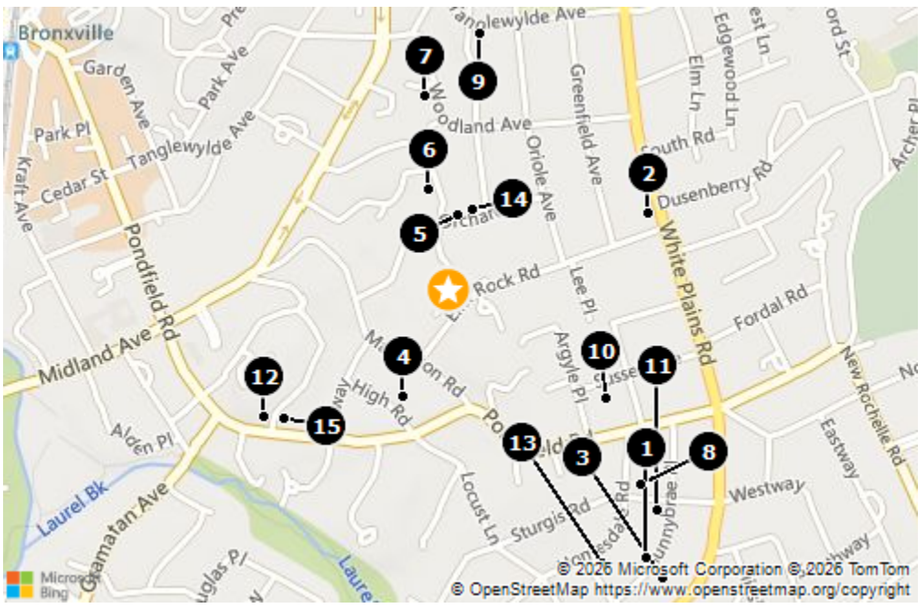
ICE SiteX Report

OrderID: 98605680

SiteX Property Information Report



Subject Property Location

9 ELM ROCK RD, BRONXVILLE, NY 10708-4202

County:	**WESTCHESTER NY**	Census Tract:	361190047.002045
Property Use:	Single Family Residential	Zoning:	AAA
Parcel Number:	552401 6.A/2/1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$6,805,000**	FSD:	15	Common Confidence Score:	56
Value Range:	$5,784,250 - $7,825,750	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	552403
Assd Land Value:	$1,627,000	Market Land Value:	$1,627,000	Tax Year:	2025
Assd Improvement:	$4,064,800	Market Improvment Value:	$4,064,800	Total Taxable Value:	
Total Assessed Value:	$5,691,800	Total Assessor Market Value:	$5,691,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 2 Section: 6.A District: 552401
City/Muni/Twp: BRONXVILLE

Property Characteristics

Lot Size:	32,670 SF	Bedrooms:	5	Pool:	
Building Area:	5823 SF	Baths:	5	Fireplace:	3
Year Built:	1922	Partial Baths:	2	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Rock, Stone
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Mansion	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/02/2015	Sales Price:	$175,708
Document #:	550023212 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/03/2009	Loan Amount:	N/A
Document #:	0490570015 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

Lot: 1 Subdivision: ELM ROCK ESTATES
City/Muni/Twp: EASTCHESTER

Mortgage Record

Recording Date:	02/13/2008	Loan Amount:	N/A
Document #:	0480380123 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

City/Muni/Twp: EASTCHESTER

Mortgage Record

Recording Date:	12/20/2007	Loan Amount:	N/A
Document #:	0473510682 BK-PG -	Loan Type:	Unknown

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TD Due Date:	11/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 1&1A Subdivision: ELM ROCK ESTATES
Abbreviated Description: PART LOT1A
City/Muni/Twp: EASTCHESTER

Mortgage Record

Recording Date:	07/17/2006	Loan Amount:	N/A
Document #:	0461790464 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 1 Subdivision: MAP OF ELM ROCK ESTATES
City/Muni/Twp: EASTCHESTER

