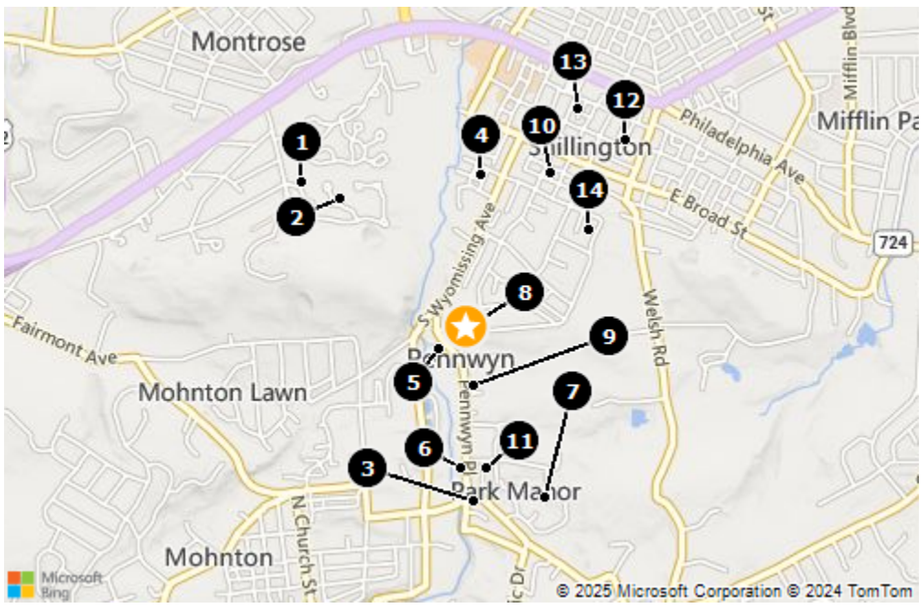
ICE SiteX Report

OrderID: 93430301

SiteX Property Information Report



Subject Property Location

105 RIDGE ST, READING, PA 19607-3232

County:	**BERKS PA**	Census Tract:	420110116.013015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	4395-10-45-3493	Thomas Bros Pg-Grid:	

Valuation

Value:	**$143,000**	FSD:	13
Value Range:	$124,410 - $161,590	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	1994	Tax Rate Code Area:	39
Assd Land Value:	$18,000	Market Land Value:	$18,000	Tax Year:	2024
Assd Improvement:	$7,300	Market Improvment Value:	$7,300	Total Taxable Value:	$403
Total Assessed Value:	$25,300	Total Assessor Market Value:	$25,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 79 Block: 45 District: 39 Map Ref: 394395
City/Muni/Twp: CUMRU TWP

Property Characteristics

Lot Size:	2,178 SF	Bedrooms:	1	Pool:	
Building Area:	394 SF	Baths:	1	Fireplace:	
Year Built:	1930	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	2	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Hot Water
Number of Stories:	1+AB	Number of Cars:		A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/04/2024	Sales Price:	$137,464
Document #:	2024037091 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/16/2024	Sales Price:	$137,464
Document #:	2024004535 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/24/2022	Sales Price:	$140,000
Document #:	2022007897 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
Lot: 79 Block: 45 District: 39 Map Ref: 394395			
City/Muni/Twp: CUMRU TWP			

Prior Transfer

Recording Date:	02/24/2022	Sales Price:	$140,000
Document #:	2022007897 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/17/2022		

ICE SiteX Report

OrderID: 93430301

Document Type: Deed
Legal Description:
Lot: 19 Subdivision: PENNWYN
City/Muni/Twp: CUMRU

Prior Transfer

Recording Date: 10/23/2019
Document #: 2019036720 BK-PG -
Document Type:
Legal Description:

Sales Price: $88,369
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 10/21/2019
Document #: 2019036430 BK-PG -
TD Due Date:
Legal Description:
Lot: 79 Subdivision: PENNWYN
City/Muni/Twp: CUMRU

Loan Amount: N/A
Loan Type: Stand Alone Second
Type Finance:

Prior Transfer

Recording Date: 10/21/2019
Document #: 2019036401 BK-PG -
Contract Date: 10/18/2019
Document Type: Deed
Legal Description:
Lot: 79 Subdivision: PENNWYN
City/Muni/Twp: CUMRU

