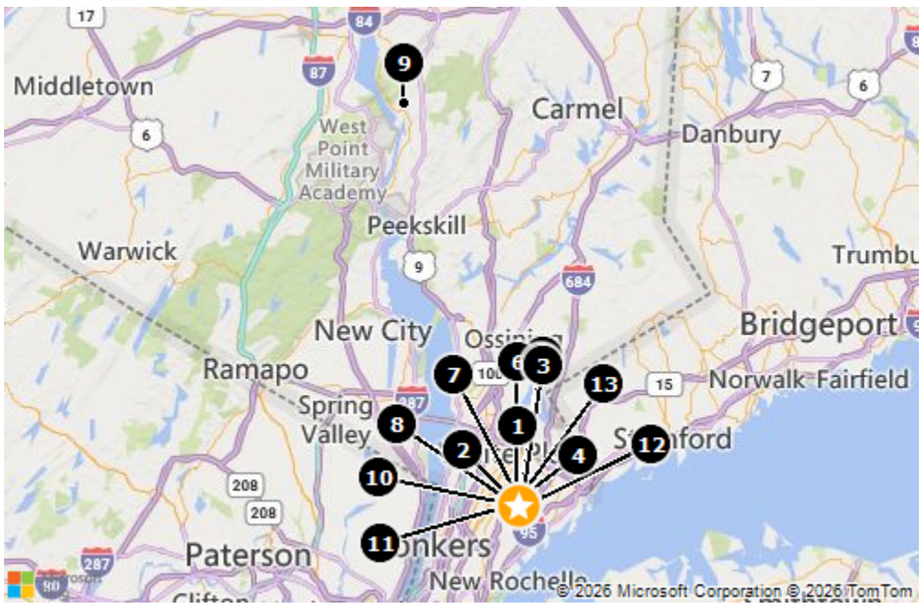
ICE SiteX Report

OrderID: 98605683

SiteX Property Information Report



Subject Property Location

9 CREST LN, SCARSDALE, NY 10583-7503

County:	**WESTCHESTER NY**	Census Tract:	361190098.004010
Property Use:	Single Family Residential	Zoning:	A4
Parcel Number:	555001 22.17.73	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,626,000**	FSD:	21	Common Confidence Score:	40
Value Range:	$1,284,540 - $1,967,460	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	555001
Assd Land Value:	$750,000	Market Land Value:	$1,075,577	Tax Year:	2025
Assd Improvement:	$325,000	Market Improvment Value:	$466,083	Total Taxable Value:	$32,069
Total Assessed Value:	$1,075,000	Total Assessor Market Value:	$1,541,660	Delinquent Year:	
				Tax Account ID:	225202000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 73 Section: 22.17 District: 555001 Subdivision: QUAKER RIDGE GARDENS
City/Muni/Twp: SCARSDALE

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:	4	Pool:	
Building Area:	1443 SF	Baths:	4	Fireplace:	1
Year Built:	1953	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/26/2017	Sales Price:	$400,000
Document #:	571463008 BK-PG -000	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/05/2016	Loan Amount:	N/A
Document #:	560043103 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

Lot: 73-80 Block: E Subdivision: QUAKER RIDGE GARDENS
City/Muni/Twp: SCARSDALE

Prior Transfer

Recording Date:	12/04/2015	Sales Price:	$250,000
Document #:	553373595 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/18/2015	Loan Amount:	N/A
Document #:	550293181 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	VAR

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Legal Description:
Lot: 73-80 Block: E Subdivision: QUAKER RIDGE GARDENS PROPERTY OF LONGVIEW HEIGHTS
City/Muni/Twp: SCARSDALE

Mortgage Record

Recording Date:	12/07/2007	Loan Amount:	N/A
Document #:	0473340415 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2037	Type Finance:	FIX

Legal Description:
Lot: 73-80 Block: E Subdivision: QUAKER RIDGE GARDENS
City/Muni/Twp: SCARSDALE

Prior Transfer

Recording Date:	10/30/2007	Sales Price:	$109,500
Document #:	472920311 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/19/2007	Sales Price:	$286,585
Document #:	472890196 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/18/2007	Loan Amount:	N/A
Document #:	0471630499 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 73-80 Block: E Subdivision: QUAKER RIDGE GARDENS
City/Muni/Twp: SCARSDALE

Mortgage Record

Recording Date:	06/15/2006	Loan Amount:	N/A
Document #:	0461570922 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 73-80 Block: E Subdivision: QUAKER RIDGE GARDENS
City/Muni/Twp: SCARSDALE

Mortgage Record

Recording Date:	06/15/2006	Loan Amount:	N/A
Document #:	0461570826 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2036	Type Finance:	FIX

