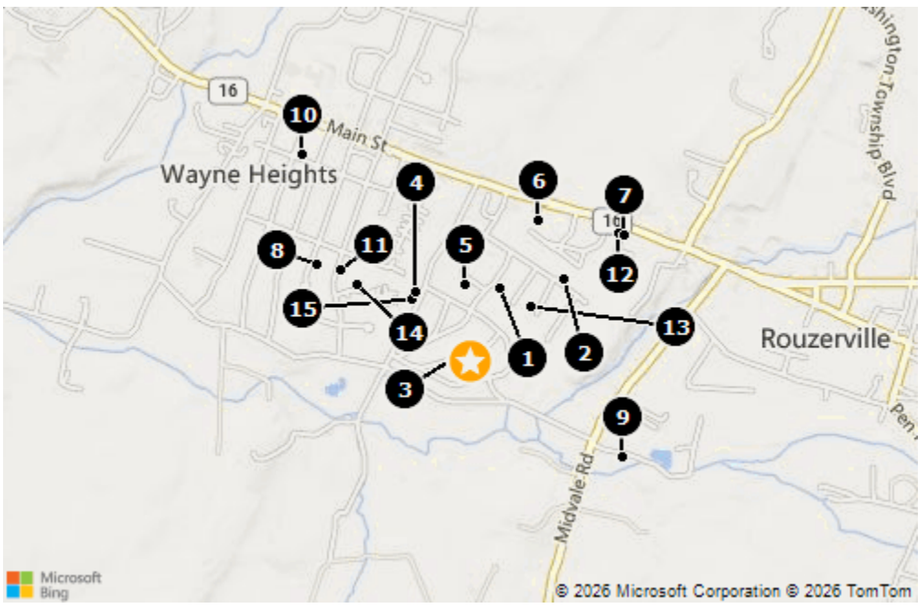
ICE SiteX Report

OrderID: 98117460

SiteX Property Information Report



Subject Property Location

13406 MEADOWVIEW AVE, WAYNESBORO, PA 17268-9405

County:	**FRANKLIN PA**	Census Tract:	420550121.002024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	23-Q18D-24	Thomas Bros Pg-Grid:	

Valuation

Value:	**$323,000**	FSD:	14	Common Confidence Score:	46
Value Range:	$277,780 - $368,220	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1961	Tax Rate Code Area:	
Assd Land Value:	$1,500	Market Land Value:	$1,500	Tax Year:	2026
Assd Improvement:	$18,180	Market Improvment Value:	$18,180	Total Taxable Value:	$2,934
Total Assessed Value:	$19,680	Total Assessor Market Value:	$19,680	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 District: 23
Abbreviated Description: LOT 5 SECT F
City/Muni/Twp: WASHINGTON TOWNSHIP

Property Characteristics

Lot Size:	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:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 District: 23
Abbreviated Description: LOT 5 SECT F
City/Muni/Twp: WASHINGTON TOWNSHIP

Area Sales Analysis

Total Area Sales	$5,057,500	Median # of Bedrooms	
Median Lot Size	18,295 SF	Median # of Baths	1
Median Living Area	1,709 SF	Median Year Built	1980
Price Range - 2 Yrs	$200,000 to $475,000	Age Range	22 years to 69 years
Median Value	$349,900	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**13212 LENAPE LN WAYNESBORO, PA 17268-8419**	05/01/2026	$387,900	$158	2450	6//2	1996	16,988 SF	

APN: 23-Q12-161 Document #: 202608719
Document Type: Price Code: D

ICE SiteX Report

OrderID: 98117460

Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: RE SUBDIVISION OF LAND FOR MILLWOOD VILLAGE Phase No: II MapRef: MB 288F PG 1327 Abbreviated Description: Lot:23 Subdivision:RE SUBDIVISION OF LAND FOR MILLWOOD VILLAGE Phase No:II Map Ref:MB 288F PG 1327City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

