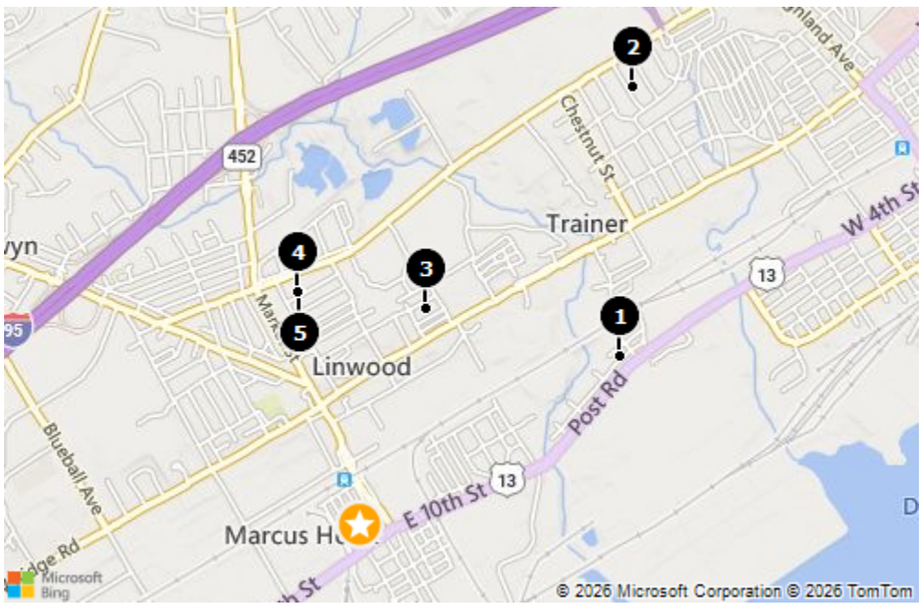
ICE SiteX Report

OrderID: 98605702

SiteX Property Information Report



Subject Property Location

1028 WASHINGTON AVE, BOOTHWYN, PA 19061-4533

County:	**DELAWARE PA**	Census Tract:	420454066.001028
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24-00-00888-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$196,000**	FSD:	13	Common Confidence Score:	51
Value Range:	$170,520 - $221,480	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$18,620	Market Land Value:		Tax Year:	2026
Assd Improvement:	$50,280	Market Improvment Value:		Total Taxable Value:	$3,114
Total Assessed Value:	$68,900	Total Assessor Market Value:	$68,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 24 Map Ref: 24-05 -077:000
City/Muni/Twp: MARCUS HOOK BORO

Property Characteristics

Lot Size:	1,699 SF	Bedrooms:	3	Pool:	
Building Area:	1098 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/29/2023	Loan Amount:	N/A
Document #:	2023022373 BK-PG 6914-3917	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: MARCUS HOOK

Prior Transfer

Recording Date:	09/20/2021	Sales Price:	$99,900
Document #:	2021071150 BK-PG 6742-404	Type of Sale:	Full Amount on Deed
Contract Date:	08/07/2021		
Document Type:			

Legal Description:
City/Muni/Twp: MARCUS HOOK

Prior Transfer

Recording Date:	09/20/2021	Sales Price:	$99,900
Document #:	BK-PG 6742 -404	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 24 Map Ref: 24-05 -077:000
City/Muni/Twp: MARCUS HOOK BORO

ICE SiteX Report

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Prior Transfer

Recording Date:	05/31/2017	Sales Price:	$48,354
Document #:	2017028237 BK-PG 05110-1880	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/26/2017	Sales Price:	$53,000
Document #:	2017027394 BK-PG 06004-0004	Type of Sale:	Full Amount on Deed
Contract Date:	05/15/2017		
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/08/2012	Loan Amount:	N/A
Document #:	2012027963 BK-PG 05110-1880	Loan Type:	Unknown
TD Due Date:	04/03/2027	Type Finance:	
Legal Description:			
City/Muni/Twp: MARCUS HOOK			

Prior Transfer

Recording Date:	08/27/2008	Sales Price:	$57,000
Document #:	2008062714 BK-PG 04218-1877	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/09/2007	Loan Amount:	N/A
Document #:	2007088698 BK-PG 04218-1877	Loan Type:	Stand Alone First
TD Due Date:	10/01/2027	Type Finance:	
Legal Description:			
City/Muni/Twp: MARCUS HOOK			

Prior Transfer

Recording Date:	04/26/1994	Sales Price:	$63,500
Document #:	038608 BK-PG 1246-1753	Type of Sale:	Full Amount on Deed
Contract Date:	04/22/1994		
Document Type:			
Legal Description:			
City/Muni/Twp: MARCUS HOOK			

Area Sales Analysis

Total Area Sales	$772,500	Median # of Bedrooms	3
Median Lot Size	2,222 SF	Median # of Baths	1
Median Living Area	720 SF	Median Year Built	1950
Price Range - 2 Yrs	$110,000 to $225,000	Age Range	66 years to 76 years
Median Value	$120,000	Median Age	76 years

