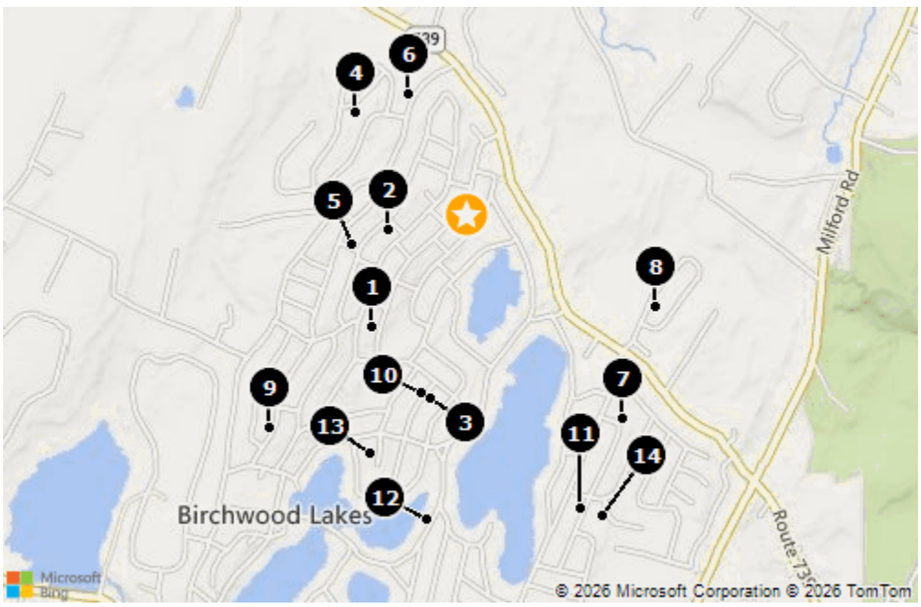
ICE SiteX Report

OrderID: 97524225

SiteX Property Information Report



Subject Property Location

100 ROCK RD, DINGMANS FERRY, PA 18328-4240

County:	**PIKE PA**	Census Tract:	421039507.022009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	149.04-07-44 -	Thomas Bros Pg-Grid:	

Valuation

Value:	**$207,000**	FSD:	30	Common Confidence Score:	24
Value Range:	$144,900 - $269,100	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1994	Tax Rate Code Area:	
Assd Land Value:	$2,930	Market Land Value:	$11,700	Tax Year:	2026
Assd Improvement:	$17,090	Market Improvment Value:	$68,353	Total Taxable Value:	$3,324
Total Assessed Value:	$20,020	Total Assessor Market Value:	$80,053	Delinquent Year:	
				Tax Account ID:	028886
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15,16 Block: B-57 District: 02 Subdivision: BIRCHWOOD LAKES
Abbreviated Description: LOT 15A ABC BLK B-57 S-8 HOUSE (WAS LTS 15 & 16)
City/Muni/Twp: DELAWARE TOWNSHIP

Property Characteristics

Lot Size:	19,602 SF	Bedrooms:	3	Pool:	
Building Area:	1080 SF	Baths:	1	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Crossed Walls	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/03/2025	Sales Price:	$156,120
Document #:	202500009093 BK-PG 2721-640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/02/2024	Loan Amount:	N/A
Document #:	202400000756 BK-PG 2750-1907	Loan Type:	FHA
TD Due Date:	02/01/2053	Type Finance:	

Legal Description:
Lot: 15A Subdivision: LANDS OF LAURA HAULER LOT IMPROVEMENT
City/Muni/Twp: DELAWARE

Prior Transfer

Recording Date:	02/06/2023	Sales Price:	$92,332
Document #:	202300000909 BK-PG 2261-1671	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/27/2023	Sales Price:	$159,000
Document #:	202300000659 BK-PG 2721 -637	Type of Sale:	Full Amount on Deed

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Contract Date: 01/20/2023
Document Type:
Legal Description:
Lot: 15A Block: B-57 Section: 8 Subdivision: LANDS OF LAURA HAULER LOT IMPROVEMENT Map Ref: MB 51 PG 127
City/Muni/Twp: DELAWARE TOWNSHIP

