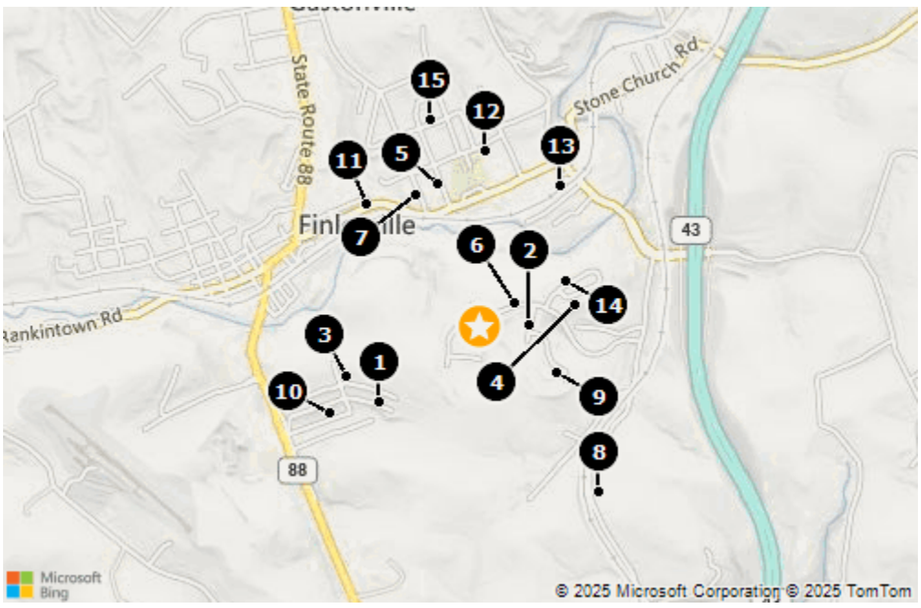
ICE SiteX Report

OrderID: 95327731

SiteX Property Information Report



Subject Property Location

125 TUSCANY ESTATES DR, FINLEYVILLE, PA 15332-4024

County:	**WASHINGTON PA**	Census Tract:	421257711.001013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	640-009-03-00-0009-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$409,000**	FSD:	8
Value Range:	$376,280 - $441,720	Confidence Score:	92

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2015	Tax Rate Code Area:	
Assd Land Value:	$66,900	Market Land Value:	$66,900	Tax Year:	2024
Assd Improvement:	$143,800	Market Improvment Value:	$143,800	Total Taxable Value:	$3,958
Total Assessed Value:	$210,700	Total Assessor Market Value:	$210,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9
Abbreviated Description: LOT 9 HSE 2 STY VYL
City/Muni/Twp: UNION

Property Characteristics

Lot Size:	12,240 SF	Bedrooms:	4	Pool:	
Building Area:	2300 SF	Baths:	2	Fireplace:	1
Year Built:	2006	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2+AB	Number of Cars:	1	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/19/2021	Sales Price:	$220,924
Document #:	202115104 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/03/2021	Sales Price:	$220,924
Document #:	202106554 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/07/2019	Sales Price:	$220,924
Document #:	201923150 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/13/2018	Loan Amount:	N/A
Document #:	201803375 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	VAR

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Legal Description:
Lot: 9 Subdivision: TUSCANY ESTATES PHASE 1
City/Muni/Twp: UNION TOWNSHIP

Mortgage Record

Recording Date:	08/22/2017	Loan Amount:	N/A
Document #:	201721531 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 9 Subdivision: THE TUSCANY ESTATES Phase No: 1
City/Muni/Twp: UNION

Prior Transfer

Recording Date:	06/24/2013	Sales Price:	$216,090
Document #:	201318923 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/10/2013	Sales Price:	$225,000
Document #:	201313741 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/22/2013		
Document Type:	Warranty Deed		

Legal Description:

Prior Transfer

Recording Date:	04/22/2013	Sales Price:	$225,000
Document #:	201313741 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9
Abbreviated Description: LOT 9 HSE 2 STY VYL
City/Muni/Twp: UNION

