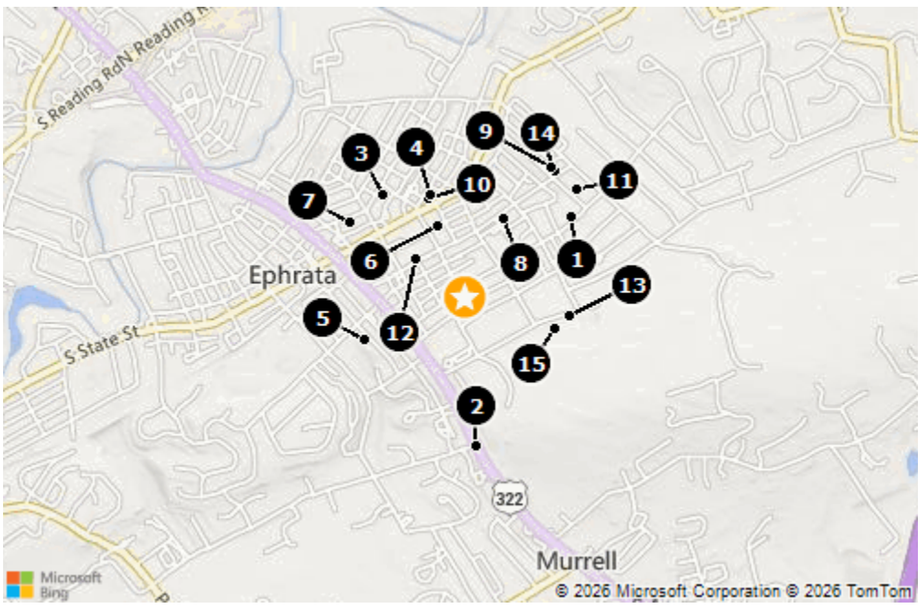
ICE SiteX Report

OrderID: 98697685

SiteX Property Information Report



Subject Property Location

127 LINCOLN AVE, EPHRATA, PA 17522-2215

County:	**LANCASTER PA**	Census Tract:	420710122.003046
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	260-57026-0-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$280,000**	FSD:	10	Common Confidence Score:	70
Value Range:	$252,000 - $308,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2018	Tax Rate Code Area:	
Assd Land Value:	$38,500	Market Land Value:	$38,500	Tax Year:	2026
Assd Improvement:	$68,200	Market Improvment Value:	$68,200	Total Taxable Value:	$2,748
Total Assessed Value:	$106,700	Total Assessor Market Value:	$106,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 260

City/Muni/Twp: EPHRATA BORO

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	2	Pool:	
Building Area:	1134 SF	Baths:	1	Fireplace:	
Year Built:	1925	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:	Convention	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/16/2025	Sales Price:	$110,322
Document #:	20250022685 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/13/2015	Sales Price:	$140,768
Document #:	6236562 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/13/2015	Loan Amount:	N/A
Document #:	6236365 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2045	Type Finance:	
Legal Description:			
City/Muni/Twp: EPHRATA			

Mortgage Record

Recording Date:	05/23/2014	Loan Amount:	N/A
Document #:	6145026 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2044	Type Finance:	

ICE SiteX Report

OrderID: 98697685

Legal Description:
City/Muni/Twp: EPHRATA

Prior Transfer

Recording Date:	07/12/2012	Sales Price:	$140,768
Document #:	6009663 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/04/2009	Loan Amount:	N/A
Document #:	5764644 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2039	Type Finance:	

Legal Description:
City/Muni/Twp: EPHRATA

Mortgage Record

Recording Date:	10/03/2008	Loan Amount:	N/A
Document #:	5737393 BK-PG -	Loan Type:	Purchase Money Mortgage
TD Due Date:	10/01/2038	Type Finance:	

Legal Description:
City/Muni/Twp: EPHRATA

Prior Transfer

Recording Date:	10/12/2007	Sales Price:	$119,900
Document #:	5658161 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/04/2007	Sales Price:	$138,400
Document #:	5656369 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/24/2007		
Document Type:			

Legal Description:
City/Muni/Twp: EPHRATA

Prior Transfer

Recording Date:	10/04/2007	Sales Price:	$138,400
Document #:	05656369 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 260
City/Muni/Twp: EPHRATA BORO

Prior Transfer

Recording Date:	05/02/2005	Sales Price:	$119,900
Document #:	5419109 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/29/2005		
Document Type:			