Prior Transfer

Recording Date:	01/27/2023	Sales Price:	$159,000
Document #:	BK-PG 2721 -637	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15,16 Block: B-57 District: 02 Subdivision: BIRCHWOOD LAKES
Abbreviated Description: LOT 15A ABC BLK B-57 S-8 HOUSE (WAS LTS 15 & 16)
City/Muni/Twp: DELAWARE TOWNSHIP

Prior Transfer

Recording Date:	03/05/2018	Sales Price:	$92,332
Document #:	201800001559 BK-PG 2261-1671	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/26/2007	Loan Amount:	N/A
Document #:	200700019153 BK-PG 2261-1671	Loan Type:	New Conventional
TD Due Date:	01/01/2038	Type Finance:	

Legal Description:
Lot: 15&16 ABC Block: B 57 Section: 8 Subdivision: BIRCHWOOD LAKES
City/Muni/Twp: DELAWARE

Area Sales Analysis

Total Area Sales	$3,085,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,092 SF	Median Year Built	1974
Price Range - 2 Yrs	$113,000 to $355,000	Age Range	18 years to 106 years
Median Value	$209,000	Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**173 CYPRESS RD** **DINGMANS FERRY, PA 18328-4211**	05/13/2026	$120,000	$129	924	5/3/2	1982	SF	
		APN: 149.04-08-55 - Document #: 202600003584 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 45 Section: 6 Subdivision: BIRCHWOOD LAKES MapRef: MB 4 PG 11 Abbreviated Description: Lot:6 Block:45 Section:6 Subdivision:BIRCHWOOD LAKES Map Ref:MB 4 PG 11City/Muni/Twp:DELAWARE City/Muni/Twp: DELAWARE								
2	.2Mi.	**144 BASSWOOD DR** **DINGMANS FERRY, PA 18328-4201**	04/20/2026	$265,000	$223	1186	4/3/1	1989	23,958 SF	
		APN: 149.04-06-48 - Document #: 202600002815 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DELAWARE City/Muni/Twp: DELAWARE								
3	.47Mi.	**106 DOGWOOD RD** **DINGMANS FERRY, PA 18328-4307**	03/12/2026	$113,000	$68	1640	8/3/1	1963	28,314 SF	
		APN: 149.04-09-88 - Document #: 202600001752 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2-4 Block: 5 Section: 1 Subdivision: BIRCHWOOD LAKES MapRef: MB 3 PG 108 Abbreviated Description: Lot:2-4 Block:5 Section:1 Subdivision:BIRCHWOOD LAKES Map Ref:MB 3 PG 108City/Muni/Twp:DELAWARE City/Muni/Twp: DELAWARE								
4	.37Mi.	**112 BRANCHWOOD TRL** **DINGMANS FERRY, PA 18328-4251**	02/27/2026	$185,000	$330	560	5/3/1	1975	SF	
		APN: 149.02-02-26 - Document #: 202600001471 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26ABC Block: B-106 Section: 15 Subdivision: BIRCHWOOD LAKES MapRef: MB 5 PG 136 Abbreviated Description: Lot:26ABC Block:B-106 Section:15 Subdivision:BIRCHWOOD LAKES Map Ref:MB 5 PG 136City/Muni/Twp:DELEWARE City/Muni/Twp: DELEWARE								
5	.3Mi.	**118 TULIP ST** **DINGMANS FERRY, PA 18328-4243**	02/11/2026	$203,000	$267	760	4/2/1	1973	SF	
		APN: 149.04-06-70 - Document #: 202600001098 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 40 Section: 6 Subdivision: BIRCHWOOD LAKES MapRef: MB 4 PG 111 Abbreviated Description: Lot:20 Block:40 Section:6 Subdivision:BIRCHWOOD LAKES Map Ref:MB 4 PG 111City/Muni/Twp:DELAWARE TOWNSHIP City/Muni/Twp: DELAWARE TOWNSHIP								
6	.33Mi.	**111 DOOLAN RD** **DINGMANS FERRY, PA 18328-3411**	02/10/2026	$215,000	$206	1040	5/3/1	1992	SF	
		APN: 149.02-02-41 - Document #: 202600001069 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17&18 Block: 108 Section: 15 Subdivision: BIRCHWOOD LAKES MapRef: MB 5 PG 136 Abbreviated Description: Lot:17&18 Block:108 Section:15 Subdivision:BIRCHWOOD LAKES Map Ref:MB 5 PG 136City/Muni/Twp:DELAWARE City/Muni/Twp: DELAWARE								
7	.64Mi.	**104 ARROWOOD DR** **DINGMANS FERRY, PA 18328-9186**	02/04/2026	$355,000	$198	1785	6/3/2	2008	59,242 SF	
		APN: 149.04-14-27 - Document #: 202600000931 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8A Block: B-87 Section: 11 Subdivision: BIRCHWOOD LAKES MapRef: MB 42 PG 273 Abbreviated Description: Lot:8A Block:B-87 Section:11 Subdivision:BIRCHWOOD LAKES Map Ref:MB 42 PG 273City/Muni/Twp:DELAWARE City/Muni/Twp: DELAWARE								
8	.51Mi.	**113 LANCET CIR**	01/30/2026	$190,000	$201	944	5/3/1	1972	SF	

