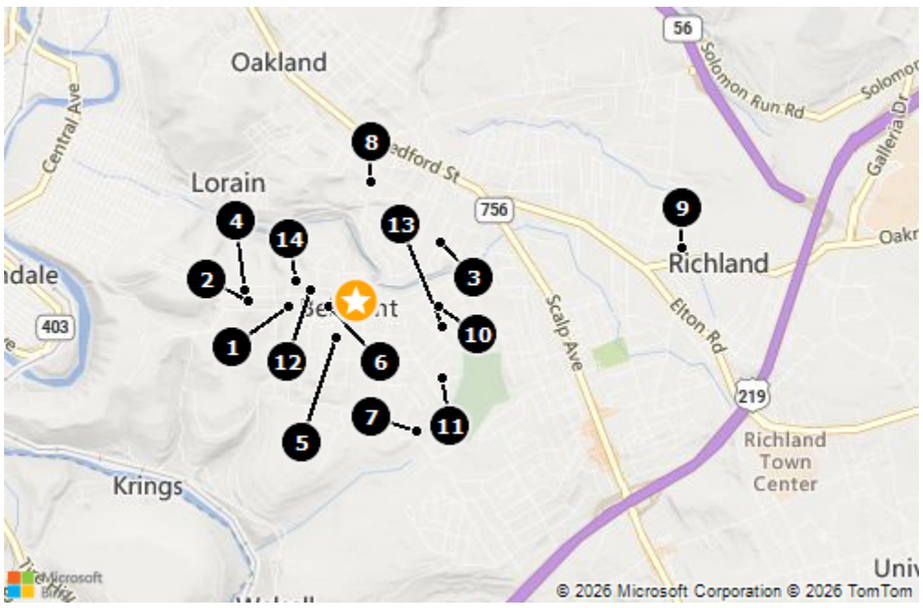
ICE SiteX Report

OrderID: 98117380

SiteX Property Information Report



Subject Property Location

109 SALMON AVE, JOHNSTOWN, PA 15904-2235

County:	**CAMBRIA PA**	Census Tract:	420210108.012007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	050 069641	Thomas Bros Pg-Grid:	

Valuation

Value:	**$142,000**	FSD:	20	Common Confidence Score:	36
Value Range:	$113,600 - $170,400	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1972	Tax Rate Code Area:	50
Assd Land Value:	$1,620	Market Land Value:	$1,620	Tax Year:	2026
Assd Improvement:	$13,540	Market Improvment Value:	$13,540	Total Taxable Value:	$614
Total Assessed Value:	$15,160	Total Assessor Market Value:	$15,160	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 50 Map Ref: MAP # 020
Abbreviated Description: 65 X 150 H
City/Muni/Twp: RICHLAND TWP.

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/27/2018	Loan Amount:	N/A
Document #:	180-00012591 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2048	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	02/13/2004	Sales Price:	$74,000
Document #:	502452 BK-PG 1965 -390	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 50 Map Ref: MAP # 020
Abbreviated Description: 65 X 150 H
City/Muni/Twp: RICHLAND TWP.

Area Sales Analysis

Total Area Sales	$1,808,922	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	1952
Price Range - 2 Yrs	$73,122 to $225,000	Age Range	40 years to 91 years
Median Value	$128,000	Median Age	74 years

