120.27-1-13	Thomas Bros Pg-Grid:	

Valuation

Value:	**$175,000**	FSD:	30	Common Confidence Score:	24
Value Range:	$122,500 - $227,500	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	573401
Assd Land Value:	$46,000	Market Land Value:	$46,000	Tax Year:	2025
Assd Improvement:	$109,000	Market Improvment Value:	$109,000	Total Taxable Value:	$4,510
Total Assessed Value:	$155,000	Total Assessor Market Value:	$155,000	Delinquent Year:	
				Tax Account ID:	0210-000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13.000 Block: 1 Section: 120.27 District: 573401

Abbreviated Description:	LOT:13.000 BLK:1 SEC:120.27 DIST:573401 CITY:DUNDEE
City/Muni/Twp:	DUNDEE

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1407 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:	Traditional / Old	Basement:	Partial Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/10/2024	Loan Amount:	N/A
Document #:	2024-16159 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/07/2024		
TD Due Date:	05/01/2053	Type Finance:	

Legal Description:
Block: 1 Section: 120.27 Map Ref: 0
City/Muni/Twp: STARKEY

Prior Transfer

Recording Date:	02/09/2024	Sales Price:	$143,627
Document #:	2024-13808 BK-PG 2024-13808	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	05/01/2023	Loan Amount:	N/A
Document #:	2023-11602 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/25/2023		
TD Due Date:	05/01/2053	Type Finance:	

Legal Description:
City/Muni/Twp: STARKEY

ICE SiteX Report

OrderID: 98761608

Prior Transfer

Recording Date:	05/01/2023	Sales Price:	$146,277
Document #:	2023-11601 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/25/2023		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: STARKEY

Prior Transfer

Recording Date:	07/21/2017	Sales Price:	$360,000
Document #:	2017-00001810 BK-PG DE 722-219	Type of Sale:	Lender Sold
Contract Date:	07/18/2017		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: STARKEY

Prior Transfer

Recording Date:	05/05/2017	Sales Price:	N/A
Document #:	2017-00001159 BK-PG DE 718-329	Type of Sale:	Lender Owned
Contract Date:	05/05/2017		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: DUNDEE

Prior Transfer

Recording Date:	02/07/2017	Sales Price:	$69,300
Document #:	2017-00000356 BK-PG DA 646-194	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	02/07/2017	Sales Price:	$69,300
Document #:	BK-PG DA 646-194	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	08/30/2006	Loan Amount:	N/A
Document #:	2006-00002727 BK-PG MT 646-194	Loan Type:	Conventional
Contract Date:	06/14/2006		
TD Due Date:	07/01/2036	Type Finance:	

Legal Description:
Subdivision: MCKNIGHTS PATENT Map Ref: 0
City/Muni/Twp: TOWN OF STARKEY

Area Sales Analysis

Total Area Sales	$1,907,650	Median # of Bedrooms	3
Median Lot Size	12,894 SF	Median # of Baths	2
Median Living Area	1,887 SF	Median Year Built	1895
Price Range - 2 Yrs	$110,000 to $250,000	Age Range	126 years to 176 years
Median Value	$194,500	Median Age	131 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**94 SENECA ST** **DUNDEE, NY 14837-1129**	11/12/2025	$250,000	$96	2598	/5/2	1850	47,916 SF	
		APN: 573401 120.27-1-1.2 Document #: 2025-18896 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY								
2	.03Mi.	**88 HOLLISTER ST** **DUNDEE, NY 14837-1148**	09/12/2025	$52,135	$33	1600	/3/1	1900	7,920 SF	
		APN: 573401 120.27-1-15 01 Document #: 2025-18310 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DUNDEE City/Muni/Twp: DUNDEE								
3	.06Mi.	**87 HOLLISTER ST** **DUNDEE, NY 14837-1149**	02/11/2026	$219,900	$149	1474	/3/2	1900	12,540 SF	
		APN: 573401 120.27-1-23 Document #: 2026-19638 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Subdivision: MCKNIGHT PATENT Abbreviated Description: Lot:12 Subdivision:MCKNIGHT PATENT City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY								
4	.17Mi.	**74 SENECA ST** **DUNDEE, NY 14837-1115**	03/04/2026	$185,000	$1	179557	//	1964	743,134 SF	
		APN: 573401 113.82-1-33.1 Document #: 2026-19802 Document Type: Warranty Deed Price Code: A Land Use: Manufacturing (light) Legal: Lot: 12&13 Subdivision: MCKNIGHTS PATENT Abbreviated Description: Lot:12&13 Subdivision:MCKNIGHTS PATENT City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY								
5	.26Mi.	**59 SENECA ST** **DUNDEE, NY 14837-1124**	06/10/2025	$190,000	$72	2656	/4/2	1900	15,662 SF	
		APN: 573401 120.26-1-17 Document #: 2025-17531 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Subdivision: MAP OF SURVEY PREPARED FOR SHARON ANN WINTER ET AL Abbreviated Description: Subdivision:MAP OF SURVEY PREPARED FOR SHARON ANN WINTER ET AL City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY								
6	.31Mi.	**45 HARPENDING AVE** **DUNDEE, NY 14837-1135**	03/20/2026	$162,000	$153	1056	//	2005	9,225 SF	

