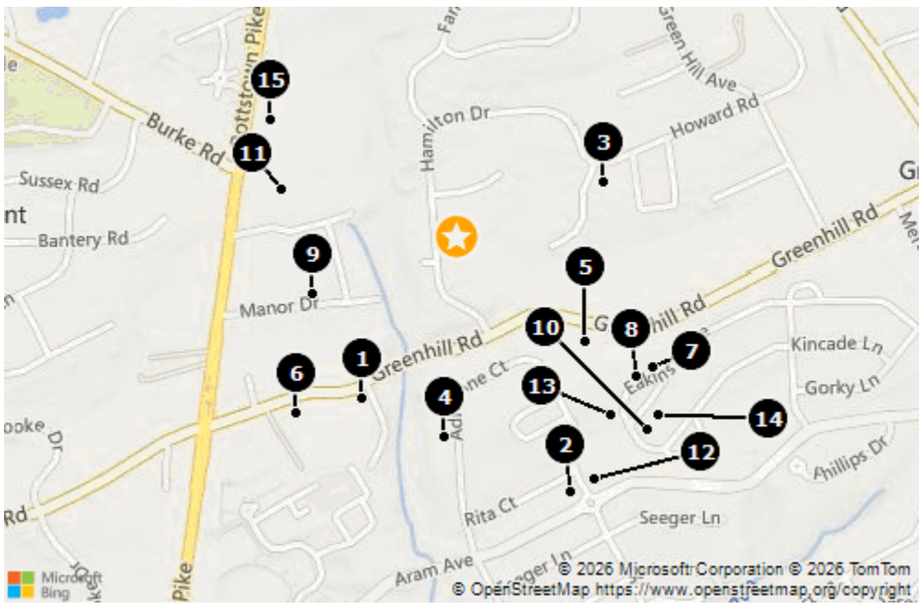
ICE SiteX Report

OrderID: 98305931

SiteX Property Information Report



Subject Property Location

1213 HAMILTON DR, WEST CHESTER, PA 19380-3307

County:	**CHESTER PA**	Census Tract:	420293027.043004
Property Use:	Single Family Residential	Zoning:	R3
Parcel Number:	5202 02100000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,179,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$1,049,310 - $1,308,690	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1998	Tax Rate Code Area:	52
Assd Land Value:	$49,420	Market Land Value:	$49,420	Tax Year:	2026
Assd Improvement:	$231,630	Market Improvment Value:	$231,630	Total Taxable Value:	$8,586
Total Assessed Value:	$281,050	Total Assessor Market Value:	$281,050	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 52 District: 52

Abbreviated Description:	LOT 52 & DWG
City/Muni/Twp:	WEST GOSHEN

Property Characteristics

Lot Size:	23,100 SF	Bedrooms:	4	Pool:	
Building Area:	3682 SF	Baths:	2	Fireplace:	
Year Built:	1996	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2+AB	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/09/2025	Sales Price:	$874,997
Document #:	12064356 BK-PG 11199-997	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/30/2024	Sales Price:	$692,110
Document #:	12019866 BK-PG 11074-1420	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/26/2024	Loan Amount:	N/A
Document #:	12019397 BK-PG 11199-997	Loan Type:	VA
TD Due Date:	05/01/2054	Type Finance:	
Legal Description:			

Lot: 52 Subdivision: HAMILTON WOODS

Prior Transfer

Recording Date:	07/03/2023	Sales Price:	N/A
Document #:	11983142 BK-PG 11074-1415	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/26/2023		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 52 Subdivision: PROPERTY OF WESTFIELD CONSTRUCTION INC
Abbreviated Description: PLAN NO 12248
City/Muni/Twp: WEST CHESTER

Prior Transfer

Recording Date:	07/03/2023	Sales Price:	N/A
Document #:	BK-PG 11074 -1415	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 52 District: 52
Abbreviated Description: LOT 52 & DWG
City/Muni/Twp: WEST GOSHEN

Prior Transfer

Recording Date:	11/09/2022	Sales Price:	$24,000
Document #:	11953819 BK-PG 9714-623	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/10/2022	Loan Amount:	N/A
Document #:	11905541 BK-PG 10810-498	Loan Type:	VA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 52 Subdivision: PROPERTY OF WESTFIELD CONSTRUCTION INC
City/Muni/Twp: WEST GOSHEN

Mortgage Record

Recording Date:	03/23/2018	Loan Amount:	N/A
Document #:	11597908 BK-PG 9714-623	Loan Type:	New Conventional
TD Due Date:	03/25/2048	Type Finance:	FIX

Legal Description:

Mortgage Record

Recording Date:	09/09/2016	Loan Amount:	N/A
Document #:	11495997 BK-PG 9387-2044	Loan Type:	VA
TD Due Date:	09/01/2046	Type Finance:	

