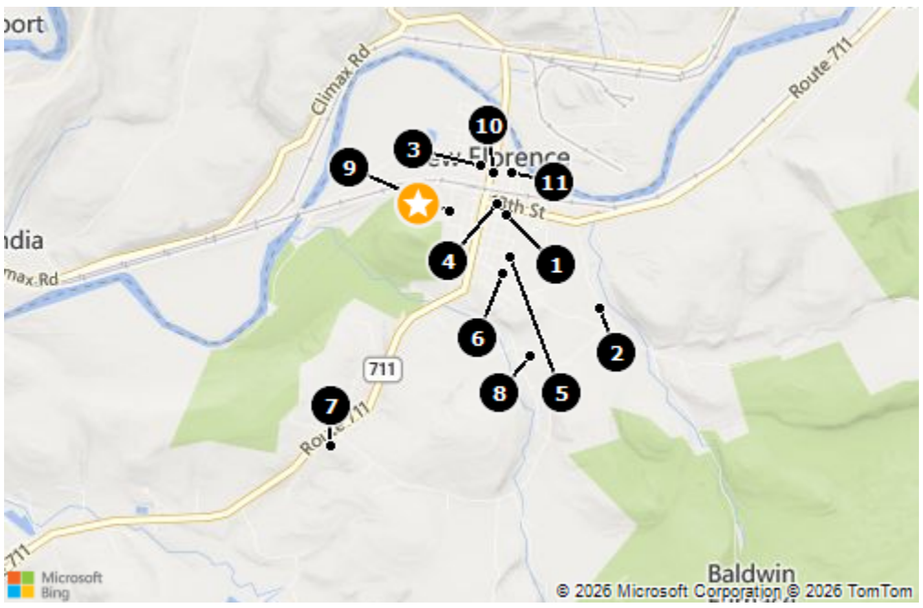
ICE SiteX Report

OrderID: 98056399

SiteX Property Information Report



Subject Property Location

126 15TH ST, NEW FLORENCE, PA 15944-1155

County:	**WESTMORELAND PA**	Census Tract:	421298083.004040
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	23-01-14-0-029	Thomas Bros Pg-Grid:	

Valuation

Value:	**$158,000**	FSD:	16	Common Confidence Score:	46
Value Range:	$132,720 - $183,280	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	2006
Assd Land Value:	$3,280	Market Land Value:	$3,280	Tax Year:	2025
Assd Improvement:	$17,340	Market Improvment Value:	$17,340	Total Taxable Value:	$2,792
Total Assessed Value:	$20,620	Total Assessor Market Value:	$20,620	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13-15 Block: 2 District: 23 Map Ref: MAP 01 PG 14
Abbreviated Description: HSE LTS 13 14 15 BLK 2 144 X 100
City/Muni/Twp: NEW FLORENCE BORO

Property Characteristics

Lot Size:	14,400 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		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

Prior Transfer

Recording Date:	08/11/2015	Sales Price:	$89,047
Document #:	201508110027080 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/28/2014	Sales Price:	$111,161
Document #:	201404280012118 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/07/2014	Loan Amount:	N/A
Document #:	201404070009582 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2044	Type Finance:	
Legal Description:			

Lot: 9 Block: 2 Subdivision: KIRSCHNER ADDITION
City/Muni/Twp: NEW FLORENCE

Prior Transfer

Recording Date:	03/06/2009	Sales Price:	$104,165
Document #:	200903060007241 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	01/23/2009	Loan Amount:	N/A
Document #:	200901230002039 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
Lot: 9 Block: 2
City/Muni/Twp: NEW FLORENCE

Prior Transfer

Recording Date:	12/19/2006	Sales Price:	$55,001
Document #:	200612190061179 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	11/28/2006	Sales Price:	$104,165
Document #:	200611280057939 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	11/28/2006	Loan Amount:	N/A
Document #:	200611280057938 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2036	Type Finance:	

Legal Description:
Lot: 6-9&13-15 Block: 2 Subdivision: KIRSCHNER ADDITION TO THE BOROUGH OF NEW FLORENCE
Abbreviated Description: PART LOTS9&8
City/Muni/Twp: NEW FLORENCE

Prior Transfer

Recording Date:	11/28/2006	Sales Price:	$105,800 Multiple Parcels Involved in this transaction
Document #:	200611280057937 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/22/2006		

Document Type:
Legal Description:
Lot: 6-9 Block: 2 Subdivision: KIRSCHNER ADDITION TO THE BOROUGH OF NEW FLORENCE Map Ref: MB4 PG230&231
Abbreviated Description: PART LOT9
City/Muni/Twp: NEW FLORENCE