Sales Price: $90,000
Type of Sale: Full Amount on Deed

Prior Transfer

Recording Date: 10/00/2019
Document #:
Document Type:
Legal Description:

Sales Price: $90,000
Type of Sale: Per Assessor Transaction History

Prior Transfer

Recording Date: 03/10/2015
Document #: 2015007560 BK-PG -
Contract Date: 03/04/2015
Document Type: Special Warranty Deed
Legal Description:
Lot: 79 Subdivision: PENNWYN
City/Muni/Twp: CUMRU

Sales Price: $32,000
Type of Sale: Full Amount on Deed

Prior Transfer

Recording Date: 12/16/2014
Document #: 2014041178 BK-PG 5366-0793
Document Type:
Legal Description:

Sales Price: $104,500
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 12/16/2014
Document #: 2014041177 BK-PG -
Contract Date: 10/02/2014
Document Type: Deed in Lieu of Foreclosure
Legal Description:
Lot: 78&79 Subdivision: PENNWIN
City/Muni/Twp: CUMRU

Sales Price: $57,257
Type of Sale: Full Amount on Deed

Prior Transfer

Recording Date: 06/19/2008
Document #: 2008031839 BK-PG 5202-1841
Document Type:
Legal Description:

Sales Price: $88,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 06/03/2008
Document #: 2008028432 BK-PG 5366-0789
Contract Date: 05/30/2008
Document Type: Deed
Legal Description:
Lot: 79 Subdivision: PENNWIN
City/Muni/Twp: CUMRU

Sales Price: $110,000
Type of Sale: Full Amount on Deed

Prior Transfer

Recording Date: 09/24/2007
Document #: 2007058323 BK-PG 4968-1742
Document Type:
Legal Description:

Sales Price: $60,990
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 08/16/2007
Document #: 2007050672 BK-PG 5202-1841
TD Due Date: 09/01/2037
Legal Description:
City/Muni/Twp: CUMRU

Loan Amount: N/A
Loan Type: New Conventional
Type Finance:

ICE SiteX Report

OrderID: 93430301

Prior Transfer

Recording Date:	09/25/2006	Sales Price:	$62,000
Document #:	2006075340 BK-PG 3580-1494	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/19/2006	Sales Price:	$64,200
Document #:	2006074049 BK-PG 4968-1738	Type of Sale:	Full Amount on Deed
Contract Date:	09/05/2006		
Document Type:	Deed		

Legal Description:
Lot: 79 Subdivision: PENNWIN
City/Muni/Twp: CUMRU

Prior Transfer

Recording Date:	08/10/2006	Sales Price:	$1,600
Document #:	2006065532 BK-PG 4943-0332	Type of Sale:	Full Amount on Deed
Contract Date:	08/08/2006		
Document Type:	Sheriff's Deed		

Legal Description:
Lot: 79 Subdivision: PENNWIN
City/Muni/Twp: CUMRU

Prior Transfer

Recording Date:	09/25/2001	Sales Price:	$57,900
Document #:	53222 BK-PG 3402-1117	Type of Sale:	Full Amount on Deed
Contract Date:	08/29/2001		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: CUMRU

Area Sales Analysis

Total Area Sales	$3,429,600	Median # of Bedrooms	3
Median Lot Size	7,187 SF	Median # of Baths	1
Median Living Area	1,459 SF	Median Year Built	1937
Price Range - 2 Yrs	$140,000 to $355,000	Age Range	10 years to 135 years
Median Value	$228,500	Median Age	88 years