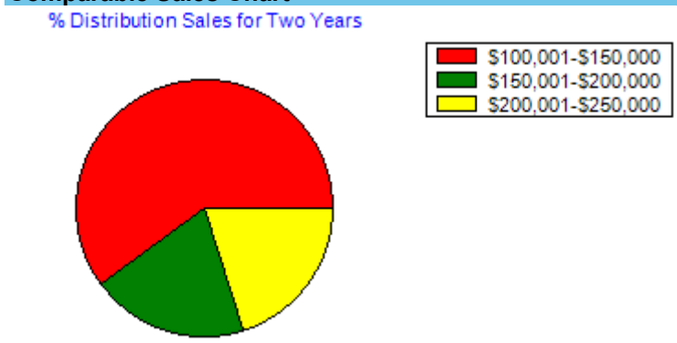
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.77Mi.	**4211 W 5TH ST** **BOOTHWYN, PA 19061-5005**	06/03/2026	$225,000	$164	1368	6/3/1	1950	2,396 SF	
		APN: 46-00-00174-48 Document #: 2026020859 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TRAINER City/Muni/Twp: TRAINER								
2	1.29Mi.	**1333 PRICE ST** **BOOTHWYN, PA 19061-5333**	02/18/2026	$197,500	$152	1296	6/3/1	1960	3,311 SF	
		APN: 46-00-00445-26 Document #: 2026006102 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: FORREST HILLS Abbreviated Description: Lot:12 Subdivision:FORREST HILLS City/Muni/Twp:TRAINER City/Muni/Twp: TRAINER								
3	.56Mi.	**315 WHITE AVE** **BOOTHWYN, PA 19061-4350**	01/05/2026	$110,000	$152	720	5/2/1	1955	1,525 SF	
		APN: 08-00-01224-00 Document #: 2026000382 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LOWER CHICHESTER TOWNSHIP City/Muni/Twp: LOWER CHICHESTER TOWNSHIP								
4	.6Mi.	**114 FRONEFIELD AVE** **BOOTHWYN, PA 19061-4316**	09/22/2025	$120,000	$166	720	6/3/1	1950	2,134 SF	
		APN: 08-00-00298-00 Document #: 2025034903 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LOWER CHICHESTER TOWNSHIP City/Muni/Twp: LOWER CHICHESTER TOWNSHIP								
5	.6Mi.	**116 FRONEFIELD AVE** **BOOTHWYN, PA 19061-4316**	09/22/2025	$120,000	$166	720	6/3/1	1950	2,222 SF	
		APN: 08-00-00299-00 Document #: 2025034905 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LOWER CHICHESTER City/Muni/Twp: LOWER CHICHESTER								

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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.

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.	**1028 WASHINGTON AVE**	**09/20/2021**	$68,900	$68,900	1,098	6/3/1	1920	1,699 SF	
0Mi.	**1026 WASHINGTON AVE**	**07/13/2020**	$73,780	$73,780	1,103	6/3/1	1920	1,655 SF	
0Mi.	**1030 WASHINGTON AVE**	**08/30/2001**	$56,850	$56,850	1,162	6/3/1	1920	2,396 SF	
.01Mi.	**1024 WASHINGTON AVE**	**10/09/2025**	$67,650	$67,650	1,238	7/3/1	1920	1,612 SF	
.01Mi.	**1032 WASHINGTON AVE**	**02/17/1998**	$107,300	$107,300	1,008	5/2/1	1960	2,570 SF	
.01Mi.	**1022 WASHINGTON AVE**	**06/12/2006**	$85,500	$85,500	1,710	7/3/1	1920	1,612 SF	
.01Mi.	**1020 WASHINGTON AVE**	**09/27/2021**	$67,940	$67,940	1,242	7/3/1	1920	1,786 SF	
.02Mi.	**1018 WASHINGTON AVE**	**03/18/2005**	$73,730	$73,730	1,103	6/3/1	1920	1,612 SF	
.02Mi.	**1033 GREEN ST**	**07/31/2019**	$67,020	$67,020	1,176	6/3/1	1920	1,612 SF	
.02Mi.	**1016 WASHINGTON AVE**	**10/14/2021**	$68,750	$68,750	1,103	6/3/1	1920	1,525 SF	
.02Mi.	**1035 GREEN ST**	**10/19/2018**	$61,310	$61,310	1,232	6/3/1	1920	1,612 SF	
.02Mi.	**1031 GREEN ST**	**07/02/2001**	$71,630	$71,630	1,296	6/3/1	1920	1,873 SF	
.02Mi.	**1037 GREEN ST**	**02/20/1990**	$68,760	$68,760	1,232	6/3/1	1920	1,655 SF	
.02Mi.	**1029 GREEN ST**	**07/03/2019**	$71,790	$71,790	1,280	6/3/2	1920	1,830 SF	
.02Mi.	**1100 WASHINGTON AVE**	**09/15/1998**	$81,700	$81,700	1,354	6/3/1	1920	2,352 SF	
.02Mi.	**1014 WASHINGTON AVE**	**04/04/1990**	$75,510	$75,510	1,098	6/3/1	1920	1,655 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **1028 WASHINGTON AVE, BOOTHWYN, PA 19061-4533** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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