Prior Transfer

Recording Date:	11/00/2006	Sales Price:	$105,800
Document #:	057937 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 13-15 Block: 2 District: 23 Map Ref: MAP 01 PG 14
Abbreviated Description: HSE LTS 13 14 15 BLK 2 144 X 100
City/Muni/Twp: NEW FLORENCE BORO

Mortgage Record

Recording Date:	09/07/2006	Loan Amount:	N/A
Document #:	200609070044208 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/11/2007	Type Finance:	

Legal Description:
City/Muni/Twp: NEW FLORENCE

Area Sales Analysis

Total Area Sales	$1,552,400	Median # of Bedrooms	
Median Lot Size	9,075 SF	Median # of Baths	
Median Living Area	1,188 SF	Median Year Built	1943
Price Range - 2 Yrs	$32,500 to $305,000	Age Range	19 years to 126 years
Median Value	$150,000	Median Age	83 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.5Mi.	**14TH ST** **NEW FLORENCE, PA 15944-**	06/26/2026	$87,500	$164	532	//	1976	4,538 SF	
		APN: 23-01-15-0-182 Document #: 202606260017248 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: 147 Abbreviated Description: Block:147 City/Muni/Twp:NEW FLORENCE City/Muni/Twp: NEW FLORENCE								
2	1.03Mi.	**137 BOSWELL RD** **NEW FLORENCE, PA 15944-2307**	03/13/2026	$170,000	$162	1048	//	1974	SF	
		APN: 60-09-00-0-164 Document #: 202603130006341 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SURVEY OF GEORGE ROBERT JONES Abbreviated Description: Subdivision:SURVEY OF GEORGE ROBERT JONES City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR								
3	.37Mi.	**171 9TH ST** **NEW FLORENCE, PA 15944-1128**	02/09/2026	$169,900	$90	1884	//	1900	18,150 SF	
		APN: 23-01-11-0-055 Document #: 202602090003236 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: 8 District: 23 Abbreviated Description: District:23 Abbreviated Description:BLOCK: PART OF BLOCK 8 City/Muni/Twp:NEW FLORENCE City/Muni/Twp: NEW FLORENCE								

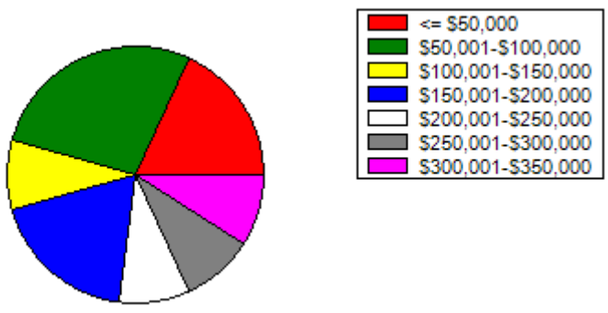
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4	.4Mi.	**193 13TH ST** **NEW FLORENCE, PA 15944-**	11/25/2025	$32,500	$19	1640	//	1922	9,075 SF	
		APN: 23-01-15-0-027 Document #: 202511250032853 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: 105 Abbreviated Description: Block:105 City/Muni/Twp:NEW FLORENCE City/Muni/Twp: NEW FLORENCE								
5	.53Mi.	**223 BEECH ST** **NEW FLORENCE, PA 15944-1168**	10/15/2025	$150,000			//		SF	
		APN: 23-01-15-0-167 Document #: 202510150028623 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15&16 District: 23 MapRef: MB 26 PG 2&3 Abbreviated Description: Lot:15&16 District:23 Map Ref:MB 26 PG 2&3City/Muni/Twp:NEW FLORENCE City/Muni/Twp: NEW FLORENCE								
6	.54Mi.	**211 FURNACE LN** **NEW FLORENCE, PA 15944-1162**	08/11/2025	$255,000	$199	1280	//	1964	21,632 SF	Yes
		APN: 23-02-03-0-004 Document #: 202508110021474 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 23 Abbreviated Description: District:23 City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR								
7	1.28Mi.	**5842 ROUTE 711** **NEW FLORENCE, PA 15944-2427**	07/21/2025	$32,500			//		78,408 SF	
		APN: 60-09-00-0-173 Document #: 202507210019220 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Abbreviated Description: Lot:4 City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR								
8	.94Mi.	**450 SHANNON CREEK RD** **NEW FLORENCE, PA 15944-2455**	06/06/2025	$305,000	$256	1188	//	2007	169,449 SF	
		APN: 60-09-00-0-246 Document #: 202506060014816 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: CATHIE L KNAPIE PLAN NO 1 MapRef: DOC 200706180028283 Abbreviated Description: Lot:1 Subdivision:CATHIE L KNAPIE PLAN NO 1 Map Ref:DOC 200706180028283City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR								
9	.15Mi.	**158 15TH ST** **NEW FLORENCE, PA 15944-1155**	06/05/2025	$210,000	$150	1400	//	1915	9,600 SF	
		APN: 23-01-14-0-042 Document #: 202506050014619 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19&20 Block: 1 Subdivision: KRISCHNER ADDITION MapRef: MB 4 PG 230 Abbreviated Description: Lot:19&20 Block:1 Subdivision:KRISCHNER ADDITION Map Ref:MB 4 PG 230City/Muni/Twp:NEW FLORENCE City/Muni/Twp: NEW FLORENCE								
10	.41Mi.	**137 LIGONIER ST** **NEW FLORENCE, PA 15944-1120**	03/18/2025	$70,000			//		9,075 SF	
		APN: 23-01-11-0-079 Document #: 202503180006578 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Abbreviated Description: Lot:19 City/Muni/Twp:NEW FLORENCE City/Muni/Twp: NEW FLORENCE								
11	.49Mi.	**197 9TH ST** **NEW FLORENCE, PA 15944-1129**	02/28/2025	$70,000	$34	2046	//	1900	9,075 SF	
		APN: 23-01-11-0-064 Document #: 202502280005055 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: 36 MapRef: MB 4 PG 229 Abbreviated Description: Block:36 Map Ref:MB 4 PG 229City/Muni/Twp:NEW FLORENCE City/Muni/Twp: NEW FLORENCE								