Comparable Sales Data

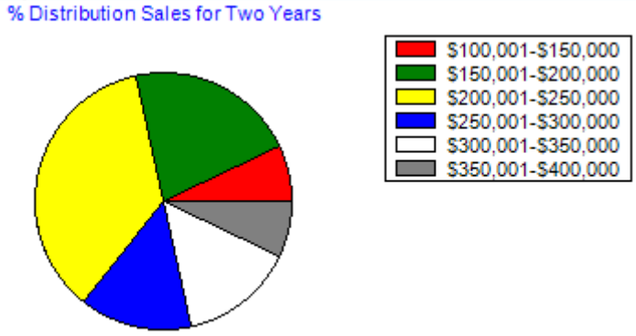
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.54Mi.	**203 PEMBROKE DR** **READING, PA 19607-2436**	11/26/2024	$342,500	$223	1530	7/3/2	1980	10,454 SF	
		APN: 4395-09-27-2206 Document #: 2024036258 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Abbreviated Description: Lot:3 City/Muni/Twp:CUMRU TOWNSHIP City/Muni/Twp: CUMRU TOWNSHIP								
2	.44Mi.	**228 WEXHAM DR** **READING, PA 19607-2437**	11/14/2024	$292,600	$189	1547	6/3/1	1984	8,712 SF	
		APN: 4395-10-27-7026 Document #: 2024034872 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CUMRU TOWNSHIP City/Muni/Twp: CUMRU TOWNSHIP								
3	.43Mi.	**3083 CEDAR TOP RD** **READING, PA 19607-9361**	10/15/2024	$230,000	$127	1808	6/3/1	1900	15,246 SF	
		APN: 4395-14-43-5165 Document #: 2024031264 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOWNSHIP OF CUMRU City/Muni/Twp: TOWNSHIP OF CUMRU								
4	.38Mi.	**336 MADISON ST** **READING, PA 19607-2420**	09/13/2024	$215,000	$176	1221	6/3/1	1927	3,049 SF	
		APN: 4395-10-47-5452 Document #: 2024027738 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal:								
5	.09Mi.	**122 PENNWYN PL** **READING, PA 19607-3243**	09/05/2024	$305,000	$245	1240	7/3/2	2015	6,098 SF	
		APN: 4395-10-45-0153 Document #: 2024026606 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 45 Abbreviated Description: Lot:2 Block:45 City/Muni/Twp:TOWNSHIP OF CUMRU City/Muni/Twp: TOWNSHIP OF CUMRU								
6	.35Mi.	**410 PENNWYN PL** **READING, PA 19607-3249**	07/25/2024	$227,000	$218	1040	5/3/1	1972	9,148 SF	
		APN: 4395-14-43-3568 Document #: 2024021833 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOWNSHIP OF CUMRU City/Muni/Twp: TOWNSHIP OF CUMRU								
7	.47Mi.	**152 CASTLETON DR** **READING, PA 19607-3213**	07/23/2024	$355,000	$171	2064	7/4/2	1972	12,632 SF	
		APN: 4395-15-53-4189 Document #: 2024021567 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: C Subdivision: PARK MANOR EXTENSION Abbreviated Description: Lot:5 Block:C Subdivision:PARK MANOR EXTENSION City/Muni/Twp:CUMRU TOWNSHIP City/Muni/Twp: CUMRU TOWNSHIP								
8	.01Mi.	**107 RIDGE ST** **READING, PA 19607-3232**	06/28/2024	$177,500	$208	851	5/2/1	1930	4,792 SF	
		APN: 4395-10-45-4400 Document #: 2024019153 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 80,81 Abbreviated Description: Lot:80,81 City/Muni/Twp:TOWNSHIP OF CUMRU City/Muni/Twp: TOWNSHIP OF CUMRU								
9	.15Mi.	**225 PENNWYN PL**	04/08/2024	$223,000	$131	1692	6/3/1	1890	4,356 SF	

ICE SiteX Report

OrderID: 93430301

		READING, PA 19607-3244							
	APN: 4395-14-44-5625 Document #: 2024010121 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PENNWYN City/Muni/Twp: PENNWYN								
10	.43Mi.	**235 S STERLEY ST**	04/02/2024	$195,000	$138	1406	7/4/2	1928	2,178 SF
		READING, PA 19607-2524							
	APN: 4395-11-57-4464 Document #: 2024009599 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHILLINGTON City/Muni/Twp: SHILLINGTON								
11	.36Mi.	**110 GRANDVIEW DR**	02/13/2024	$297,000	$196	1512	6/3/1	1969	8,276 SF
		READING, PA 19607-3215							
	APN: 4395-14-43-7517 Document #: 2024004098 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Section: 1 Subdivision: PARK MANOR MapRef: VOL 16 PG 20 Abbreviated Description: Section:1 Subdivision:PARK MANOR Map Ref:VOL 16 PG 20City/Muni/Twp:CUMRU City/Muni/Twp: CUMRU								
12	.61Mi.	**33 WASHINGTON ST**	02/08/2024	$140,000	$113	1236	7/4/1	1920	3,920 SF
		READING, PA 19607-2546							
	APN: 4395-07-67-4931 Document #: 2024003522 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHILLINGTON City/Muni/Twp: SHILLINGTON								
13	.6Mi.	**39 S STERLEY ST**	02/02/2024	$200,000	$116	1710	7/3/1	1925	3,049 SF
		READING, PA 19607-1845							
	APN: 4395-07-58-8228 Document #: 2024003070 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHILLINGTON City/Muni/Twp: SHILLINGTON								
14	.39Mi.	**6 HOLLAND ST**	12/26/2023	$230,000	$172	1334	5/3/2	1945	21,780 SF
		READING, PA 19607-2549							
	APN: 4395-11-56-9783 Document #: 2023037822 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: JEAN SCHREINER MapRef: VOL 170 PG 10 Abbreviated Description: Lot:1 Subdivision:JEAN SCHREINER Map Ref:VOL 170 PG 10City/Muni/Twp:SHILLINGTON City/Muni/Twp: SHILLINGTON								