2	.31Mi.	**10673 SUSQUEHANNA AVE** **WAYNESBORO, PA 17268-8433**	04/24/2026	$359,900	$216	1664	9//2	2002	13,939 SF

APN: 23-Q12-238 Document #: 202608011
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: SUBDIVISION OF LAND FOR MILLWOOD VILLAGE PHASE IV MapRef: MB 288H PG 37 Abbreviated Description: Subdivision:SUBDIVISION OF LAND FOR MILLWOOD VILLAGE PHASE IV Map Ref:MB 288H PG 37City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

3	.04Mi.	**13405 MEADOWVIEW AVE** **WAYNESBORO, PA 17268-9405**	04/08/2026	$330,000	$237	1392	//1	1968	18,295 SF

APN: 23-Q18D-31 Document #: 202606807
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Section: E Subdivision: LONG MEADOW ACRES ESTATES MapRef: DR 7 PG 33 Abbreviated Description: Lot:18 Section:E Subdivision:LONG MEADOW ACRES ESTATES Map Ref:DR 7 PG 33City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

4	.22Mi.	**13345 OLD MILL RD** **WAYNESBORO, PA 17268-9402**	03/27/2026	$355,000	$270	1313	6//1	1964	18,295 SF

APN: 23-Q12Q-217 Document #: 202605984
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12-16 Section: A Subdivision: SPRINGDALE DOWS MapRef: VOL 287-A PG 43 Abbreviated Description: Lot:12-16 Section:A Subdivision:SPRINGDALE DOWS Map Ref:VOL 287-A PG 43City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

5	.19Mi.	**13295 IROQUOIS TRL** **WAYNESBORO, PA 17268-8421**	03/23/2026	$370,000	$181	2040	8//2	1999	11,761 SF

APN: 23-Q12-195 Document #: 202605541
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: MILLWOOD VILLAGE Phase No: II MapRef: MB 288F PG 1265 Abbreviated Description: Lot:20 Subdivision:MILLWOOD VILLAGE Phase No:II Map Ref:MB 288F PG 1265City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

6	.4Mi.	**10586 BUCHANAN TRL E** **WAYNESBORO, PA 17268-8736**	03/09/2026	$475,000	$237	2002	6//1		27,443 SF

APN: 23-Q12R-28 Document #: 202604520
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: THE SURVEY OF BERNARD F SMITH Tract No: A Abbreviated Description: Subdivision:THE SURVEY OF BERNARD F SMITH Tract No:A City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

7	.49Mi.	**10828 BUCHANAN TRL E** **WAYNESBORO, PA 17268-8741**	12/16/2025	$306,000	$121	2519	8//1		18,295 SF

APN: 23-Q12R-17 Document #: 202524915
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: JOHN H MCCLELLAN Abbreviated Description: Lot:1 Subdivision:JOHN H MCCLELLAN City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

8	.45Mi.	**321 LANDIS AVE** **WAYNESBORO, PA 17268-1872**	12/04/2025	$319,900	$187	1709	6//2	1957	20,473 SF

APN: 23-Q12Q-132 Document #: 202524182
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 86&88 Section: G Subdivision: HESS ADDITION OF WAYNE HEIGHTS Abbreviated Description: Lot:86&88 Section:G Subdivision:HESS ADDITION OF WAYNE HEIGHTS City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

9	.47Mi.	**11118 BAUMGARDNER LN** **WAYNESBORO, PA 17268-9498**	10/08/2025	$200,000	$231	864	//1	1961	21,780 SF

APN: 23-Q18-68 Document #: 202520572
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Abbreviated Description: Lot:4 City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

10	.67Mi.	**33 GEISER AVE** **WAYNESBORO, PA 17268-1818**	09/29/2025	$235,000	$163	1441	6//1		10,454 SF

APN: 23-Q12L-30 Document #: 202519822
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 134-136 Subdivision: WAYNE HEIGHTS MapRef: MB 140 PG 2 Abbreviated Description: Lot:134-136 Subdivision:WAYNE HEIGHTS Map Ref:MB 140 PG 2City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