Legal Description:
Lot: 73-80 Block: E Subdivision: QUAKER RIDGE GARDENS
City/Muni/Twp: SCARSDALE

Prior Transfer

Recording Date:	06/07/2006	Sales Price:	$100,000
Document #:	461510253 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/07/2004	Loan Amount:	N/A
Document #:	0441330632 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2014	Type Finance:	

Legal Description:
Lot: 73-80 Block: E
Abbreviated Description: QUAKER RIDGE GARDENS PROPERTY LONGVIEW HEIGHTS DEVELOPMENT CORP
City/Muni/Twp: SCARSDALE

Mortgage Record

Recording Date:	03/19/2003	Loan Amount:	N/A
Document #:	0430700836 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 73 Block: E Subdivision: QUAKER RIDGE GARDENS
City/Muni/Twp: SCARSDALE

Mortgage Record

Recording Date:	01/30/2002	Loan Amount:	N/A
Document #:	0413300619 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 73-80 Block: E Subdivision: QUAKER RIDGE GARDENS
City/Muni/Twp: SCARSDALE

Prior Transfer

Recording Date:	01/30/2002	Sales Price:	$505,000
Document #:	0413300602 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/06/2001		
Document Type:			

Legal Description:
Lot: 73-80 Block: E Subdivision: QUAKER RIDGE GARDENS Map Ref: MAP2391
City/Muni/Twp: SCARSDALE

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Prior Transfer

Recording Date:	02/09/1995	Sales Price:	$285,000
Document #:	BK-PG 11083-167	Type of Sale:	Full Amount on Deed
Contract Date:	01/27/1995		
Document Type:			

Legal Description:
Lot: 73-80 Block: E Subdivision: QUAKER RIDGE GARDENS Map Ref: MAP3291
City/Muni/Twp: SCARSDALE

Prior Transfer

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

Legal Description:
Block: 73 Section: 22.17 District: 555001 Subdivision: QUAKER RIDGE GARDENS
City/Muni/Twp: SCARSDALE

Area Sales Analysis

Total Area Sales	$34,612,000	Median # of Bedrooms	4
Median Lot Size	17,860 SF	Median # of Baths	3
Median Living Area	3,201 SF	Median Year Built	1950
Price Range - 2 Yrs	$940,000 to $4,208,000	Age Range	13 years to 110 years
Median Value	$2,300,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**337 HEATHCOTE RD** **SCARSDALE, NY 10583-7134**	08/17/2026	$2,300,000	$919	2502	8/4/3	1926	10,890 SF	
		APN: 555001 22.03.12 Document #: 661863007 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: C Block: 3 Subdivision: HEALTH RIDGE Abbreviated Description: Lot:C Block:3 Subdivision:HEALTH RIDGE City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE								
2	.32Mi.	**41 SHEPHERDS DR** **SCARSDALE, NY 10583-7016**	08/10/2026	$940,000	$454	2066	/4/2	1963	8,276 SF	
		APN: 551000 8-3296-0059 Document #: 662153350 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Block: 3296 Subdivision: HEATHCOTE WOODS SECTION NO 3 Abbreviated Description: Lot:44 Block:3296 Subdivision:HEATHCOTE WOODS SECTION NO 3 City/Muni/Twp:NEW ROCHELLE City/Muni/Twp: NEW ROCHELLE								
3	.39Mi.	**4 MEADOW RD** **SCARSDALE, NY 10583-7619**	08/07/2026	$1,200,000	$361	3318	12/6/3	1922	18,731 SF	
		APN: 555001 23.01.27 Document #: 661663519 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19-22 Block: 105 Subdivision: QUAKER RIDGE ESTATES MapRef: MB 54 PG 76 Abbreviated Description: Lot:19-22 Block:105 Subdivision:QUAKER RIDGE ESTATES Map Ref:MB 54 PG 76City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE								
4	.34Mi.	**8 WAKEFIELD RD** **SCARSDALE, NY 10583-7153**	07/20/2026	$4,208,000	$1,024	4107	10/5/4	2012	11,326 SF	
		APN: 555001 22.03.5 Document #: 661893917 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: J Block: 3 Section: 22 Abbreviated Description: Lot:J Block:3 Section:22 City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE								
5	.25Mi.	**12 SWARTHMORE RD** **SCARSDALE, NY 10583-7570**	06/05/2026	$2,130,000	$751	2834	8/4/2	1916	17,860 SF	
		APN: 555001 23.01.21 Document #: 661463777 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: 106 Subdivision: MAP OF PEOPERTY BELONGING TO THE WESTCHESTER ESTAT MapRef: MAP 2304 Abbreviated Description: Subdivision:MAP OF PEOPERTY BELONGING TO THE WESTCHESTER ESTAT Map Ref:MAP 2304Abbreviated Description:BLOCK: PORTION OF BLOCK 106 City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE								
6	.06Mi.	**401 HEATHCOTE RD** **SCARSDALE, NY 10583-7537**	06/03/2026	$2,500,000	$614	4066	12/5/4	1930	11,761 SF	
		APN: 555001 22.17.41 Document #: 661213215 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41-52 Block: E Subdivision: QUAKER RIDGE GARDENS PROPERTY OF LONG VIEW HEIGHTS MapRef: MAP 3291 Abbreviated Description: Lot:41-52 Block:E Subdivision:QUAKER RIDGE GARDENS PROPERTY OF LONG VIEW HEIGHTS Map Ref:MAP 3291City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE								
7	.34Mi.	**64 LINCOLN RD** **SCARSDALE, NY 10583-7534**	05/27/2026	$2,100,000	$664	3160	9/5/3	1956	32,234 SF	
		APN: 555001 22.21.25 Document #: 661283537 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: SUBDIVISION MAP CROSSWAY ACRES P&V CONSTRUCTION CO MapRef: MAP 23345 Abbreviated Description: Lot:25 Subdivision:SUBDIVISION MAP CROSSWAY ACRES P&V CONSTRUCTION CO Map Ref:MAP 23345City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE								
8	.1Mi.	**14 STRATTON RD** **SCARSDALE, NY 10583-7557**	04/22/2026	$2,600,000	$816	3183	10/4/4	2013	6,970 SF	
		APN: 555001 22.14.39 Document #: 661003506 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39-44 Block: B Subdivision: QUAKER RIDGE GARDENS MapRef: MAP 3291 Abbreviated Description: Lot:39-44 Block:B Subdivision:QUAKER RIDGE GARDENS Map Ref:MAP 3291City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE								
9	.32Mi.	**8 GATEHOUSE RD** **SCARSDALE, NY 10583-7536**	04/03/2026	$2,075,000	$565	3671	9/5/3	1988	25,265 SF	
		APN: 555001 23.01.328 Document #: 660893181 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 328 Subdivision: SUBDIVISION MAP OF MARX ESTATES MapRef: MAP 21931 Abbreviated Description: Lot:328 Subdivision:SUBDIVISION MAP OF MARX ESTATES Map Ref:MAP 21931City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE								
10	.15Mi.	**69 PENN BLVD**	04/01/2026	$3,800,000	$811	4682	9/4/5	1948	24,829 SF	