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.

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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.	**126 15TH ST**	**11/00/2006**	$20,620	$20,620				14,400 SF	
.02Mi.	**128 15TH ST**	**09/00/2025**	$8,440	$8,440				4,800 SF	
.02Mi.	**122 15TH ST**	**04/00/2007**	$21,210	$21,210				9,600 SF	
.03Mi.	**123 15TH ST**	**06/00/2024**	$20,850	$20,850				10,000 SF	
.03Mi.	**132 15TH ST**	**06/00/2021**	$13,970	$13,970				9,400 SF	
.04Mi.	**121 15TH ST**	**11/00/2024**	$4,400	$4,400	988		1961		
.04Mi.	**131 15TH ST**	**01/00/2013**	$10,950	$10,950				15,000 SF	
.05Mi.	**118 15TH ST**	**04/00/2008**	$14,480	$14,480				14,400 SF	
.05Mi.	**136 15TH ST**	**07/00/2019**	$16,110	$16,110				10,000 SF	
.05Mi.	**115 15TH ST**	**12/00/2014**	$18,430	$18,430	1,848		2008		
.06Mi.	**137 15TH ST**	**07/00/2010**	$10,160	$10,160				20,000 SF	
.07Mi.	**140 15TH ST**	**08/00/1987**	$15,070	$15,070				4,800 SF	
.08Mi.	**142 15TH ST**	**03/00/2010**	$10,490	$10,490				4,800 SF	
.08Mi.	**141 15TH ST**	**06/00/2024**	$11,380	$11,380				15,000 SF	
.09Mi.	**144 15TH ST**	**04/00/2017**	$9,270	$9,270				4,800 SF	
.1Mi.	**143 15TH ST**	**02/00/2004**	$9,720	$9,720				10,000 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	45.6 years old	Households:	1,635
Median Household Income:	$64,748	Households w/Family:	65%
Household Income Per Capita:	$34,321	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Ligonier Valley School District	Students:	1,352
Number of Schools:	4	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.98Mi.	**Laurel Valley Elementary School** Number of Students: 238 Student-Teacher Ratio: 11.55	C+	Public	PK - 5
12.16Mi.	**Ligonier Valley High School** Number of Students: 434 Student-Teacher Ratio: 12.11 Advanced Placement: Yes	C+	Public	9 - 12
12.02Mi.	**Ligonier Valley Middle School** Number of Students: 268 Student-Teacher Ratio: 11.99	B-	Public	6 - 8

Flood Report

The Subject Property of **126 15TH ST, NEW FLORENCE, PA 15944-1155** 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	57%	NOTABLY LOWER
BURGLARY	155%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	79%	LOWER
FORCIBLE ROBBERY	137%	NOTABLY HIGHER
AGGRAVATED ASSAULT	135%	NOTABLY HIGHER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	119%	HIGHER
OVERALL	129%	HIGHER

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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ICE SiteX Report

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