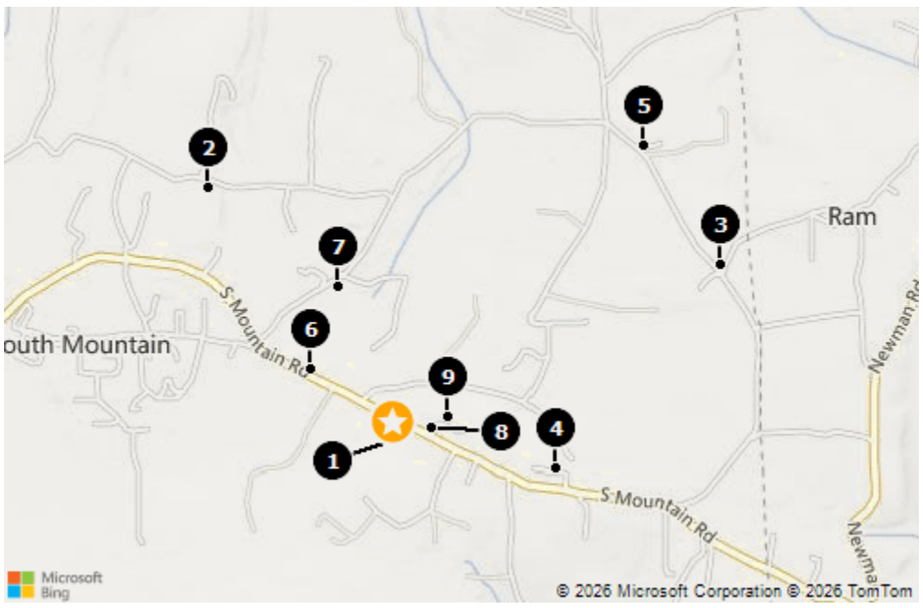
ICE SiteX Report

OrderID: 97670617

SiteX Property Information Report



Subject Property Location

11044 S MOUNTAIN RD, FAYETTEVILLE, PA 17222-9216

County:	**FRANKLIN PA**	Census Tract:	420550120.013020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	19-L5K-39C	Thomas Bros Pg-Grid:	

Valuation

Value:	**$224,000**	FSD:	19	Common Confidence Score:	38
Value Range:	$181,440 - $266,560	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1961	Tax Rate Code Area:	
Assd Land Value:	$250	Market Land Value:	$250	Tax Year:	2026
Assd Improvement:	$13,270	Market Improvment Value:	$13,270	Total Taxable Value:	$1,912
Total Assessed Value:	$13,520	Total Assessor Market Value:	$13,520	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 19
City/Muni/Twp: QUINCY TOWNSHIP

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:		Pool:	
Building Area:	1363 SF	Baths:	1	Fireplace:	1
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/01/2020	Sales Price:	$148,434
Document #:	202006455 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/06/2019	Sales Price:	$148,434
Document #:	201916647 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/02/2018	Sales Price:	$146,950
Document #:	201821571 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/26/2018		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/18/2018	Sales Price:	$55,450
Document #:	201811772 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/14/2018		
Document Type:			

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Legal Description:
City/Muni/Twp: QUINCY

Prior Transfer

Recording Date:	08/07/2017	Sales Price:	N/A
Document #:	201715483 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/04/2017		
Document Type:			

Legal Description:
City/Muni/Twp: QUINCY

Mortgage Record

Recording Date:	04/27/2015	Loan Amount:	N/A
Document #:	201507577 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2045	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/08/2012	Sales Price:	$71,186
Document #:	201221188 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/08/2012	Sales Price:	$72,500
Document #:	201221176 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/31/2012		
Document Type:			

Legal Description:
City/Muni/Twp: QUINCY

Prior Transfer

Recording Date:	08/26/2011	Sales Price:	$37,500
Document #:	201116091 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/18/2011		
Document Type:			