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		SCARSDALE, NY 10583-7513								
	APN: 555001 23.01.23A Document #: 660723107 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: 100 Subdivision: MAP OF PROPERTY BELONGING TO WESTCHESR ESTATES MapRef: MAP 2304 Abbreviated Description: Subdivision:MAP OF PROPERTY BELONGING TO WESTCHESR ESTATES Map Ref:MAP 2304Abbreviated Description:BLOCK: PART OF BLK 100 City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE									
11	.24Mi.	**13 HILLVIEW DR**	02/27/2026	$2,051,000	$640	3201	8/4/3	1950	21,344 SF	
		SCARSDALE, NY 10583-7531								
	APN: 555001 22.11.20 Document #: 653223407 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20R Subdivision: SUBDIVISION MAP FOR SECTION TWO MapRef: MAP 6927 Abbreviated Description: Lot:20R Subdivision:SUBDIVISION MAP FOR SECTION TWO Map Ref:MAP 6927City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE									
12	.28Mi.	**126 PENN RD**	01/22/2026	$1,450,000	$440	3290	12/4/3	1939	16,117 SF	
		SCARSDALE, NY 10583-7558								
	APN: 555001 23.01.87 Document #: 653183239 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Subdivision: SUBDIVISION MAP NO 3 OF RIDGE ACRES MapRef: MAP 3548 Abbreviated Description: Lot:37 Subdivision:SUBDIVISION MAP NO 3 OF RIDGE ACRES Map Ref:MAP 3548City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE									
13	.37Mi.	**14 WAKEFIELD RD**	01/14/2026	$2,350,000	$912	2576	8/4/3	1948	10,019 SF	
		SCARSDALE, NY 10583-7153								
	APN: 555001 22.03.7 Document #: 660143250 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: L Block: 3 Subdivision: REVISED MAP OF HEALTH RIDGE SITUATED IN THE VILLAG MapRef: MAP 3007 Abbreviated Description: Lot:L Block:3 Subdivision:REVISED MAP OF HEALTH RIDGE SITUATED IN THE VILLAG Map Ref:MAP 3007City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE									
14	.39Mi.	**61 LINCOLN RD**	12/09/2025	$2,400,000	$765	3134	8/4/4	1955	23,958 SF	
		SCARSDALE, NY 10583-7533								
	APN: 555001 22.21.18 Document #: 653073254 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: SUBDIVISION MAP CROSSWAY ACRES P & V CONSTRUCTION MapRef: MAP 10005 Abbreviated Description: Lot:18 Subdivision:SUBDIVISION MAP CROSSWAY ACRES P & V CONSTRUCTION Map Ref:MAP 10005City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE									
15	.07Mi.	**7 WESTVIEW LN**	10/07/2025	$2,508,000	$718	3493	9/4/4	1954	20,038 SF	Yes
		SCARSDALE, NY 10583-7505								
	APN: 555001 22.11.70 Document #: 652613419 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 69-70 Block: 11 Subdivision: SUBDIVISON MAP FOR SECTION 6 SOUNDVIEW ACRES VILLA MapRef: MAP 8585 Abbreviated Description: Lot:69-70 Block:11 Subdivision:SUBDIVISON MAP FOR SECTION 6 SOUNDVIEW ACRES VILLA Map Ref:MAP 8585City/Muni/Twp:SCARSDALE City/Muni/Twp: SCARSDALE									