Prior Transfer

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

Legal Description:
Lot: 1 Block: 2 Section: 6.A District: 552401
City/Muni/Twp: BRONXVILLE

Area Sales Analysis

Total Area Sales	$50,548,100	Median # of Bedrooms	4
Median Lot Size	11,761 SF	Median # of Baths	3
Median Living Area	3,164 SF	Median Year Built	1928
Price Range - 2 Yrs	$2,252,600 to $4,400,000	Age Range	72 years to 120 years
Median Value	$3,650,000	Median Age	98 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**9 SUNNYBRAE PL** **BRONXVILLE, NY 10708-5010**	08/26/2026	$3,175,000	$1,003	3164	/4/3	1928	10,019 SF	
		APN: 552401 7.F/4/5 Document #: 661983495 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 62 Subdivision: SUNNY BRAE MapRef: MF 2308 Abbreviated Description: Lot:62 Subdivision:SUNNY BRAE Map Ref:MF 2308City/Muni/Twp:YORKTOWN City/Muni/Twp: YORKTOWN								
2	.26Mi.	**107 WHITE PLAINS RD** **BRONXVILLE, NY 10708-1925**	08/19/2026	$2,400,000	$1,052	2281	/3/2	1940	10,019 SF	
		APN: 552401 9./2/4 Document #: 662053477 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: WAP OF TANGLEWYLDE AVENUE ROCKWELL AVENUE MapRef: MAP 2069 Abbreviated Description: Lot:4 Block:2 Subdivision:WAP OF TANGLEWYLDE AVENUE ROCKWELL AVENUE Map Ref:MAP 2069City/Muni/Twp:BRONXVILLE City/Muni/Twp: BRONXVILLE								
3	.44Mi.	**8 SUNNYBRAE PL** **BRONXVILLE, NY 10708-5011**	08/17/2026	$4,300,000	$1,010	4257	/6/5	1928	11,761 SF	
		APN: 552401 7.F/2/14 Document #: 661683327 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Section: 7 Subdivision: SUNNY BRAE Abbreviated Description: Lot:28 Section:7 Subdivision:SUNNY BRAE City/Muni/Twp:BRONXVILLE City/Muni/Twp: BRONXVILLE								
4	.14Mi.	**4 HIGH RD** **BRONXVILLE, NY 10708-4910**	08/13/2026	$3,850,000	$927	4150	/6/4	1918	16,553 SF	
		APN: 552401 6.B/3/9 Document #: 661983292 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 3 Abbreviated Description: Lot:9 Block:3 City/Muni/Twp:BRONXVILLE City/Muni/Twp: BRONXVILLE								
5	.1Mi.	**1 ORCHARD PL** **BRONXVILLE, NY 10708-2509**	07/13/2026	$3,195,000	$1,091	2926	/4/2	1930	14,375 SF	
		APN: 552401 16./5/13 Document #: 661633175 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 5 Abbreviated Description: Lot:13 Block:5 City/Muni/Twp:EASTCHESTER City/Muni/Twp: EASTCHESTER								
6	.12Mi.	**30 STUDIO LN** **BRONXVILLE, NY 10708-3222**	07/09/2026	$3,015,000	$998	3020	/5/4	1929	7,405 SF	
		APN: 552401 6.C/3/3 Document #: 661663672 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 3 Subdivision: MASTERTON WOOD MapRef: MAP 2490 Abbreviated Description: Lot:14 Block:3 Subdivision:MASTERTON WOOD Map Ref:MAP 2490City/Muni/Twp:EASTCHESTER City/Muni/Twp: EASTCHESTER								
7	.24Mi.	**12 WOODLAND AVE** **BRONXVILLE, NY 10708-3209**	07/08/2026	$3,650,000	$872	4183	/4/4	1950	11,761 SF	
		APN: 552401 14./2/7 Document #: 661423146 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Abbreviated Description: Lot:7 Block:2 City/Muni/Twp:BRONXVILLE City/Muni/Twp: BRONXVILLE								
8	.34Mi.	**41 STURGIS RD** **BRONXVILLE, NY 10708-5008**	07/07/2026	$4,400,000	$1,246	3529	/4/3	1926	12,632 SF	
		APN: 552401 7.F/3/5 Document #: 661803362 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 86 Subdivision: SUNNY BRAE Abbreviated Description: Lot:86 Subdivision:SUNNY BRAE City/Muni/Twp:BRONXVILLE City/Muni/Twp: BRONXVILLE								
9	.31Mi.	**42 SUMMIT AVE** **BRONXVILLE, NY 10708-2527**	07/06/2026	$3,726,000	$1,316	2830	/6/3	1924	11,761 SF	
		APN: 552401 15./2/9 Document #: 661763228 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 7 Abbreviated Description: Lot:3 Block:7 City/Muni/Twp:BRONXVILLE City/Muni/Twp: BRONXVILLE								
10	.23Mi.	**4 SUSSEX AVE** **BRONXVILLE, NY 10708-4210**	07/02/2026	$3,650,000	$1,051	3470	/5/4	1906	18,295 SF	