Legal Description:
City/Muni/Twp: QUINCY

Prior Transfer

Recording Date:	08/17/2011	Sales Price:	$696
Document #:	201115352 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/13/2011		
Document Type:			

Legal Description:
City/Muni/Twp: QUINCY

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 19
City/Muni/Twp: QUINCY TOWNSHIP

Area Sales Analysis

Total Area Sales	$1,687,900	Median # of Bedrooms	
Median Lot Size	26,572 SF	Median # of Baths	1
Median Living Area	1,400 SF	Median Year Built	1956
Price Range - 2 Yrs	$20,000 to $308,000	Age Range	24 years to 83 years
Median Value	$195,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**11082 S MOUNTAIN RD FAYETTEVILLE, PA 17222-9216**	01/21/2026	$20,000	$7	2785	//	1943	16,117 SF	
		APN: 19-L5K-38 Document #: 202601152 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:QUINCY City/Muni/Twp: QUINCY								
2	.73Mi.	**10744 CORAL RIDGE RD FAYETTEVILLE, PA 17222-**	01/21/2026	$308,000	$207	1482	//1	2002	33,977 SF	
		APN: 10-D32-108 Document #: 202601119 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Tract No: 1 MapRef: MB 288D PG 667 Abbreviated Description: Lot:6 Tract No:1 Map Ref:MB 288D PG 667City/Muni/Twp:GUILFORD City/Muni/Twp: GUILFORD								
3	.91Mi.	**12245 LOOP RD FAYETTEVILLE, PA 17222-9209**	12/31/2025	$100,000	$127	783	4//1	1956	16,553 SF	
		APN: 10-D32-46 Document #: 202525996 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 485 PG 48 Abbreviated Description: Map Ref:MB 485 PG 48City/Muni/Twp:GUILFORD City/Muni/Twp: GUILFORD								
4	.42Mi.	**11545 S MOUNTAIN RD FAYETTEVILLE, PA 17222-9211**	10/29/2025	$185,000	$127	1452	//	1974	26,572 SF	
		APN: 19-L5-141 Document #: 202521881 Document Type: Price Code: D Land Use: Single Family Residential								

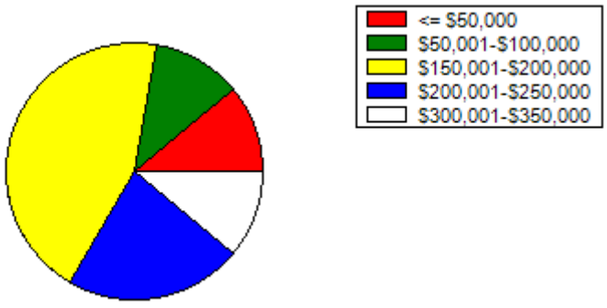
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	Legal: Lot: 4 MapRef: VOL 288 PG 144 Abbreviated Description: Lot:4 Map Ref:VOL 288 PG 144City/Muni/Twp:QUINCY City/Muni/Twp: QUINCY								
5	.94Mi.	**11909 LOOP RD** **FAYETTEVILLE, PA 17222-9619**	09/29/2025	$250,000	$178	1400	6//1	1953	23,958 SF
	APN: 10-D32-32 Document #: 202519820 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:GUILFORD City/Muni/Twp: GUILFORD								
6	.24Mi.	**10743 S MOUNTAIN RD** **FAYETTEVILLE, PA 17222-9629**	08/15/2025	$250,000	$94	2652	4//1	1990	54,015 SF
	APN: 19-L5-118 Document #: 202516591 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SURVEY OF JOHN H MCCLELLAN MapRef: MB 557 PG 97 Abbreviated Description: Lot:1 Subdivision:SURVEY OF JOHN H MCCLELLAN Map Ref:MB 557 PG 97City/Muni/Twp:QUINCY City/Muni/Twp: QUINCY								
7	.35Mi.	**10902 LOOP RD** **FAYETTEVILLE, PA 17222-9630**	04/30/2025	$195,000	$212	918	//1	1949	35,719 SF
	APN: 10-D32-66 Document #: 202508643 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:GUILFORD City/Muni/Twp: GUILFORD								
8	.1Mi.	**11147 S MOUNTAIN RD** **FAYETTEVILLE, PA 17222-9628**	04/23/2025	$180,000	$204	880	4//	1950	10,890 SF
	APN: 19-L5K-9 Document #: 202508141 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:QUINCY City/Muni/Twp: QUINCY								
9	.14Mi.	**11161 S MOUNTAIN RD** **FAYETTEVILLE, PA 17222-9628**	02/05/2025	$199,900	$177	1125	5//1	1957	33,977 SF
	APN: 19-L5K-12 Document #: 202502325 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:QUINCY City/Muni/Twp: QUINCY								