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.	**9 CREST LN**		$1,541,660	$1,075,000	1,443	9/4/4	1953	7,841 SF	
.02Mi.	**7 CREST LN**		$1,257,063	$876,550	1,902	8/4/2	1954	7,841 SF	
.02Mi.	**26 STRATTON RD**	**05/13/2022**	$1,828,481	$1,275,000	3,111	8/4/3	1942	8,712 SF	
.02Mi.	**24 STRATTON RD**		$1,290,693	$900,000	2,037	7/3/2	1947	7,405 SF	
.03Mi.	**28 STRATTON RD**		$1,971,892	$1,375,000	3,054	8/4/3	1954	18,731 SF	
.03Mi.	**5 CREST LN**	**02/03/2021**	$1,323,821	$923,100	2,256	8/4/3	1958	11,761 SF	
.03Mi.	**11 WESTVIEW LN**	**11/13/2019**	$2,115,302	$1,475,000	3,911	10/6/5	1955	17,860 SF	
.04Mi.	**10 CREST LN**		$1,469,956	$1,025,000	2,233	8/3/3	1931	13,068 SF	
.04Mi.	**22 STRATTON RD**	**07/09/2025**	$2,079,450	$1,450,000	2,839	9/4/4	1946	11,761 SF	
.04Mi.	**8 CREST LN**		$1,183,135	$825,000	2,027	9/5/2	1951	13,939 SF	
.05Mi.	**6 CREST LN**	**09/28/2017**	$3,504,948	$2,444,000	4,136	8/4/6	2016	12,632 SF	
.05Mi.	**27 STRATTON RD**		$1,954,173	$1,362,645	4,404	9/5/4	1953	10,890 SF	
.05Mi.	**9 WESTVIEW LN**	**05/22/2023**	$1,651,369	$1,151,500	2,556	8/4/3	1954	19,602 SF	
.05Mi.	**23 STRATTON RD**		$1,577,513	$1,100,000	2,722	8/5/3	1953	10,454 SF	
.05Mi.	**31 STRATTON RD**		$3,119,174	$2,175,000	5,125	11/5/4	2014	20,909 SF	
.06Mi.	**4 CREST LN**	**02/28/2020**	$3,519,698	$2,454,285	4,512	7/5/6	2020	13,068 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	43.3 years old	Households:	14,444
Median Household Income:	$227,457	Households w/Family:	79%
Household Income Per Capita:	$108,961	Households w/Family Married:	72%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	41%

School District

School District Zone:	Scarsdale Union Free School District	Students:	4,713
Number of Schools:	7	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.40Mi.	**Quaker Ridge Elementary School** Number of Students: 491 Student-Teacher Ratio: 11.6	A+	Public	KG - 5
1.80Mi.	**Scarsdale High School** Number of Students: 1,479 Student-Teacher Ratio: 10.62	A+	Public	9 - 12
1.29Mi.	**Scarsdale Middle School** Number of Students: 1,083 Student-Teacher Ratio: 10.74	A+	Public	6 - 8

Flood Report

The Subject Property of **9 CREST LN, SCARSDALE, NY 10583-7503** 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	38%	SIGNIFICANTLY LOWER
BURGLARY	35%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	42%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	38%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	42%	SIGNIFICANTLY LOWER
MURDER	27%	SIGNIFICANTLY LOWER
OVERALL	30%	SIGNIFICANTLY LOWER

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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