Prior Transfer

Recording Date:	10/12/2010	Sales Price:	$206,530
Document #:	201032136 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/21/2010	Sales Price:	$219,000
Document #:	201029793 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/08/2010		
Document Type:	Special Warranty Deed		

Legal Description:

Prior Transfer

Recording Date:	10/15/2007	Sales Price:	$217,400
Document #:	200728733 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/21/2007		
Document Type:	Warranty Deed		

Legal Description:

Prior Transfer

Recording Date:	12/16/2005	Sales Price:	$345,000
Document #:	200541439 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/15/2005		
Document Type:	Warranty Deed		

Legal Description:

Area Sales Analysis

Total Area Sales	$3,484,216	Median # of Bedrooms	3
Median Lot Size	8,407 SF	Median # of Baths	2
Median Living Area	1,472 SF	Median Year Built	1956
Price Range - 2 Yrs	$4,000 to $435,000	Age Range	5 years to 135 years
Median Value	$260,000	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**49 FINLEY AVE** **FINLEYVILLE, PA 15332-9535**	08/11/2025	$270,000	$239	1128	7/3/2	1960	10,498 SF	
		APN: 640-010-04-01-0010-00 Document #: 202515784 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Subdivision: BOYKA PLAN OF LOTS NO 1 MapRef: VOL 8 PG 89 Abbreviated Description: Lot:49 Subdivision:BOYKA PLAN OF LOTS NO 1 Map Ref:VOL 8 PG 89								
2	.12Mi.	**14 CINQUE TERRA PL** **FINLEYVILLE, PA 15332-4025**	08/11/2025	$268,000	$178	1498	5/3/2	2006	2,614 SF	
		APN: 640-009-03-00-0017-04 Document #: 202515755 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 102 Subdivision: TUSCANY ESTATES PHASE ONE MapRef: VOL 44 PG 819-823 Abbreviated Description: Lot:102 Subdivision:TUSCANY ESTATES PHASE ONE Map Ref:VOL 44 PG 819-823								
3	.35Mi.	**101 KEENAN ST** **FINLEYVILLE, PA 15332-9533**	08/06/2025	$326,000	$204	1598	7/3/1	1956	15,769 SF	
		APN: 640-010-04-01-0004-00 Document #: 202515453								

ICE SiteX Report

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Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: BOYKA PLAN OF LOTS MapRef: VOL 9 PG 122 Abbreviated Description: Lot:101 Subdivision:BOYKA PLAN OF LOTS Map Ref:VOL 9 PG 122

4	.24Mi.	**169 VIAREGGIO WAY** **FINLEYVILLE, PA 15332-4028**	07/14/2025	$350,000	$157	2216	7/3/2	2020	4,356 SF

APN: 640-009-03-00-0084-03 Document #: 202513505
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal:

5	.37Mi.	**5013 MEADOW AVE** **FINLEYVILLE, PA 15332-1125**	07/11/2025	$200,000	$118	1688	6/2/1	1948	14,985 SF

APN: 640-004-02-06-0010-00 Document #: 202513466
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Abbreviated Description: Lot:17

6	.1Mi.	**108 TUSCANY ESTATES DR** **FINLEYVILLE, PA 15332-4023**	07/09/2025	$435,000	$184	2360	8/4/2	2006	11,413 SF

APN: 640-009-03-00-0005-00 Document #: 202513238
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: TUSCANY ESTATES PHASE ONE MapRef: VOL 44 PG 819-823 Abbreviated Description: Lot:5 Subdivision:TUSCANY ESTATES PHASE ONE Map Ref:VOL 44 PG 819-823

7	.35Mi.	**5001 NORMAN AVE** **FINLEYVILLE, PA 15332-1127**	06/04/2025	$14,716	$3	4060	18/10/3	1900	68,825 SF

APN: 330-004-00-00-0004-00 Document #: 202510595
Document Type: Deed Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:FINLEYVILLE City/Muni/Twp: FINLEYVILLE

8	.5Mi.	**270 PATTERSON RD** **FINLEYVILLE, PA 15332-4009**	05/27/2025	$360,000	$193	1856	7/3/1	1890	274,429 SF

APN: 640-009-00-00-0022-00 Document #: 202510024
Document Type: Fiduciary Deed Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:UNION City/Muni/Twp: UNION