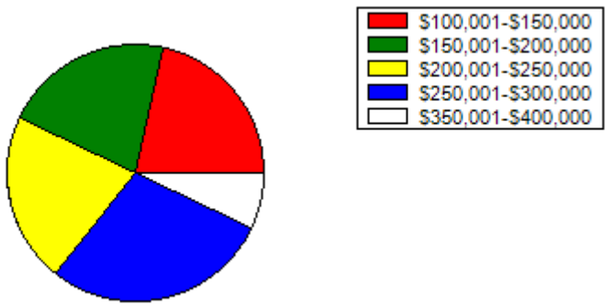
ICE SiteX Report

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		DINGMANS FERRY, PA 18328-3426							
	APN: 149.04-13-45 - Document #: 202600000838 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Block: 102 Subdivision: BIRCHWOOD LAKES SECTION 14 MapRef: MB 5 PG 9 Abbreviated Description: Lot:24 Block:102 Subdivision:BIRCHWOOD LAKES SECTION 14 Map Ref:MB 5 PG 9City/Muni/Twp:DELAWARE City/Muni/Twp: DELAWARE								
9	.71Mi.	**179 TULIP ST** **DINGMANS FERRY, PA 18328-4272**	01/29/2026	$230,000	$195	1176	4/3/1	1970	SF
	APN: 149.04-04-73 - Document #: 202600000785 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 33 Subdivision: BIRCHWOOD LAKES MapRef: MB 4 PG 41 Abbreviated Description: Lot:2 Block:33 Subdivision:BIRCHWOOD LAKES Map Ref:MB 4 PG 41City/Muni/Twp:DELAWARE City/Muni/Twp: DELAWARE								
10	.45Mi.	**105 DOGWOOD RD** **DINGMANS FERRY, PA 18328-4213**	12/01/2025	$150,000	$178	840	5/3/1	1970	SF
	APN: 149.04-09-59 - Document #: 202500009917 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21ABC Block: B-4 Section: 1 Subdivision: PLAN OF LOTS BIRCHWOOD LAKES MapRef: MB 3 PG 180 Abbreviated Description: Lot:21ABC Block:B-4 Section:1 Subdivision:PLAN OF LOTS BIRCHWOOD LAKES Map Ref:MB 3 PG 180City/Muni/Twp:DELAWARE City/Muni/Twp: DELAWARE								
11	.77Mi.	**133 ARROWOOD DR** **DINGMANS FERRY, PA 18328-9171**	11/14/2025	$190,000	$208	912	4/2/1	1970	SF
	APN: 162.02-13-28 - Document #: 202500009517 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10ABC Block: B-89 Section: 12 Subdivision: BIRCHWOOD LAKES MapRef: MB 5 PG 125 Abbreviated Description: Lot:10ABC Block:B-89 Section:12 Subdivision:BIRCHWOOD LAKES Map Ref:MB 5 PG 125City/Muni/Twp:DELAWARE City/Muni/Twp: DELAWARE								
12	.75Mi.	**125 E SHORE DR** **DINGMANS FERRY, PA 18328-4072**	10/21/2025	$280,000	$244	1144	4/2/1	1977	SF
	APN: 162.02-02-48 - Document #: 202500008692 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Block: 1 Subdivision: BIRCHWOOD LAKES MapRef: MB 3 PG 238 Abbreviated Description: Lot:51 Block:1 Subdivision:BIRCHWOOD LAKES Map Ref:MB 3 PG 238								
13	.63Mi.	**105 CEDAR PL** **DINGMANS FERRY, PA 18328-4207**	09/11/2025	$289,000	$161	1784	4/2/1	1975	SF
	APN: 162.02-01-27 - Document #: 202500007420 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 ABC Block: B-2 Subdivision: BIRCHWOOD LAKES SECTION 1 MapRef: MB 3 PG 180 Abbreviated Description: Lot:28 ABC Block:B-2 Subdivision:BIRCHWOOD LAKES SECTION 1 Map Ref:MB 3 PG 180								
14	.8Mi.	**101 HOMESTEAD DR** **DINGMANS FERRY, PA 18328-4225**	08/18/2025	$300,000	$130	2303	7/3/1	1920	SF
	APN: 162.02-13-25 - Document #: 202500006662 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40&41 Block: 94 Section: 12 Subdivision: BIRCHWOOD LAKE SUBDIVISION Abbreviated Description: Lot:40&41 Block:94 Section:12 Subdivision:BIRCHWOOD LAKE SUBDIVISION City/Muni/Twp:DELAWARE City/Muni/Twp: DELAWARE								