Legal Description:
Subdivision: HAMILTON WOODS
City/Muni/Twp: WEST GOSHEN

Prior Transfer

Recording Date:	09/09/2016	Sales Price:	$500,000
Document #:	11495995 BK-PG 9387-2037	Type of Sale:	Full Amount on Deed
Contract Date:	08/17/2016		
Document Type:			

Legal Description:
Lot: 52 Subdivision: HAMILTON WOODS
City/Muni/Twp: WEST GOSHEN

Prior Transfer

Recording Date:	08/17/2016	Sales Price:	$500,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/26/1996	Sales Price:	$284,300
Document #:	04624 BK-PG 3987-1798	Type of Sale:	Full Amount on Deed
Contract Date:	01/23/1996		
Document Type:			

Legal Description:
Lot: 52 Subdivision: HAMILTON WOODS
Abbreviated Description: PLAN #12248

Area Sales Analysis

Total Area Sales	$14,135,165	Median # of Bedrooms	3
Median Lot Size	22,081 SF	Median # of Baths	3
Median Living Area	2,692 SF	Median Year Built	2023
Price Range - 2 Yrs	$505,000 to $1,675,000	Age Range	1 years to 76 years
Median Value	$850,005	Median Age	3 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**124 GREENHILL RD** **WEST CHESTER, PA 19380-3910**	08/04/2026	$515,000	$240	2144	6/3/1	1956	24,738 SF	
2	.34Mi.	**312 RITA CT** **WEST CHESTER, PA 19380-3922**	05/04/2026	$1,500,000	$314	4771	9/4/4	2023	23,213 SF	

APN: 5202 01110200 Document #: 12135675
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: ESTATE OF HELEN WALTZ Abbreviated Description: Lot:1 Subdivision:ESTATE OF HELEN WALTZ City/Muni/Twp:WEST GOSHEN TOWNSHIP City/Muni/Twp: WEST GOSHEN TOWNSHIP

APN: 5203J00500000 Document #: 12121077
Document Type: Price Code: D

ICE SiteX Report

OrderID: 98305931

Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: PHASE 4 FINAL SUBDIVISION LAND DEVELOPMENT PLANS O MapRef: MB 9741 PG 1798 Abbreviated Description: Lot:50 Subdivision:PHASE 4 FINAL SUBDIVISION LAND DEVELOPMENT PLANS O Map Ref:MB 9741 PG 1798City/Muni/Twp:WEST GOSHEN City/Muni/Twp: WEST GOSHEN

3	.2Mi.	**314 REYNOLDS LN** **WEST CHESTER, PA 19380-3300**	03/05/2026	$1,138,500	$359	3170	10/4/2	1997	22,081 SF	

APN: 5202 01810000 Document #: 12112137
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: HAMILTON WOODS Abbreviated Description: Lot:23 Subdivision:HAMILTON WOODS City/Muni/Twp:WEST GOSHEN TOWNSHIP City/Muni/Twp: WEST GOSHEN TOWNSHIP

4	.25Mi.	**107 ADRIENNE CT** **WEST CHESTER, PA 19380-5957**	02/26/2026	$1,500,000	$301	4971	10/4/3	2023	19,311 SF	

APN: 5203J00310000 Document #: 12111218
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: PHASE 4 FINAL SUBDIVISION LAND DEVELOPMENT PLANS O MapRef: MB 21015 PG 1 Abbreviated Description: Lot:31 Subdivision:PHASE 4 FINAL SUBDIVISION LAND DEVELOPMENT PLANS O Map Ref:MB 21015 PG 1City/Muni/Twp:WEST GOSHEN TOWNSHIP City/Muni/Twp: WEST GOSHEN TOWNSHIP

5	.2Mi.	**306 GREENHILL RD** **WEST CHESTER, PA 19380-3914**	02/11/2026	$825,000	$387	2130	9/4/3	1960	25,000 SF	

APN: 5202 01130100 Document #: 12109224
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WEST GOSHEN City/Muni/Twp: WEST GOSHEN

6	.31Mi.	**14 GREENHILL RD** **WEST CHESTER, PA 19380-3908**	12/01/2025	$649,900	$341	1904	6/3/2	1960	74,052 SF	

APN: 5202 01100000 Document #: 12098749
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WEST GOSHEN City/Muni/Twp: WEST GOSHEN