ICE SiteX Report

OrderID: 98761608

APN: 573401 113.82-1-24 Document #: 2026-19954
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Abbreviated Description: City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY

7	.31Mi.	**62 HARPENDING AVE** **DUNDEE, NY 14837-1150**	12/09/2024	$110,000	$161	684	//	1960	45,302 SF

APN: 573401 113.82-1-12 Document #: 2024-16152
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: MapRef: PL 24-YA12-262 Abbreviated Description: Map Ref:PL 24-YA12-262City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY

8	.32Mi.	**51 SENECA ST** **DUNDEE, NY 14837-1124**	01/12/2026	$237,500	$65	3672	/4/2	1882	15,200 SF

APN: 573401 120.26-1-14 Document #: 2026-19409
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: MC KNIGHTS PATENT Abbreviated Description: Subdivision:MC KNIGHTS PATENT Abbreviated Description:LOT : PART OF LOT 12 City/Muni/Twp:STARKEY COUNTY OF YATES City/Muni/Twp: STARKEY COUNTY OF YATES

9	.32Mi.	**44 EDWINA ST** **DUNDEE, NY 14837-1137**	12/11/2025	$30,000	$29	1030	/2/1	1900	15,840 SF

APN: 573401 120.34-1-34 Document #: 2025-19143
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:DUNDEE City/Muni/Twp: DUNDEE

10	.4Mi.	**730 DUNDEE STARKEY RD** **DUNDEE, NY 14837-9170**	03/27/2026	$250,000	$33	7680	//	1993	161,172 SF

APN: 573489 113.04-1-10 Document #: 2026-20005
Document Type: Warranty Deed Price Code:
Land Use: Manufacturing (light)
Legal: Lot: 1 Block: 13 Subdivision: SURVEY MAP OF RICHARD DAUGHERTY MapRef: MAP M06-125 Abbreviated Description: Block:13 Subdivision:SURVEY MAP OF RICHARD DAUGHERTY Map Ref:MAP M06-125Abbreviated Description:LOT: PORTION OF LOT 1 City/Muni/Twp:STARKEYY City/Muni/Twp: STARKEYY

11	.44Mi.	**26 BIGELOW AVE** **DUNDEE, NY 14837-1102**	11/14/2025	$194,000	$94	2063	/3/2	1890	8,528 SF

APN: 573401 120.33-1-27 Document #: 2025-18919
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY

12	.47Mi.	**25 HOLLISTER ST** **DUNDEE, NY 14837-1112**	10/23/2025	$127,250	$74	1711	/3/1	1900	15,181 SF

APN: 573401 120.25-2-71 Document #: 2025-18720
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY

13	.53Mi.	**12 HOLLISTER ST** **DUNDEE, NY 14837-1159**	05/08/2026	$170,000	$67	2530	//	1961	10,890 SF

APN: 573401 120.25-2-38 Document #: 2026-20322
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Abbreviated Description: City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY

14	.6Mi.	**26 MAIN ST** **DUNDEE, NY 14837-9998**	08/14/2025	$270,000	$123	2204	//	1980	12,934 SF

APN: 573401 120.25-2-45 Document #: 2025-18032
Document Type: Deed Price Code: A
Land Use: Store/Office (mixed use)
Legal: Abbreviated Description: City/Muni/Twp:DUNDEE City/Muni/Twp: DUNDEE

15	.65Mi.	**63 MAIN ST** **DUNDEE, NY 14837-1052**	12/22/2025	$203,000	$121	1680	/3/1	1890	24,656 SF

APN: 573401 120.33-1-13 Document #: 2025-19239
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY