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.

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.	**11044 S MOUNTAIN RD**		$13,520	$13,520	1,363	//1		6,970 SF	
.02Mi.	**11050 S MOUNTAIN RD**		$8,870	$8,870	624	//1		16,117 SF	
.02Mi.	**11034 S MOUNTAIN RD**		$19,130	$19,130	1,000	//1	1944	13,504 SF	
.03Mi.	**11012 S MOUNTAIN RD**		$11,750	$11,750	1,428	//1	1937	10,454 SF	
.04Mi.	**11041 S MOUNTAIN RD**		$15,530	$15,530	1,680	//1	1941	16,988 SF	
.04Mi.	**11082 S MOUNTAIN RD**		$17,460	$17,460	2,785		1943	16,117 SF	
.04Mi.	**11061 S MOUNTAIN RD**		$24,010	$24,010	1,872	//1	1938	23,958 SF	
.04Mi.	**10998 S MOUNTAIN RD**		$8,550	$8,550	1,274	//1	1936	19,602 SF	
.05Mi.	**10999 S MOUNTAIN RD**		$6,780	$6,780	1,374	//1	1940	19,166 SF	
.05Mi.	**11083 S MOUNTAIN RD**		$9,500	$9,500	1,283	//1	1938	15,246 SF	
.06Mi.	**11106 S MOUNTAIN RD**		$5,200	$5,200	960	//1		6,970 SF	
.06Mi.	**10976 S MOUNTAIN RD**		$15,700	$15,700	336	2//	1956	20,038 SF	
.06Mi.	**11105 S MOUNTAIN RD**		$10,230	$10,230	1,088	//1	1953	9,148 SF	
.07Mi.	**5416 SPRUCE RD**		$13,100	$13,100	1,144	5//1	1975	16,553 SF	
.07Mi.	**11113 S MOUNTAIN RD**		$3,650	$3,650	845		1949	9,583 SF	
.07Mi.	**11126 S MOUNTAIN RD**		$12,030	$12,030	1,418	//1	1921	28,750 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	78%

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Demographics & Income

Median Age:	47.1 years old	Households:	4,967
Median Household Income:	$81,110	Households w/Family:	67%
Household Income Per Capita:	$39,443	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Waynesboro Area School District	Students:	4,090
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.10Mi.	**Waynesboro Area Senior High School** Number of Students: 1,392 Student-Teacher Ratio: 17.41 Advanced Placement: Yes	C-	Public	9 - 12
5.08Mi.	**Mowrey Elementary School** Number of Students: 534 Student-Teacher Ratio: 13.56	C	Public	KG - 5
4.79Mi.	**Waynesboro Area Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8

Flood Report

The Subject Property of **11044 S MOUNTAIN RD, FAYETTEVILLE, PA 17222-9216** 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	95%	SIMILAR
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	71%	NOTABLY LOWER
MURDER	108%	SIMILAR
OVERALL	111%	HIGHER

Disaster Alerts

No alerts noted

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