Legal Description:
City/Muni/Twp: EPHRATA

Area Sales Analysis

Total Area Sales	$4,006,500	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	1
Median Living Area	1,320 SF	Median Year Built	1948
Price Range - 2 Yrs	$90,000 to $410,000	Age Range	31 years to 116 years
Median Value	$275,000	Median Age	78 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**446 LINCOLN AVE** **EPHRATA, PA 17522-2119**	10/01/2026	$349,000	$279	1248	6/3/1	1954	5,663 SF	
		APN: 260-94806-0-0000 Document #: 20260041201 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
2	.36Mi.	**540 E MAIN ST** **EPHRATA, PA 17522-2508**	08/25/2026	$320,000	$238	1341	6/3/1	1918	6,534 SF	
		APN: 260-82460-0-0000 Document #: 20260035202 Document Type: Price Code: D Land Use: Single Family Residential Legal: Tract No: 2 MapRef: DOC 773632 Abbreviated Description: Tract No:2 Map Ref:DOC 773632City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
3	.33Mi.	**127 CHURCH AVE** **EPHRATA, PA 17522-2046**	07/28/2026	$310,000	$232	1332	7/3/2	1948	3,485 SF	
		APN: 260-47848-0-0000 Document #: 20260031019 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
4	.27Mi.	**223 DUKE ST** **EPHRATA, PA 17522-2031**	07/14/2026	$97,000	$126	768	4/2/1	1910	2,614 SF	
		APN: 260-08455-0-0000 Document #: 20260028699 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
5	.28Mi.	**113 E FRANKLIN ST** **EPHRATA, PA 17522-2448**	06/23/2026	$410,000	$194	2112	6/2/2	1948	11,326 SF	

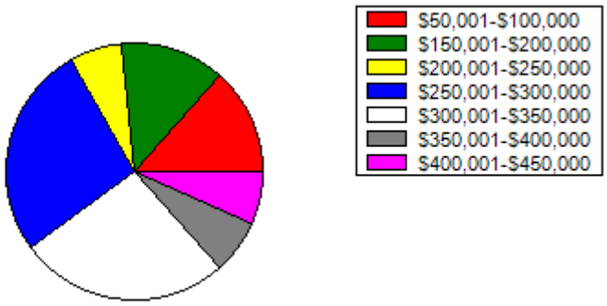
ICE SiteX Report

OrderID: 98697685

	APN: 260-21653-0-0000 Document #: 20260025133 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
6	.2Mi.	**212 CHERRY ST** **EPHRATA, PA 17522-2202**	06/03/2026	$292,000	$223	1307	7/3/2	1954	3,485 SF
	APN: 260-16397-0-0000 Document #: 20260022069 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
7	.33Mi.	**59 N CHURCH ST** **EPHRATA, PA 17522-2043**	05/05/2026	$90,000	$47	1912	8/4/2	1920	6,970 SF
	APN: 260-06432-0-0000 Document #: 20260017619 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
8	.22Mi.	**331 WASHINGTON AVE** **EPHRATA, PA 17522-2240**	04/21/2026	$180,000	$153	1172	6/3/1	1925	3,485 SF
	APN: 260-06966-0-0000 Document #: 20260015433 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
9	.38Mi.	**90 SPRUCE ST** **EPHRATA, PA 17522-2143**	03/26/2026	$265,000	$228	1160	4/2/1	1955	7,405 SF
	APN: 260-65125-0-0000 Document #: 20260011640 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
10	.26Mi.	**221 DUKE ST** **EPHRATA, PA 17522-2031**	02/18/2026	$244,500	$277	880	5/2/1	1910	2,614 SF
	APN: 260-06223-0-0000 Document #: 20260006366 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: DOC 20250042389 Abbreviated Description: Map Ref:DOC 20250042389City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
11	.38Mi.	**124 SPRUCE ST** **EPHRATA, PA 17522-2145**	02/13/2026	$309,000	$166	1852	6/2/1	1953	10,019 SF
	APN: 260-98260-0-0000 Document #: 20260005881 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
12	.16Mi.	**124 WASHINGTON AVE** **EPHRATA, PA 17522-2245**	01/21/2026	$275,000	$151	1820	6/3/1	1910	5,663 SF
	APN: 260-89255-0-0000 Document #: 20260002639 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EPHARTA City/Muni/Twp: EPHARTA								
13	.27Mi.	**341 SPRING GARDEN ST** **EPHRATA, PA 17522-2525**	01/02/2026	$200,000	$151	1320	5/3/1	1995	9,583 SF
	APN: 260-96402-0-0000 Document #: 20260000013 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
14	.38Mi.	**96 SPRUCE ST** **EPHRATA, PA 17522-2143**	12/15/2025	$265,000	$233	1134	5/3/1	1963	6,534 SF
	APN: 260-70571-0-0000 Document #: 20250050115 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								
15	.23Mi.	**331 SPRING GARDEN ST** **EPHRATA, PA 17522-2525**	12/12/2025	$400,000	$253	1578	5/2/2	1985	18,295 SF
	APN: 260-74837-0-0000 Document #: 20250049943 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 MapRef: MB J-139 PG 108 Abbreviated Description: Lot:2 Map Ref:MB J-139 PG 108City/Muni/Twp:EPHRATA City/Muni/Twp: EPHRATA								