16	.65Mi.	**29 MAIN ST** **DUNDEE, NY 14837-1006**	08/28/2025	$160,000	$64	2496	//	1961	2,860 SF

APN: 573401 120.25-2-9 Document #: 2025-18165
Document Type: Warranty Deed Price Code: A
Land Use: Restaurant
Legal: Lot: 1&2 Subdivision: MAP OF AN INSTRUMENT SURVEY OF LAND TO BE CONVEYED MapRef: LB 18 PG 246 Abbreviated Description: Lot:1&2 Subdivision:MAP OF AN INSTRUMENT SURVEY OF LAND TO BE CONVEYED Map Ref:LB 18 PG 246City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY

17	.66Mi.	**2 WATER ST** **DUNDEE, NY 14837-1019**	12/05/2025	$250,000	$150	1664	//	1991	11,750 SF

APN: 573401 120.25-1-6 Document #: 2025-19079
Document Type: Bargain and Sale Deed Price Code:
Land Use: Service station w/convenience store (food mart)
Legal: Lot: 8 Subdivision: MCKNIGHTS PATENT Abbreviated Description: Lot:8 Subdivision:MCKNIGHTS PATENT City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY

18	.7Mi.	**7 SPRING ST** **DUNDEE, NY 14837-1010**	12/24/2024	$181,000	$123	1472	/3/1	1900	13,248 SF

APN: 573401 120.24-1-49 Document #: 2024-16316
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:DUNDEE City/Muni/Twp: DUNDEE

19	.77Mi.	**13 MILLARD ST** **DUNDEE, NY 14837-1008**	04/16/2025	$240,000	$70	3432	/4/2	1840	50,530 SF

APN: 573401 113.80-1-4.1 Document #: 2025-17107
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: MCKNIGHTS PATENT Abbreviated Description: Subdivision:MCKNIGHTS PATENT Abbreviated Description:PART OF LOT 8 City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY

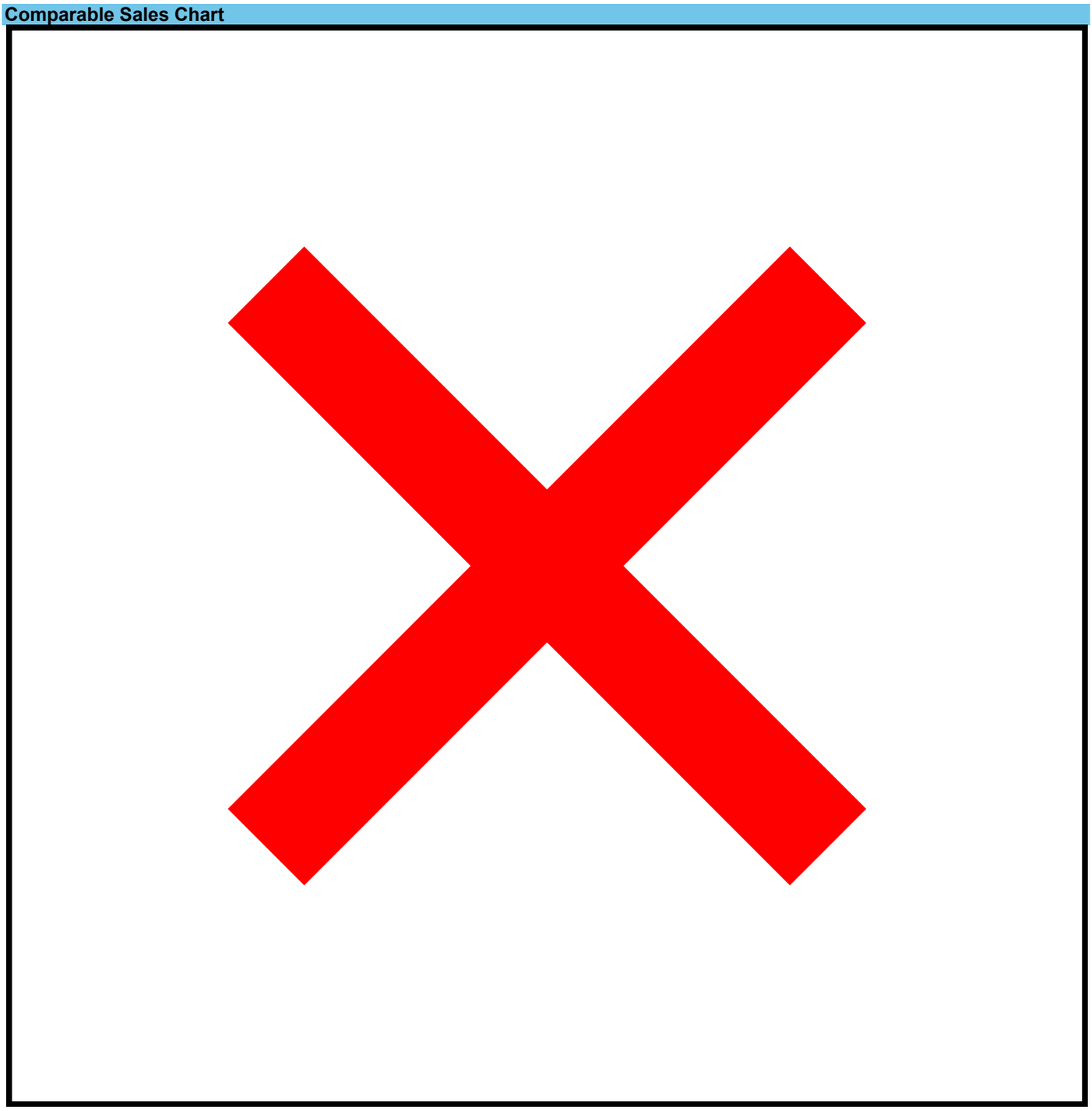
20	.8Mi.	**23 STOLL ST** **DUNDEE, NY 14837-1012**	05/09/2025	$60,000	$44	1352	/3/1	1900	19,401 SF