7	.29Mi.	**928 EAKINS CIR** **WEST CHESTER, PA 19380-3924**	10/07/2025	$812,550	$301	2692	6/3/3	2025	2,880 SF	

APN: 5203J02240000 Document #: 12090928
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 224 Subdivision: WOODLANDS AT GREYSTONE MapRef: MB 21321 PG 1 Abbreviated Description: Lot:224 Subdivision:WOODLANDS AT GREYSTONE Map Ref:MB 21321 PG 1City/Muni/Twp:WEST GOSHEN TOWNSHIP City/Muni/Twp: WEST GOSHEN TOWNSHIP

8	.28Mi.	**932 EAKINS CIR** **WEST CHESTER, PA 19380-3924**	09/29/2025	$850,005	$315	2692	6/3/3	2025	2,880 SF	

APN: 5203J02260000 Document #: 12089586
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 226 MapRef: MB 21321 PG 1 Abbreviated Description: Lot:226 Map Ref:MB 21321 PG 1City/Muni/Twp:WEST GOSHEN TOWNSHIP City/Muni/Twp: WEST GOSHEN TOWNSHIP

9	.19Mi.	**11 MANOR DR** **WEST CHESTER, PA 19380-3931**	09/18/2025	$560,000	$365	1532	6/3/1	1950	15,000 SF	

APN: 5202H00130000 Document #: 12088171
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: GREEN MANOR FARM MapRef: MB 2 PG 103 Abbreviated Description: Lot:16 Subdivision:GREEN MANOR FARM Map Ref:MB 2 PG 103City/Muni/Twp:WEST GOSHEN City/Muni/Twp: WEST GOSHEN

10	.33Mi.	**941 EAKINS CIR** **WEST CHESTER, PA 19380-3951**	09/12/2025	$887,665	$329	2692	6/3/3	2025	2,720 SF	

APN: 5203J03320000 Document #: 12087299
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 332 Subdivision: PHASE 6 FINAL SUBDIVISION LAND DEVELOPMENT PLANS O MapRef: MB 21321 PG 1 Abbreviated Description: Lot:332 Subdivision:PHASE 6 FINAL SUBDIVISION LAND DEVELOPMENT PLANS O Map Ref:MB 21321 PG 1City/Muni/Twp:WEST GOSHEN TOWNSHIP City/Muni/Twp: WEST GOSHEN TOWNSHIP

11	.21Mi.	**1313 POTTSTOWN PIKE** **WEST CHESTER, PA 19380-1216**	08/26/2025	$505,000	$419	1204	5/3/1	1980	60,984 SF	Yes

APN: 5202 00360200 Document #: 12084522
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Abbreviated Description: Lot:2 City/Muni/Twp:WEST GOSHEN City/Muni/Twp: WEST GOSHEN

12	.34Mi.	**143 ADRIENNE CT** **WEST CHESTER, PA 19380-5957**	08/26/2025	$1,675,000	$268	6229	11/5/5	2024	29,044 SF	

APN: 5203J00490000 Document #: 12084465
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: PHASE 5 FINAL SUBDIVISION LAND DEVELOPMENT PLANS MapRef: MB 21188 PG 7 Abbreviated Description: Lot:49 Subdivision:PHASE 5 FINAL SUBDIVISION LAND DEVELOPMENT PLANS Map Ref:MB 21188 PG 7City/Muni/Twp:WEST GOSHEN TOWNSHIP City/Muni/Twp: WEST GOSHEN TOWNSHIP

13	.29Mi.	**942 EAKINS CIR** **WEST CHESTER, PA 19380-3924**	08/20/2025	$1,000,395	$263	3794	8/3/4	2025	2,880 SF	

APN: 5203J02310000 Document #: 12083740
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 231 Subdivision: PHASE 6 FINAL SUBDIVISION LAND DEVELOPMENT PLANS O MapRef: MB 21321 PG 1 Abbreviated Description: Lot:231 Subdivision:PHASE 6 FINAL SUBDIVISION LAND DEVELOPMENT PLANS O Map Ref:MB 21321 PG 1City/Muni/Twp:WEST GOSHEN TOWNSHIP City/Muni/Twp: WEST GOSHEN TOWNSHIP

14	.33Mi.	**937 EAKINS CIR** **WEST CHESTER, PA 19380-3951**	08/15/2025	$1,043,650	$355	2938	6/2/3	2025	2,720 SF	

APN: 5203J03340000 Document #: 12083091
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 334 Subdivision: PHASE 6 FINAL SUBDIVISION LAND DEVELOPMENT PLANS O MapRef: MB 21321 PG 1 Abbreviated Description: Lot:334 Subdivision:PHASE 6 FINAL SUBDIVISION LAND DEVELOPMENT PLANS O Map Ref:MB 21321 PG 1City/Muni/Twp:WEST GOSHEN TOWNSHIP City/Muni/Twp: WEST GOSHEN TOWNSHIP

