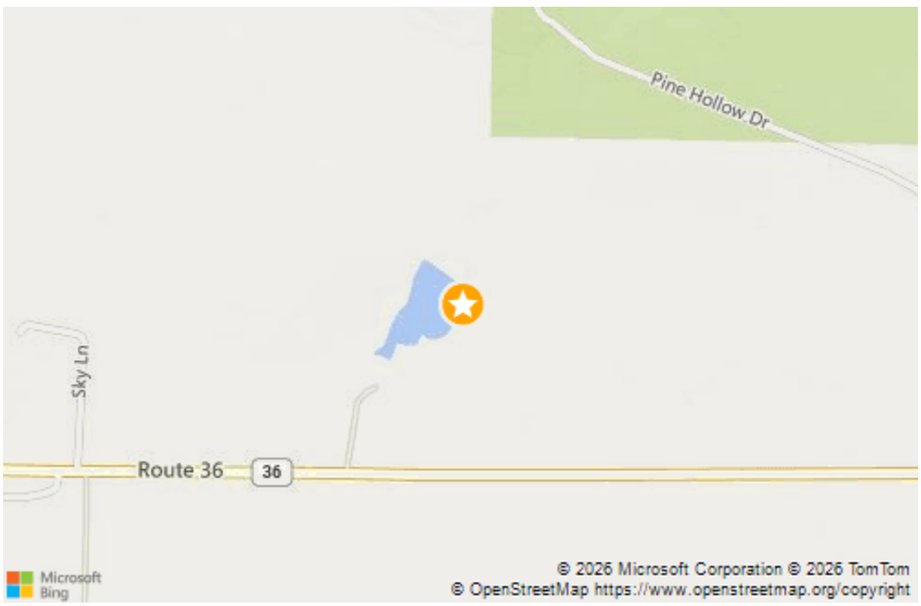
ICE SiteX Report

OrderID: 98631297

SiteX Property Information Report



Subject Property Location

10086 ROUTE 36, TIONESTA, PA 16353-3926

County:	**CLARION PA**	Census Tract:	420311601.011000
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	10-008910	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$116,000	Market Land Value:	$116,000	Tax Year:	2025
Assd Improvement:	$184,500	Market Improvment Value:	$184,500	Total Taxable Value:	$3,985
Total Assessed Value:	$300,500	Total Assessor Market Value:	$300,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 10 Map Ref: 1006017200000
City/Muni/Twp: FARMINGTON TOWNSHIP

Property Characteristics

Lot Size:	45.980 AC	Bedrooms:		Pool:	
Building Area:	1020 SF	Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/27/2026	Loan Amount:	N/A
Document #:	2026-000904 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: FARMINGTON TOWNSHIP

Mortgage Record

Recording Date:	07/08/2024	Loan Amount:	N/A
Document #:	2024-001918 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: FARMINGTON TOWNSHIP

Prior Transfer

Recording Date:	07/03/2023	Sales Price:	$23,700
Document #:	2023-001890 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/10/2023	Loan Amount:	N/A
Document #:	2023-000412 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

ICE SiteX Report

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Legal Description:
City/Muni/Twp: FARMINGTON TOWNSHIP

Mortgage Record

Recording Date:	05/11/2012	Loan Amount:	N/A
Document #:	2012-002131 BK-PG -	Loan Type:	
TD Due Date:	05/02/2022	Type Finance:	

Legal Description:
City/Muni/Twp: FARMINGTON TOWNSHIP

Mortgage Record

Recording Date:	03/27/2012	Loan Amount:	N/A
Document #:	2012-001477 BK-PG -	Loan Type:	
TD Due Date:	04/01/2042	Type Finance:	

Legal Description:
City/Muni/Twp: FARMINGTON TOWNSHIP

Prior Transfer

Recording Date:	11/01/1988	Sales Price:	$105,000
Document #:	BK-PG 351 -596	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 10 Map Ref: 1006017200000
City/Muni/Twp: FARMINGTON TOWNSHIP

No Comparable Sales Found

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.	**10086 ROUTE 36**	**11/01/1988**	$300,500	$300,500	1,020			46 SF	
.72Mi.	**175 PINE HOLLOW DR**	**03/25/2019**	$116,300	$116,300	702			14 SF	
.78Mi.	**306 PINE HOLLOW DR**	**05/21/2024**	$212,800	$212,800	672		2011	10 SF	
.86Mi.	**1925 PUTNAM RD**	**03/15/2024**	$132,200	$132,200	500			49 SF	
.89Mi.	**1697 PINE HOLLOW DR**	**04/03/2009**	$230,800	$230,800	736			33 SF	

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	33%

Demographics & Income

Median Age:	54.4 years old	Households:	1,117
Median Household Income:	$54,243	Households w/Family:	59%
Household Income Per Capita:	$30,039	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	13%

School District

School District Zone:	North Clarion County School District	Students:	627
Number of Schools:	2	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.45Mi.	**North Clarion County Jr. / Sr. High School**	B-	Public	7 - 12
Number of Students: 293 Student-Teacher Ratio: 13.53 Advanced Placement: Yes				
0.55Mi.	**North Clarion County Elementary School**	B	Public	PK - 6
Number of Students: 334 Student-Teacher Ratio: 12.93				

Flood Report

The Subject Property of **10086 ROUTE 36, TIONESTA, PA 16353-3926** 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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	26%	SIGNIFICANTLY LOWER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	162%	NOTABLY HIGHER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	135%	NOTABLY HIGHER
OVERALL	158%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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