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APN: 552401 8./4/2 Document #: 661043448
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 4 Subdivision: THE CHESTER HILL MapRef: VOL 33 PG 49 Abbreviated Description: Lot:8&9 Block:4 Subdivision:THE CHESTER HILL Map Ref:VOL 33 PG 49City/Muni/Twp:EASICHESTER City/Muni/Twp: EASICHESTER

11	.37Mi.	**42 STURGIS RD** **BRONXVILLE, NY 10708-5009**	06/29/2026	$3,706,000	$1,061	3492	/4/3	1926	10,019 SF

APN: 552401 7.F/4/1 Document #: 661423354
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 58 Block: 4 Subdivision: MAP OF SUNNY BRAE MapRef: MAP 2308 Abbreviated Description: Lot:58 Block:4 Subdivision:MAP OF SUNNY BRAE Map Ref:MAP 2308City/Muni/Twp:BRONXVILLE City/Muni/Twp: BRONXVILLE

12	.28Mi.	**2 VILLAGE LN** **BRONXVILLE, NY 10708-4806**	06/01/2026	$2,400,000	$1,223	1961	/4/2	1954	13,068 SF

APN: 552401 6.J/1/9 Document #: 661303004
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: MAP OF CROWS NEST ESTATE VILLAGE OF BROXVILLE TOWN MapRef: MAP 6961 Abbreviated Description: Lot:9 Subdivision:MAP OF CROWS NEST ESTATE VILLAGE OF BROXVILLE TOWN Map Ref:MAP 6961City/Muni/Twp:EASTCHESTER City/Muni/Twp: EASTCHESTER

13	.38Mi.	**24 HOMESDALE RD** **BRONXVILLE, NY 10708-5015**	05/29/2026	$3,831,000	$956	4005	/5/5	1931	10,454 SF

APN: 552401 7.F/4/10 Document #: 661143257
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: MAP OF SUNNY BRAE PROPERTY OF WINIFRED MASTERSON B MapRef: MAP 2308 Abbreviated Description: Lot:52 Subdivision:MAP OF SUNNY BRAE PROPERTY OF WINIFRED MASTERSON B Map Ref:MAP 2308City/Muni/Twp:EASTCHESTER City/Muni/Twp: EASTCHESTER

14	.1Mi.	**5 ORCHARD PL** **BRONXVILLE, NY 10708-2509**	05/07/2026	$2,997,500	$1,464	2047	/4/3	1924	9,148 SF

APN: 552401 16./5/11 Document #: 661063557
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 113 Subdivision: MAP OF TANGLEWYLDE PROPERTY BOUNDED BY WHITE PLAIN MapRef: MAP 2069 Abbreviated Description: Subdivision:MAP OF TANGLEWYLDE PROPERTY BOUNDED BY WHITE PLAIN Map Ref:MAP 2069Abbreviated Description:LOT: PART OF LOT 113 City/Muni/Twp:EASTCHESTER City/Muni/Twp: EASTCHESTER

