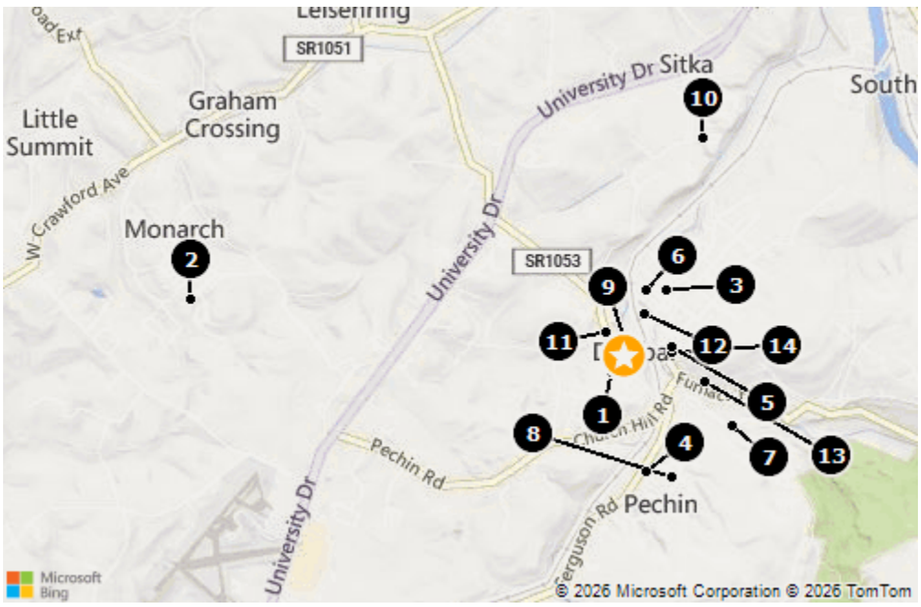
ICE SiteX Report

OrderID: 97709320

SiteX Property Information Report



Subject Property Location

12 1ST ST, DUNBAR, PA 15431-1518

County:	**FAYETTE PA**	Census Tract:	420512626.002033
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	08-08-0136	Thomas Bros Pg-Grid:	

Valuation

Value:	**$91,000**	FSD:	13	Common Confidence Score:	61
Value Range:	$79,170 - $102,830	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2003	Tax Rate Code Area:	
Assd Land Value:	$2,760	Market Land Value:	$5,520	Tax Year:	2025
Assd Improvement:	$14,195	Market Improvment Value:	$28,390	Total Taxable Value:	$464
Total Assessed Value:	$16,955	Total Assessor Market Value:	$33,910	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 District: 08 Map Ref: MAP 08

Abbreviated Description:	0.12 AC (LOT 9) R1
City/Muni/Twp:	DUNBAR BOROUGH

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:	3	Pool:	
Building Area:	1696 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Traditional	Basement:	Partial	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/27/2026	Sales Price:	$104,040
Document #:	202600004585 BK-PG 3611-1684	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/17/2025	Sales Price:	$104,040
Document #:	202500009673 BK-PG 3611-1684	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/02/2025	Sales Price:	$103,000
Document #:	202500005713 BK-PG 3611 -1680	Type of Sale:	Full Amount on Deed
Contract Date:	06/17/2025		
Document Type:			
Legal Description:			

Lot: 9 Subdivision: SPEERSVILLE Map Ref: VOL 8 PG 35

Prior Transfer

Recording Date:	04/14/2025	Sales Price:	N/A
Document #:	202500003092 BK-PG 3604 -871	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT

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Contract Date: 04/14/2025
Document Type:
Legal Description:
Lot: 9 Subdivision: SPEERSVILLE

Prior Transfer

Recording Date: 03/01/2024
Document #: 202400001689 BK-PG 3570 -584
Contract Date: 02/27/2024
Document Type:
Legal Description:
Lot: 9 Subdivision: SPEERSVILLE
City/Muni/Twp: DUNBAR

Sales Price: $63,000
Type of Sale: Full Amount on Deed

Prior Transfer

Recording Date: 03/03/2017
Document #: 201700002367 BK-PG 3334 -0346
Contract Date: 03/03/2017
Document Type:
Legal Description:
Lot: 9 Subdivision: SPEERSVILLE
City/Muni/Twp: DUNBAR

Sales Price: $33,000
Type of Sale: Full Amount on Deed

Prior Transfer

Recording Date: 03/03/2017
Document #: BK-PG 3334 -346
Document Type:
Legal Description:
Lot: 9 District: 08 Map Ref: MAP 08
Abbreviated Description: 0.12 AC (LOT 9) R1
City/Muni/Twp: DUNBAR BOROUGH

Sales Price: $33,000
Type of Sale: Per Assessor Transaction History

Area Sales Analysis

Total Area Sales	$1,483,500	Median # of Bedrooms	3
Median Lot Size	9,039 SF	Median # of Baths	1
Median Living Area	1,698 SF	Median Year Built	1950
Price Range - 2 Yrs	$5,000 to $355,000	Age Range	12 years to 136 years
Median Value	$47,250	Median Age	76 years