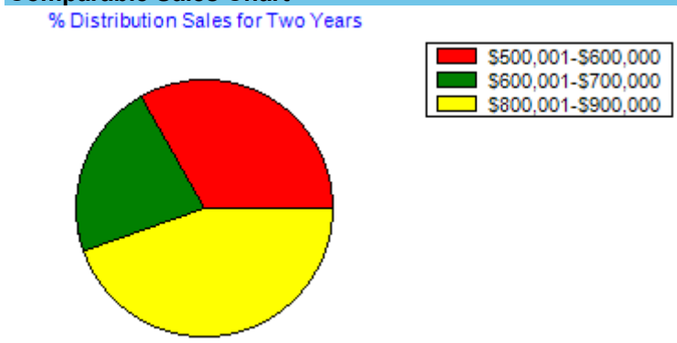
15	.27Mi.	**1315 POTTSTOWN PIKE** **WEST CHESTER, PA 19380-1216**	08/12/2025	$672,500	$272	2464	8/4/2	1991	47,916 SF	

APN: 5202 00370000 Document #: 12082679
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: SCOTTS GROVE Abbreviated Description: Lot:35 Subdivision:SCOTTS GROVE City/Muni/Twp:WEST GOSHEN City/Muni/Twp: WEST GOSHEN

ICE SiteX Report

OrderID: 98305931

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.	**1213 HAMILTON DR**	**07/03/2023**	$281,050	$281,050	3,682	9/4/2	1996	23,100 SF	
.02Mi.	**1211 HAMILTON DR**	**05/01/1997**	$271,010	$271,010	3,121	10/4/2	1997	22,966 SF	
.03Mi.	**204 ALYSSA CIR**	**08/14/2024**	$263,590	$263,590	3,379	9/4/2	1995	22,242 SF	
.03Mi.	**1215 HAMILTON DR**	**06/05/1996**	$295,370	$279,860	3,735	8/4/2	1996	22,086 SF	Yes
.05Mi.	**1207 HAMILTON DR**	**01/10/2019**	$253,760	$253,760	2,850	9/4/2	1995	22,368 SF	
.05Mi.	**206 ALYSSA CIR**	**04/17/1996**	$283,780	$283,780	3,118	8/4/2	1995	28,425 SF	
.07Mi.	**1214 HAMILTON DR**	**08/30/2006**	$289,090	$287,700	4,332	9/4/3	1995	30,030 SF	
.07Mi.	**1205 HAMILTON DR**	**05/03/1996**	$284,760	$284,760	4,016	10/4/2	1996	24,681 SF	
.07Mi.	**1212 HAMILTON DR**	**09/15/2020**	$383,560	$378,350	4,257	11/4/2	1994	1 SF	
.08Mi.	**1223 HAMILTON DR**	**05/23/2022**	$254,600	$254,600	2,734	9/4/2	1996	22,309 SF	
.08Mi.	**1210 HAMILTON DR**	**06/01/1997**	$321,300	$302,200	3,337	9/4/3	1997	43,230 SF	Yes
.08Mi.	**203 ALYSSA CIR**	**05/15/2009**	$262,620	$262,620	3,206	9/4/2	1996	25,834 SF	
.08Mi.	**1216 HAMILTON DR**	**08/04/2003**	$274,610	$273,220	3,442	9/4/3	1995	1 SF	
.09Mi.	**208 ALYSSA CIR**	**09/16/2014**	$261,910	$261,910	3,979	9/4/2	1996	31,465 SF	
.09Mi.	**1208 HAMILTON DR**	**04/15/2014**	$286,040	$286,040	3,003	9/4/2	1995	1 SF	
.1Mi.	**205 ALYSSA CIR**	**09/01/1996**	$280,420	$280,420	3,164	9/4/3	1996	32,330 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	43.1 years old	Households:	21,288
Median Household Income:	$121,304	Households w/Family:	63%
Household Income Per Capita:	$61,691	Households w/Family Married:	54%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	West Chester Area School District	Students:	12,042
Number of Schools:	17	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.94Mi.	**B. Reed Henderson High School**	A-	Public	9 - 12
Number of Students: 1,444 Student-Teacher Ratio: 13.14 Advanced Placement: Yes				
0.60Mi.	**E. N. Peirce Middle School**	B-	Public	6 - 8
Number of Students: 1,040 Student-Teacher Ratio: 11.76				
1.84Mi.	**Fern Hill Elementary School**	B+	Public	KG - 5
Number of Students: 408 Student-Teacher Ratio: 10.33				

ICE SiteX Report

OrderID: 98305931

Flood Report

The Subject Property of **1213 HAMILTON DR, WEST CHESTER, PA 19380-3307** 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	101%	SIMILAR
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	88%	LOWER
OVERALL	82%	LOWER

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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