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.

ICE SiteX Report

OrderID: 98697685

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.	**127 LINCOLN AVE**	**10/04/2007**	$106,700	$106,700	1,134	6/2/1	1925	6,098 SF	
.01Mi.	**123 LINCOLN AVE**	**04/14/2022**	$142,900	$142,900	1,848	9/3/1	1925	6,098 SF	
.01Mi.	**203 LINCOLN AVE**	**11/17/2021**	$158,900	$158,900	2,248	10/6/3	1900	11,761 SF	
.02Mi.	**117 LINCOLN AVE**	**09/04/1996**	$171,300	$171,300	2,740	13/5/2	1925	12,197 SF	
.02Mi.	**209 LINCOLN AVE**	**04/29/2013**	$138,400	$138,400	1,822	7/3/1	1900	4,792 SF	
.03Mi.	**111 LINCOLN AVE**	**08/08/2013**	$119,800	$119,800	1,406	7/3/1	1900	6,098 SF	
.03Mi.	**211 LINCOLN AVE**	**10/31/2006**	$129,200	$129,200	1,572	8/4/2	1925	4,792 SF	
.03Mi.	**107 LINCOLN AVE**	**01/10/2018**	$113,200	$113,200	1,372	7/3/1	1925	6,098 SF	
.04Mi.	**126 N MAPLE ST**	**01/24/2025**	$178,200	$178,200	1,512	8/5/3	1966	18,295 SF	
.04Mi.	**206 LINCOLN AVE**	**11/06/2017**	$115,700	$115,700	1,374	6/2/1	1910	3,049 SF	
.04Mi.	**215 LINCOLN AVE**	**12/20/2021**	$95,900	$95,900	1,472	7/3/1	1925	6,098 SF	
.04Mi.	**200 LINCOLN AVE**	**06/25/1976**	$140,600	$140,600	1,680	6/3/1	1910	3,920 SF	
.04Mi.	**103 LINCOLN AVE**	**01/20/2011**	$136,800	$136,800	1,872	10/4/1	1925	6,098 SF	
.04Mi.	**217 LINCOLN AVE**	**02/09/2022**	$134,800	$134,800	1,616	7/3/1	1925	6,098 SF	
.05Mi.	**210 LINCOLN AVE**	**05/30/2003**	$94,500	$94,500	952	6/2/1	1915	6,970 SF	
.05Mi.	**221 LINCOLN AVE**	**12/02/2021**	$101,800	$101,800	1,602	8/3/1	1893	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	38.2 years old	Households:	13,115
Median Household Income:	$77,128	Households w/Family:	69%
Household Income Per Capita:	$35,978	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Ephrata Area School District	Students:	3,918
Number of Schools:	7	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.06Mi.	**Ephrata High School** Number of Students: 1,347 Student-Teacher Ratio: 12.09	A	Public	9 - 12
1.29Mi.	**Ephrata Middle School** Number of Students: 601 Student-Teacher Ratio: 11.55	C-	Public	7 - 8
0.49Mi.	**Highland Elementary School** Number of Students: 438 Student-Teacher Ratio: 14.08	B+	Public	KG - 4
1.29Mi.	**Ephrata Intermediate School** Number of Students: 568 Student-Teacher Ratio: 14.31	C+	Public	5 - 6

Flood Report

The Subject Property of **127 LINCOLN AVE, EPHRATA, PA 17522-2215** 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	97%	SIMILAR
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	80%	LOWER
MURDER	106%	SIMILAR
OVERALL	94%	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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ICE SiteX Report

OrderID: 98697685

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