Comparable Sales Data

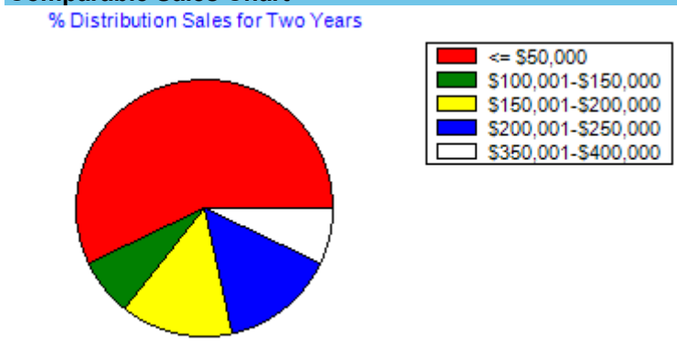
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**113 3RD ST** **DUNBAR, PA 15431-**	02/23/2026	$355,000	$172	2055	7/4/1	1963	28,750 SF	
		APN: 08-03-0126 Document #: 202600001484 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 63-66 Subdivision: JOHN STEVENSON PLAN OF LOTS MapRef: MB 1 PG 194 Abbreviated Description: Lot:63-66 Subdivision:JOHN STEVENSON PLAN OF LOTS Map Ref:MB 1 PG 194City/Muni/Twp:DUNBAR City/Muni/Twp: DUNBAR								
2	.2Mi.	**FIRST AVE** **DUNBAR, PA 15431-**	01/22/2026	$40,000	$9	4252	8/4/2	1975	6,534 SF	
		APN: 08-03-0203 Document #: 202600000662 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DUNBAR City/Muni/Twp: DUNBAR								
3	.38Mi.	**103 MEMORIAL ST** **DUNBAR, PA 15431-1621**	01/16/2026	$46,500	$28	1636	7/3/2	1890	5,227 SF	
		APN: 08-03-0122 Document #: 202600000530 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 MapRef: VOL 1 PG 194 Abbreviated Description: Lot:39 Map Ref:VOL 1 PG 194City/Muni/Twp:DUNBAR City/Muni/Twp: DUNBAR								
4	.59Mi.	**502 FERGUSON RD** **DUNBAR, PA 15431-2017**	12/29/2025	$155,000	$133	1160	4/2/1	1960	10,019 SF	
		APN: 09-31-0264 Document #: 202500011944 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 MapRef: MB 1 PG 22 Abbreviated Description: Lot:33 Map Ref:MB 1 PG 22City/Muni/Twp:DUNBAR TOWNSHIP City/Muni/Twp: DUNBAR TOWNSHIP								
5	.25Mi.	**11 CHESTNUT AVE** **DUNBAR, PA 15431-1533**	11/10/2025	$220,000	$171	1284	6/3/2	2005	5,663 SF	
		APN: 08-08-0009 Document #: 202500010538 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DUNBAR City/Muni/Twp: DUNBAR								
6	.34Mi.	**5 MAIN ST** **DUNBAR, PA 15431-1619**	10/03/2025	$230,000	$221	1040	5/3/1	1966	16,117 SF	
		APN: 08-03-0139 Document #: 202500009167 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13-15 Subdivision: JOHN D STEVENSON PLAN OF LOTS MapRef: MB 1 PG 194 Abbreviated Description: Lot:13-15 Subdivision:JOHN D STEVENSON PLAN OF LOTS Map Ref:MB 1 PG 194City/Muni/Twp:DUNBAR City/Muni/Twp: DUNBAR								
7	.83Mi.	**17 MURPHY HOLLOW RD** **DUNBAR, PA 15431-2465**	09/30/2025	$180,000	$86	2093	6/3/2	2014	138,957 SF	
		APN: 09-33-0196-02 Document #: 202500009040 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 MapRef: MB 56 PG 7 Abbreviated Description: Lot:1 Map Ref:MB 56 PG 7								
8	.66Mi.	**537 HIGH ST** **DUNBAR, PA 15431-2406**	09/26/2025	$7,500	$4	1764	8/6/1	1980	40,511 SF	
		APN: 09-31-0251 Document #: 202500008907 Document Type: Price Code: D Land Use: Single Family Residential								