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**100 ROCK RD**	**01/27/2023**	$80,053	$20,020	1,080	5/3/1	1972	19,602 SF	
.02Mi.	**102 ROCK RD**	**10/07/2020**	$107,800	$26,950	2,172	7/4/2	1967		
.04Mi.	**130 CYPRESS RD**	**01/17/2017**	$80,922	$20,240	960	5/3/2	1989	19,602 SF	
.05Mi.	**109 EVERGREEN DR**	**12/24/2014**	$62,027	$15,500	864	5/3/1	1971	2 SF	
.05Mi.	**131 CYPRESS RD**	**01/01/2000**	$78,075	$19,520	1,120	6/3/1	1975	20,473 SF	
.06Mi.	**116 EVERGREEN DR**	**11/06/2014**	$62,320	$15,580	1,144	6/3/1	1969		
.06Mi.	**101 PAW PAW LN**	**02/11/2022**	$72,246	$18,070	972	5/3/1	1987	29,185 SF	
.07Mi.	**103 RED PINE RD**	**02/25/2008**	$126,561	$31,650	1,500	6/3/2	2007	24,394 SF	
.08Mi.	**129 EVERGREEN DR**	**06/06/2007**	$46,080	$11,520	572	4/2/1	1978		
.09Mi.	**137 BUTTERNUT ST**	**11/21/2016**	$61,280	$15,320	920	4/2/1	1971		
.09Mi.	**107 EVERGREEN DR**	**04/10/2008**	$58,880	$14,720	1,008	5/2/1	1969		
.09Mi.	**119 CYPRESS RD**	**09/25/2018**	$58,200	$14,550	840	4/2/1	1975		
.09Mi.	**107 RED PINE RD**	**11/29/2022**	$73,758	$18,440	990	6/4/1	1967	18,731 SF	
.09Mi.	**103 CATALPA LN**	**06/03/2021**	$70,014	$17,510	1,056	4/3/1	1965	30,492 SF	
.09Mi.	**131 EVERGREEN DR**	**02/25/2016**	$61,055	$15,260	1,056	6/3/1	1968		
.09Mi.	**102 RED PINE RD**	**01/07/2025**	$61,760	$15,440	994	6/3/1	1966		

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	45.7 years old	Households:	3,746
Median Household Income:	$78,008	Households w/Family:	63%
Household Income Per Capita:	$37,451	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Delaware Valley School District	Students:	4,251
Number of Schools:	7	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.68Mi.	**Delaware Valley HighSchool** Number of Students: 1,380 Student-Teacher Ratio: 13.2 Advanced Placement: Yes	A+	Public	9 - 12
3.01Mi.	**Dingman Delaware Primary School** Number of Students: 493 Student-Teacher Ratio: 13.29	NA	Public	PK - 2
3.19Mi.	**Dingman Delaware Elementary School** Number of Students: 470 Student-Teacher Ratio: 11.79	B-	Public	3 - 5
3.11Mi.	**Dingman Delaware Middle School** Number of Students: 532 Student-Teacher Ratio: 12.72	A-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	65%	NOTABLY LOWER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	114%	HIGHER
MURDER	125%	HIGHER
OVERALL	117%	HIGHER

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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ICE SiteX Report

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