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.	**105 RIDGE ST**	**02/24/2022**	$25,300	$25,300	394	2/1/1	1930	2,178 SF	
.01Mi.	**107 RIDGE ST**	**10/06/2021**	$50,300	$50,300	851	5/2/1	1930	4,792 SF	
.01Mi.	**101 RIDGE ST**	**11/26/2003**	$55,000	$55,000	1,201	7/3/1	1920	5,663 SF	
.02Mi.	**109 RIDGE ST**	**12/24/2020**	$50,000	$50,000	1,354	6/3/1	1930	6,970 SF	
.02Mi.	**445 HOLLAND ST**	**09/03/2019**	$111,700	$111,700	1,641	7/3/1	1965	11,326 SF	
.03Mi.	**111 RIDGE ST**	**08/05/2020**	$33,500	$33,500	579	4/2/1	1925	6,970 SF	
.03Mi.	**447 HOLLAND ST**	**05/08/2014**	$99,100	$99,100	1,216	6/2/1	1965	9,583 SF	
.03Mi.	**449 HOLLAND ST**	**12/28/2020**	$71,000	$71,000	864	5/2/1	1968	9,583 SF	
.04Mi.	**113 RIDGE ST**	**12/31/2020**	$45,700	$45,700	950	5/2/1	1925	4,792 SF	
.04Mi.	**443 HOLLAND ST**	**10/01/2012**	$98,100	$98,100	1,216	6/2/1	1969	17,860 SF	
.05Mi.	**512 S STERLEY ST**	**09/11/2012**	$89,900	$89,900	1,888	6/3/1	1965	9,148 SF	
.05Mi.	**111 PENNWYN PL**	**08/25/2020**	$54,400	$54,400	1,570	7/4/1	1915	2,614 SF	
.05Mi.	**109 PENNWYN PL**	**05/06/2014**	$59,900	$59,900	1,766	6/3/1	1940	2,178 SF	
.05Mi.	**113 PENNWYN PL**	**07/13/2001**	$62,600	$62,600	1,706	6/3/1	1920	3,049 SF	
.05Mi.	**107 PENNWYN PL**	**06/30/2014**	$64,900	$64,900	1,778	5/3/1	1915	16,117 SF	
.05Mi.	**117 PENNWYN PL**	**03/26/2021**	$59,300	$59,300	1,164	5/2/1	1915	3,485 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	64%

ICE SiteX Report

OrderID: 93430301

Demographics & Income

Median Age:	40.5 years old	Households:	8,951
Median Household Income:	$75,276	Households w/Family:	58%
Household Income Per Capita:	$40,638	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Governor Mifflin School District	Students:	4,156
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.29Mi.	**Governor Mifflin Intermediate School** Number of Students: 626 Student-Teacher Ratio: 14.23	C+	Public	5 - 6
1.04Mi.	**Governor Mifflin High School** Number of Students: 1,472 Student-Teacher Ratio: 17.12 Advanced Placement: Yes	C+	Public	9 - 12
1.23Mi.	**Cumru Elementary School** Number of Students: 405 Student-Teacher Ratio: 11.91	B-	Public	KG - 4
0.91Mi.	**Governor Mifflin Middle School** Number of Students: 673 Student-Teacher Ratio: 15.3	D+	Public	7 - 8

Flood Report

The Subject Property of **105 RIDGE ST, READING, PA 19607-3232** 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	118%	HIGHER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	52%	NOTABLY LOWER
MURDER	97%	SIMILAR
OVERALL	92%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.