9	.22Mi.	**111 CINQUE TERRA PL** **FINLEYVILLE, PA 15332-4031**	04/30/2025	$260,000	$176	1472	6/3/2	2010	2,614 SF

APN: 640-009-03-00-0023-04 Document #: 202508089
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 108 Subdivision: TUSCANY ESTATES PHASE ONE Legal Unit: D Abbreviated Description: Lot:108 Subdivision:TUSCANY ESTATES PHASE ONE Legal Unit:D

10	.43Mi.	**16 BOYKA DR** **FINLEYVILLE, PA 15332-9528**	04/15/2025	$224,000	$160	1392	6/3/2	1953	10,498 SF

APN: 640-010-04-02-0008-00 Document #: 202506921
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: BOYKA PLAN OF LOTS NUMBER 1 Abbreviated Description: Lot:16 Subdivision:BOYKA PLAN OF LOTS NUMBER 1 City/Muni/Twp:UNION City/Muni/Twp: UNION

11	.41Mi.	**3627 WASHINGTON AVE** **FINLEYVILLE, PA 15332-1329**	04/02/2025	$4,000	$3	1248	6/2/1	1900	5,009 SF

APN: 330-005-00-00-0007-00 Document #: 202505990
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: F M FINLEYS PLAN OF LOTS SECOND SERIES MapRef: VOL 1 PG 174 Abbreviated Description: Lot:12 Subdivision:F M FINLEYS PLAN OF LOTS SECOND SERIES Map Ref:VOL 1 PG 174City/Muni/Twp:FINLEYVILLE City/Muni/Twp: FINLEYVILLE

12	.43Mi.	**5124 COLLEGE ST** **FINLEYVILLE, PA 15332-1160**	03/11/2025	$210,000	$175	1197	6/3/2	1954	8,407 SF

APN: 640-004-02-04-0005-00 Document #: 202504523
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: E J ROHETS MapRef: VOL 7 PG 387 Abbreviated Description: Lot:31 Subdivision:E J ROHETS Map Ref:VOL 7 PG 387City/Muni/Twp:UNION City/Muni/Twp: UNION

13	.4Mi.	**14 RAILROAD ST** **FINLEYVILLE, PA 15332-3003**	02/25/2025	$100,000	$92	1081	5/3/2	1929	6,098 SF

APN: 640-009-01-01-0014-00 Document #: 202503466
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: JOSEPH S GASTON PLAN OF LOTS MapRef: VOL 1 PG 73 Abbreviated Description: Lot:6 Subdivision:JOSEPH S GASTON PLAN OF LOTS Map Ref:VOL 1 PG 73City/Muni/Twp:GASTONVILLE City/Muni/Twp: GASTONVILLE

14	.24Mi.	**117 VIAREGGIO WAY** **FINLEYVILLE, PA 15332-4028**	01/15/2025	$262,500	$190	1379	6/3/2	2008	5,576 SF

APN: 640-009-03-00-0070-00 Document #: 202500831
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 402 Abbreviated Description: Lot:402 City/Muni/Twp:UNION City/Muni/Twp: UNION

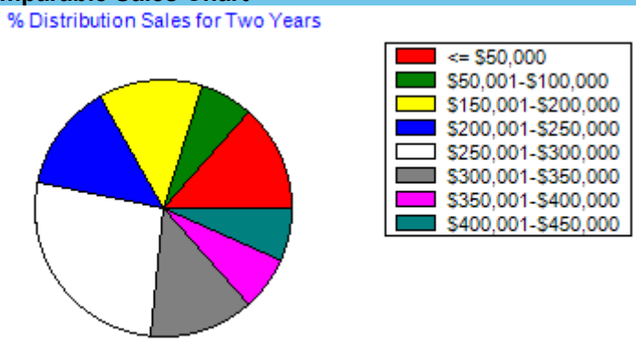
15	.53Mi.	**5113 HILL ST** **FINLEYVILLE, PA 15332-1121**	01/08/2025	$200,000	$260	768	4/2/1	1960	8,233 SF