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	Legal: Lot: 20,21&28 Section: A MapRef: VOL 1 PG 22 Abbreviated Description: Lot:20,21&28 Section:A Map Ref:VOL 1 PG 22Abbreviated Description:LOT 29								
9	.03Mi.	**18 1ST ST** **DUNBAR, PA 15431-1518**	09/18/2025	$30,000	$15	1934	7/3/1	1900	5,227 SF
	APN: 08-08-0133 Document #: 202500008580 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Abbreviated Description: Lot:13								
10	1.14Mi.	**107 HAMILTON ST** **DUNBAR, PA 15431-2327**	06/23/2025	$136,500	$78	1740	6/3/1	1940	20,473 SF
	APN: 09-24-0121 Document #: 202500005353 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26&27 Subdivision: SUSAN B BYERS PLAN Abbreviated Description: Lot:26&27 Subdivision:SUSAN B BYERS PLAN City/Muni/Twp:DUNBAR TOWNSHIP City/Muni/Twp: DUNBAR TOWNSHIP								
11	.15Mi.	**67 WOODVALE ST** **DUNBAR, PA 15431-1560**	04/30/2025	$20,000	$12	1656	6/3/1	1900	8,059 SF
	APN: 08-03-0280-02 Document #: 202500003617 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
12	.23Mi.	**11 CHURCH ST** **DUNBAR, PA 15431-1543**	04/16/2025	$5,000	$2	1860	7/3/1	1911	5,663 SF
	APN: 08-03-0220 Document #: 202500003159 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Abbreviated Description: Lot:44 City/Muni/Twp:DUNBAR City/Muni/Twp: DUNBAR								
13	.42Mi.	**130 FURNACE HILL RD** **DUNBAR, PA 15431-2450**	03/26/2025	$10,000	$12	775	4/2/1	1940	84,942 SF
	APN: 09-31-0166 Document #: 202500002520 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Abbreviated Description: Lot:54 City/Muni/Twp:DUNBAR TOWNSHIP City/Muni/Twp: DUNBAR TOWNSHIP								
14	.13Mi.	**17 3RD AV-SPEERS HL** **DUNBAR, PA 15431-**	03/07/2025	$48,000	$32	1474	6/3/1	1920	5,663 SF
	APN: 08-08-0100 Document #: 202500001853 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 110 Subdivision: SPEERS ADDITION TO DUNBAR Abbreviated Description: Lot:110 Subdivision:SPEERS ADDITION TO DUNBAR								

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.	**12 1ST ST**	**03/03/2017**	$33,910	$16,955	1,696	7/3/1	1900	5,227 SF	
.01Mi.	**10 1ST ST**	**03/11/2003**	$50,480	$25,240	1,888	7/3/1	1889	10,890 SF	
.02Mi.	**16 1ST ST**	**04/03/2012**	$90,650	$45,325	1,512	6/2/1	1992	10,890 SF	
.02Mi.	**8 1ST ST**	**09/30/2010**	$50,280	$25,140	1,996	6/2/1	1900	5,227 SF	
.03Mi.	**9 2ND ST**	**02/28/1991**	$35,610	$17,805	1,222	5/2/1	1920	5,227 SF	
.03Mi.	**18 1ST ST**	**09/12/2025**	$45,720	$22,860	1,934	7/3/1	1900	5,227 SF	
.03Mi.	**13 2ND ST**	**05/02/2024**	$58,100	$29,050	1,800	6/3/1	1957	10,890 SF	
.03Mi.	**49 WOODVALE ST**	**11/01/2012**	$30,410	$15,205	1,122	4/2/1	1920	6,098 SF	
.04Mi.	**5 2ND ST**	**10/12/2021**	$36,280	$18,140	1,016	4/1/1	1930	5,227 SF	
.04Mi.	**6 1ST ST**	**01/01/1968**	$51,440	$25,720	2,338	8/4/1	1900	10,890 SF	
.04Mi.	**20 1ST ST**	**07/10/2019**	$42,620	$21,310	1,712	6/3/1	1900	5,227 SF	
.04Mi.	**50 WOODVALE ST**	**07/12/2013**	$41,160	$20,580	2,030	8/4/1	1900	10,019 SF	
.05Mi.	**45 WOODVALE ST**	**08/10/2020**	$31,760	$15,880	1,176	6/3/1	1959	5,227 SF	
.05Mi.	**54 WOODVALE ST**	**04/23/2020**	$75,650	$37,825	2,488	4/3/2	1920	3,920 SF	
.05Mi.	**2ND AV-SPEERS HL**	**02/06/2015**	$42,740	$21,370	1,508	6/3/1	1920	10,890 SF	
.05Mi.	**46 WOODVALE ST**	**06/08/2007**	$20,050	$10,025	1,342	5/3/1	1910	2,614 SF	

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Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	47.3 years old	Households:	1,750
Median Household Income:	$57,102	Households w/Family:	66%
Household Income Per Capita:	$29,180	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Connellsville Area School District	Students:	3,328
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.23Mi.	**Connellsville Area Sr High School** Number of Students: 667 Student-Teacher Ratio: 10.06 Advanced Placement: Yes	C	Public	9 - 12
4.21Mi.	**Connellsville Area Middle School** Number of Students: 866 Student-Teacher Ratio: 13.27	B+	Public	6 - 8

Flood Report

The Subject Property of **12 1ST ST, DUNBAR, PA 15431-1518** 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	96%	SIMILAR
BURGLARY	154%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	140%	NOTABLY HIGHER
MURDER	122%	HIGHER
OVERALL	114%	HIGHER

Disaster Alerts

No alerts noted

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