

Parcel Report: Land Due Diligence

County: Westchester County New York · Generated: October 18, 2026 at 12:06 PM · 1 property

291 MAMARONECK RD

Parcel #: 21.01.13 Owner: VILLAGE OF SCARSDALE

No red flags in the desktop checks

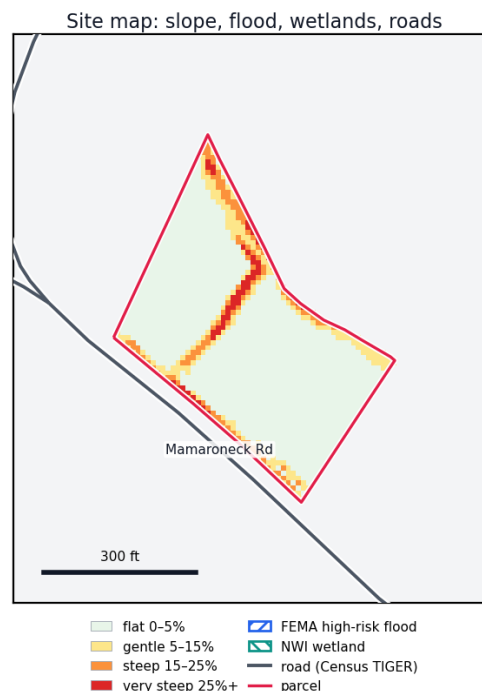
- OK** Size: 3.91 ac on record, 3.91 ac measured from the outline
- OK** Flood: 0% in a FEMA high-risk flood zone
- OK** Wetlands: 0% mapped wetland or water
- OK** Road access: ~555 ft along a public road
- OK** Slope: 11.1% steeper than 15% (average 5%)
- OK** Land change: 0 ac vegetation loss between summers 2025 and 2026

County	Westchester County New York
Parcel #	21.01.13
Acres	3.91
Property Class	Vacant / Land
Municipality	Scarsdale
Zoning	Res AA-1 (One-Family Residence)

Market Value	\$3,250,000
Assessed Value	\$3,250,000

Land Due Diligence

Slope	Average 5% grade. 76.8% flat (0-5%), 12.1% gentle (5-15%), 7.7% steep (15-25%), 3.4% very steep (25%+). Elevation 209–226 ft.
Road access	Roads touching the parcel: Mamaroneck Rd (public road). Frontage ~555 ft (public ~555 ft).
Flood zone	0% in a FEMA high-risk (1%-annual-chance) zone. The rest is moderate/minimal risk.
Wetlands	0% mapped by the National Wetlands Inventory.
Zoning	Res AA-1 (One-Family Residence), minimum lot 87,120 sq ft. Source: Westchester County Planning; the official map controls, confirm with the zoning office.
Land change	Summer 2025 vs 2026: 0 ac vegetation loss, 0 ac gain (17 + 20 cloud-masked Sentinel-2 images; 100% of the parcel had a clear view).
Measured size	3.91 ac from the parcel outline

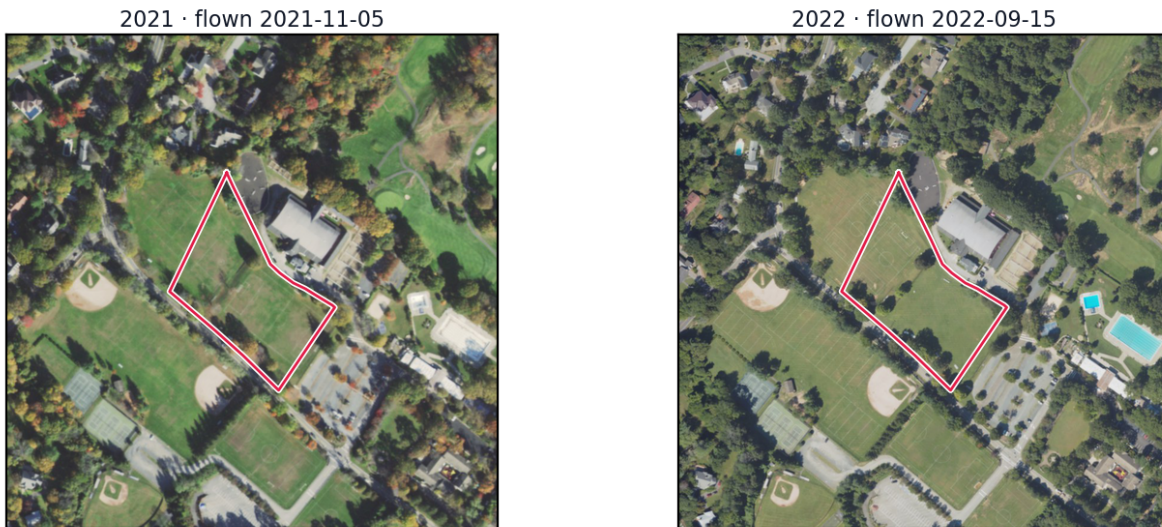


Satellite Land Change



Same-season (June–August) cloud-masked composites one year apart. Red outlines = vegetation loss (clearing, harvest, grading, fire, new building), green = vegetation gain; patches under 0.25 ac and open water are ignored. 10 m pixels, so small changes near the boundary may belong to a neighbor. Sentinel-2: contains modified Copernicus Sentinel data.

Before / After Aerial Photos



Parcel outlined in red. USDA NAIP aerial photos (0.6 m), flown every 2–3 years, so the newest photo may be a year or more old, and the season can differ between flights (bare fields vs. crops, leaves on/off). NAIP imagery: USDA Farm Service Agency (public domain), via Microsoft Planetary Computer.

Foreclosure Status

No active HUD REO foreclosure listing found for this address.

Sources: elevation USGS 3DEP; roads US Census TIGER/Line; flood zones FEMA National Flood Hazard Layer; wetlands USFWS National Wetlands Inventory; zoning the county planning GIS where published; satellite Copernicus Sentinel-2 L2A (via Element 84 Earth Search); aerial photos USDA NAIP; parcels from the county/state GIS. **Limits:** not a flood determination or wetland delineation or zoning determination; mapped roads do not prove legal access; mapped zones are approximate.