APN: 640-004-02-02-0019-00 Document #: 202500420
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: E J ROBERTS AND MARY P ROBERTS PLAN MapRef: VOL 8 PG 41 Abbreviated Description: Lot:71 Subdivision:E J ROBERTS AND MARY P ROBERTS PLAN Map Ref:VOL 8 PG 41City/Muni/Twp:UNION City/Muni/Twp: UNION

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.	**125 TUSCANY ESTATES DR**	**04/22/2013**	$210,700	$210,700	2,300	8/4/2	2006	12,240 SF	
.01Mi.	**123 TUSCANY ESTATES DR**	**05/25/2017**	$169,400	$169,400	1,354	8/4/2	2007	12,284 SF	
.01Mi.	**127 TUSCANY ESTATES DR**	**06/17/2009**	$183,500	$183,500	1,909	8/4/2	2008	10,716 SF	
.03Mi.	**129 TUSCANY ESTATES DR**	**10/24/2018**	$212,100	$212,100	2,574	10/4/2	2010	10,716 SF	
.03Mi.	**121 TUSCANY ESTATES DR**	**01/31/2008**	$198,000	$198,000	2,400	8/4/2	2007	13,024 SF	
.04Mi.	**131 TUSCANY ESTATES DR**	**01/04/2011**	$187,800	$187,800	2,093	8/4/2	2011	10,716 SF	
.04Mi.	**120 TUSCANY ESTATES DR**	**09/23/2016**	$187,100	$187,100	1,926	7/4/1	2008	12,894 SF	
.04Mi.	**124 TUSCANY ESTATES DR**	**11/19/2009**	$193,000	$193,000	1,308	7/3/2	2010	16,379 SF	
.05Mi.	**118 TUSCANY ESTATES DR**	**07/25/2008**	$197,600	$197,600	2,028	8/4/2	2008	12,458 SF	
.05Mi.	**126 TUSCANY ESTATES DR**	**10/06/2023**	$324,000	$324,000	2,892	10/4/3	2012	11,892 SF	
.05Mi.	**133 TUSCANY ESTATES DR**	**07/31/2012**	$171,400	$171,400	1,335	5/2/2	2012	10,716 SF	
.06Mi.	**115 TUSCANY ESTATES DR**	**08/25/2008**	$191,800	$191,800	2,320	8/4/2	2007	11,021 SF	
.06Mi.	**128 TUSCANY ESTATES DR**	**01/26/2012**	$195,000	$195,000	1,740	8/4/2	2012	13,983 SF	
.06Mi.	**5 GROSSETTO DR**	**12/28/2012**	$211,500	$211,500	2,400	8/4/2	2012	11,456 SF	
.06Mi.	**3 GROSSETTO DR**	**08/26/2011**	$199,400	$199,400	2,312	9/4/2	2011	11,456 SF	
.06Mi.	**135 TUSCANY ESTATES DR**	**12/02/2022**	$259,800	$259,800	1,982	8/4/2	2010	10,585 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	48.9 years old	Households:	3,788
Median Household Income:	$70,465	Households w/Family:	60%
Household Income Per Capita:	$42,968	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Ringgold School District	Students:	2,695
Number of Schools:	4	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.47Mi.	**Ringgold Middle School** Number of Students: 858 Student-Teacher Ratio: 16.09	C+	Public	5 - 8
0.35Mi.	**Ringgold Elementary School North** Number of Students: 391 Student-Teacher Ratio: 12.11	C	Public	KG - 4
3.56Mi.	**Ringgold Sr High School** Number of Students: 841 Student-Teacher Ratio: 14.33 Advanced Placement: Yes	C	Public	9 - 12

ICE SiteX Report

OrderID: 95327731

Flood Report

The Subject Property of **125 TUSCANY ESTATES DR, FINLEYVILLE, PA 15332-4024** 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	79%	LOWER
BURGLARY	140%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	79%	LOWER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	108%	SIMILAR
OVERALL	93%	SIMILAR

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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