APN: 573401 113.80-1-40 Document #: 2025-17296
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: VILLAGE OF DUNDEE MapRef: DOC 2024-15844 Abbreviated Description: Subdivision:VILLAGE OF DUNDEE Map Ref:DOC 2024-15844City/Muni/Twp:STARKEY City/Muni/Twp: STARKEY

ICE SiteX Report

OrderID: 98761608

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.

ICE SiteX Report

OrderID: 98761608

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.	**94 HOLLISTER ST**	**05/01/2023**	$155,000	$155,000	1,407	/3/1	1900	12,012 SF	
.02Mi.	**90 HOLLISTER ST**		$90,000	$90,000	952	/2/1	1890	10,624 SF	
.03Mi.	**97 SENECA ST**	**06/07/2019**	$165,000	$165,000	1,280	/3/1	1900	21,507 SF	
.03Mi.	**94 SENECA ST**	**11/12/2025**	$190,000	$190,000	2,598	/5/2	1850	1 SF	
.03Mi.	**88 HOLLISTER ST**	**09/12/2025**	$125,000	$125,000	1,600	/3/1	1900	7,920 SF	
.03Mi.	**88 HOLLISTER ST**	**09/12/2025**	$125,000	$125,000	1,600	/3/1	1900	7,920 SF	
.04Mi.	**93 SENECA ST**	**04/24/2023**	$170,000	$170,000	1,756	/4/2	1890	18,894 SF	
.04Mi.	**93 SENECA ST**	**04/24/2023**	$170,000	$170,000	1,756	/4/2	1890	18,894 SF	
.04Mi.	**93 SENECA ST**	**04/24/2023**	$170,000	$170,000	1,756	/4/2	1890	18,894 SF	
.04Mi.	**10 ELIZABETH ST**		$185,000	$185,000	1,728	/3/1	1904	1 SF	
.04Mi.	**91 SENECA ST**		$170,000	$170,000	1,734	/3/2	1890	12,060 SF	
.04Mi.	**86 HOLLISTER ST**		$100,000	$100,000	1,141	/2/1	1900	8,712 SF	
.04Mi.	**4 ELIZABETH ST**	**11/28/2017**	$190,000	$190,000	2,427	/2/1	1965	20,090 SF	
.05Mi.	**91 HOLLISTER ST**	**08/18/2017**	$105,000	$105,000	1,360	/3/1	1900	13,167 SF	
.05Mi.	**89 SENECA ST**		$170,000	$170,000	2,133	/3/1	1890	15,568 SF	
.05Mi.	**89 HOLLISTER ST**		$120,000	$120,000	1,770	/4/2	1900	12,600 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	42.1 years old	Households:	2,114
Median Household Income:	$62,250	Households w/Family:	65%
Household Income Per Capita:	$32,810	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Dundee Central School District	Students:	614
Number of Schools:	2	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.51Mi.	**Dundee Junior-Senior High School** Number of Students: 281 Student-Teacher Ratio: 8.78	C+	Public	7 - 12
0.51Mi.	**Dundee Elementary School** Number of Students: 314 Student-Teacher Ratio: 7.81	D-	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	63%	NOTABLY LOWER
BURGLARY	154%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	45%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	118%	HIGHER
MURDER	114%	HIGHER
OVERALL	122%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.