15	.25Mi.	**1 VILLAGE LN** **BRONXVILLE, NY 10708-4805**	04/16/2026	$2,252,600	$966	2331	/3/2	1951	14,810 SF

APN: 552401 6.J/2/1 01 Document #: 660923630
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: MAP OF CROWS NEST ESTATE VILLAGE OF BRONXVILLE TOW MapRef: MAP 6951 Abbreviated Description: Lot:1 Subdivision:MAP OF CROWS NEST ESTATE VILLAGE OF BRONXVILLE TOW Map Ref:MAP 6951City/Muni/Twp:EASTCHESTER City/Muni/Twp: EASTCHESTER

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.	**9 ELM ROCK RD**		$5,691,800	$5,691,800	5,823	/5/5	1922	32,670 SF	
.03Mi.	**5 ELM ROCK RD**	**06/21/2023**	$6,100,000	$6,100,000	6,637	/6/5	1925	1 SF	Yes
.04Mi.	**6 BEECHWOOD RD**	**12/28/2022**	$4,750,000	$4,750,000	6,727	/6/6	1925	1 SF	
.05Mi.	**37 STUDIO LN**	**02/15/2022**	$4,407,200	$4,407,200	5,948	/7/4	1926	12,632 SF	
.06Mi.	**10 BEECHWOOD RD**		$4,299,700	$4,299,700	4,547	/4/4	1925	25,700 SF	Yes
.06Mi.	**4 ORCHARD PL**		$3,000,000	$3,000,000	3,106	/5/4	1922	25,265 SF	Yes
.06Mi.	**12 ELM ROCK RD**		$6,000,000	$6,000,000	6,238	/9/5	1925	2 SF	
.07Mi.	**8 ORCHARD PL**		$4,050,000	$4,050,000	3,938	/5/3	1930	16,117 SF	
.07Mi.	**18 ELM ROCK RD**	**08/22/2023**	$6,975,000	$6,975,000	7,974	/5/4	2011	1 SF	Yes
.07Mi.	**3 ELM ROCK RD**	**07/01/2021**	$5,247,800	$5,247,800	5,646	/5/4	1924	35,284 SF	
.08Mi.	**31 MASTERTON RD**		$9,000,000	$9,000,000	7,850	/5/7	1926	38,768 SF	
.08Mi.	**12 ORCHARD PL**	**11/09/2021**	$3,460,800	$3,460,800	4,130	/5/5	1924	21,780 SF	
.09Mi.	**11 BEECHWOOD RD**		$5,000,000	$5,000,000	4,834	/6/5	1921	18,295 SF	Yes
.09Mi.	**2 ELM ROCK RD**		$5,696,400	$5,696,400	6,009	/5/4	1925	25,700 SF	
.1Mi.	**1 ORCHARD PL**		$2,000,000	$2,000,000	2,926	/4/2	1930	14,375 SF	
.1Mi.	**7 BEECHWOOD RD**		$4,934,100	$4,934,100	4,220	/5/4	1925	22,651 SF	Yes

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	42.9 years old	Households:	9,493
Median Household Income:	$146,934	Households w/Family:	61%
Household Income Per Capita:	$84,275	Households w/Family Married:	47%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	24%

School District

School District Zone:	Bronxville Union Free School District	Students:	1,570
Number of Schools:	3	Rating:	A+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.32Mi.	**Bronxville Elementary School** Number of Students: 688 Student-Teacher Ratio: 11.19	A+	Public	KG - 7
0.32Mi.	**Bronxville High School** Number of Students: 535 Student-Teacher Ratio: 11.72 Advanced Placement: Yes	A+	Public	9 - 12
0.32Mi.	**Bronxville Middle School** Number of Students: 361 Student-Teacher Ratio: 10.74	A+	Public	6 - 8

Flood Report

The Subject Property of **9 ELM ROCK RD, BRONXVILLE, NY 10708-4202** 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	100%	SIMILAR
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	53%	NOTABLY LOWER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	50%	SIGNIFICANTLY LOWER
MURDER	86%	LOWER
OVERALL	87%	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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Data deemed reliable, but not guaranteed.
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