ICE SiteX Report

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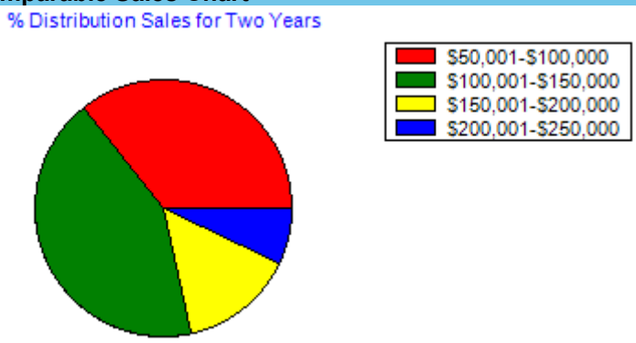
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**712 BELMONT ST** **JOHNSTOWN, PA 15904-2128**	05/26/2026	$130,000			//	1986	SF	
		APN: 057 074188 Document #: 2026-00004576 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58-60 Abbreviated Description: Lot:58-60 City/Muni/Twp:STONYCREEK City/Muni/Twp: STONYCREEK								
2	.53Mi.	**835 FREEDOM AVE** **JOHNSTOWN, PA 15904-2107**	04/30/2026	$126,000			//	1952	SF	
		APN: 057 074916 Document #: 2026-00003672 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STONY CREEK City/Muni/Twp: STONY CREEK								
3	.52Mi.	**221 HAWTHORNE ST** **JOHNSTOWN, PA 15904-1519**	01/21/2026	$225,000			//	1956	SF	
		APN: 032 023578 Document #: 2026-00000524 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60-61 Subdivision: OAKLAND TERRACE MapRef: MB 2 PG 109 Abbreviated Description: Lot:60-61 Subdivision:OAKLAND TERRACE Map Ref:MB 2 PG 109City/Muni/Twp:GEISTOWN City/Muni/Twp: GEISTOWN								
4	.56Mi.	**855 LEISURE AVE** **JOHNSTOWN, PA 15904-2113**	01/09/2026	$166,300			//	1952	SF	
		APN: 057 075759 Document #: 2026-00000216 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 213 Abbreviated Description: Lot:213 City/Muni/Twp:STONYCREEK City/Muni/Twp: STONYCREEK								
5	.21Mi.	**106 FIELDSTONE AVE** **JOHNSTOWN, PA 15904-2307**	01/02/2026	$143,000			//	1956	SF	
		APN: 050 067949 Document #: 2026-00000025 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Abbreviated Description: Lot:60 City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
6	.14Mi.	**617 FREEDOM AVE** **JOHNSTOWN, PA 15904-2205**	12/30/2025	$136,000			//	1953	SF	
		APN: 050 069061 Document #: 2025-00012576 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 93 Abbreviated Description: Lot:93 City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
7	.69Mi.	**1152 CHIPPEWA RD** **JOHNSTOWN, PA 15904-2409**	12/22/2025	$97,500			//	1937	SF	
		APN: 050 067769 Document #: 2025-00012408 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
8	.6Mi.	**220 BENTWOOD AVE** **JOHNSTOWN, PA 15904-1334**	12/17/2025	$75,000			//	1940	SF	
		APN: 057 075525 Document #: 2025-00012251 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 202-203 Abbreviated Description: Lot:202-203 City/Muni/Twp:STONYCREEK City/Muni/Twp: STONYCREEK								
9	.78Mi.	**130 KIAWA ST** **JOHNSTOWN, PA 15904-3746**	12/17/2025	$95,000			//	1935	SF	
		APN: 050 067913 Document #: 2025-00012276 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
10	.41Mi.	**512 CORRIGAN DR** **JOHNSTOWN, PA 15904-1529**	11/24/2025	$73,122			//	1941	SF	
		APN: 032 022976 Document #: 2025-00011352 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44-45 Abbreviated Description: Lot:44-45 City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
11	.57Mi.	**139 ALGONQUIN ST** **JOHNSTOWN, PA 15904-2401**	11/13/2025	$191,000			//	1960	SF	
		APN: 050 070853 Document #: 2025-00010935 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
12	.23Mi.	**217 COLDREN ST** **JOHNSTOWN, PA 15904-2135**	10/21/2025	$89,000			//	1950	SF	
		APN: 057 074819 Document #: 2025-00010074 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:STONYCREEK City/Muni/Twp: STONYCREEK								
13	.44Mi.	**100 TIMOTHY ST** **JOHNSTOWN, PA 15904-2438**	10/16/2025	$115,000			//		SF	
		APN: 050 067918 Document #: 2025-00009915 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
14	.32Mi.	**226 COLDREN ST** **JOHNSTOWN, PA 15904-2136**	10/07/2025	$147,000			//	1948	SF	
		APN: 057 075197 Document #: 2025-00009557 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: ARBUTUS GARDENS MapRef: MB 4 PG 90 Abbreviated Description: Lot:51 Subdivision:ARBUTUS GARDENS Map Ref:MB 4 PG 90City/Muni/Twp:STONYCREEK City/Muni/Twp: STONYCREEK								

ICE SiteX Report

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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.	**109 SALMON AVE**	**02/13/2004**	$15,160	$15,160			1951		
.02Mi.	**518 BELMONT ST**	**04/12/2013**	$20,910	$20,910			1941		
.03Mi.	**514 BELMONT ST**	**12/01/1981**	$17,210	$17,210			1950		
.04Mi.	**106 SALMON AVE**	**08/01/1985**	$23,250	$23,250			1980		
.04Mi.	**104 SALMON AVE**	**06/01/1979**	$18,140	$18,140			1950		
.04Mi.	**600 BELMONT ST**	**06/24/1998**	$20,140	$20,140			1950		
.05Mi.	**100 SALMON AVE**	**09/09/2021**	$18,080	$18,080			1950		
.05Mi.	**508 BELMONT ST**	**04/24/2020**	$21,060	$21,060			1941		
.06Mi.	**604 BELMONT ST**	**05/09/2024**	$18,860	$18,860			1953		
.06Mi.	**519 BELMONT ST**	**12/05/2023**	$17,460	$17,460			1953		
.06Mi.	**515 BELMONT ST**	**10/01/1978**	$19,090	$19,090			1950		
.06Mi.	**103 COLDREN ST**	**06/28/2017**	$18,590	$18,590			1949		
.06Mi.	**113 COLDREN ST**	**10/01/1992**	$15,120	$15,120			1969		
.07Mi.	**606 BELMONT ST**	**11/18/2021**	$13,550	$13,550			1952		
.07Mi.	**601 BELMONT ST**	**09/08/2025**	$16,590	$16,590			1941		
.07Mi.	**511 BELMONT ST**	**05/16/2025**	$19,630	$19,630			1950		

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	46.3 years old	Households:	7,047
Median Household Income:	$64,857	Households w/Family:	55%
Household Income Per Capita:	$40,673	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	18%

School District

School District Zone:	Richland School District	Students:	1,531
Number of Schools:	2	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.75Mi.	**Richland High School** Number of Students: 693 Student-Teacher Ratio: 14.17 Advanced Placement: Yes	A	Public	7 - 12
2.50Mi.	**Richland Elementary School** Number of Students: 831 Student-Teacher Ratio: 15.65	B	Public	KG - 6

Flood Report

The Subject Property of **109 SALMON AVE, JOHNSTOWN, PA 15904-2235** 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	100%	SIMILAR
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	76%	NOTABLY LOWER
MURDER	109%	SIMILAR
OVERALL	92%	SIMILAR

Disaster Alerts

No alerts noted

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