11	.39Mi.	**315 S OLLER AVE** **WAYNESBORO, PA 17268-1854**	09/04/2025	$255,000	$216	1176	5//1		10,454 SF

APN: 23-Q12Q-170 Document #: 202518111
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Section: B Subdivision: HESS ADDITION TO WAYNE HEIGHTS MapRef: DR 7 PG 56 Abbreviated Description: Lot:20 Section:B Subdivision:HESS ADDITION TO WAYNE HEIGHTS Map Ref:DR 7 PG 56City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

12	.48Mi.	**10796 BUCHANAN TRL E** **WAYNESBORO, PA 17268-9496**	07/29/2025	$349,900	$169	2068	8/4/1		26,572 SF

APN: 23-Q12R-18 Document #: 202515237
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: HOOVER FARM Abbreviated Description: Lot:11 Subdivision:HOOVER FARM City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

13	.2Mi.	**13201 SHAWNEE CIR** **WAYNESBORO, PA 17268-8442**	07/25/2025	$399,900	$181	2208	8//2	2004	12,197 SF

APN: 23-Q12-272 Document #: 202515020
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 70 Subdivision: MILLWOOD VILLAGE PHASE IV MapRef: MB 288H PG 37 Abbreviated Description: Lot:70 Subdivision:MILLWOOD VILLAGE PHASE IV Map Ref:MB 288H PG 37City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

14	.35Mi.	**10219 CANDURA DR** **WAYNESBORO, PA 17268-3815**	05/22/2025	$399,000	$209	1904	8//2	1993	25,700 SF

APN: 23-Q12Q-260 Document #: 202510267
Document Type: Price Code: D
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98117460

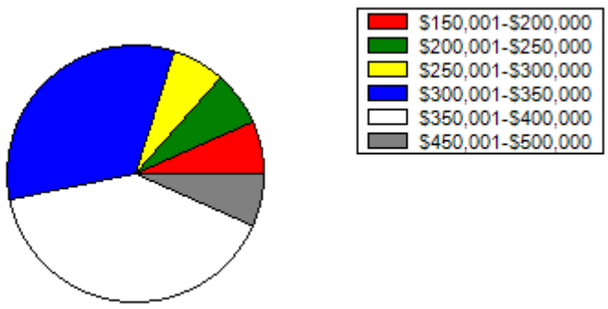
Legal: Section: B Subdivision: SPRINGDALE Phase No: IV Legal Unit: 8 MapRef: MB 288E PG 502 Abbreviated Description: Section:B Subdivision:SPRINGDALE Phase No:IV Legal Unit:8 Map Ref:MB 288E PG 502City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

15 .22Mi. **13367 OLD MILL RD WAYNESBORO, PA 17268-9402** 04/23/2025 $315,000 $205 1536 5//1 1958 20,909 SF

APN: 23-Q18C-1 Document #: 202508096
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Section: A Subdivision: SPRINGDALE DOWNS Abbreviated Description: Section:A Subdivision:SPRINGDALE DOWNS City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

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.

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.	**13406 MEADOWVIEW AVE**		$19,680	$19,680					
.02Mi.	**13418 MEADOWVIEW AVE**		$20,630	$20,630	1,421	5//1	1966	14,810 SF	
.02Mi.	**13394 MEADOWVIEW AVE**		$25,220	$25,220	1,316	5//1	1969	15,682 SF	
.03Mi.	**10557 BUENA VISTA DR**		$22,500	$22,500	1,363	//1	1974	15,682 SF	
.03Mi.	**10539 BUENA VISTA DR**		$23,700	$23,700	1,396	5//2	1971	15,682 SF	
.03Mi.	**10591 BUENA VISTA DR**		$26,230	$26,230	1,200	5//1	1975	15,682 SF	
.04Mi.	**13430 MEADOWVIEW AVE**		$21,230	$21,230	1,323	//1	1967	14,810 SF	
.04Mi.	**13384 MEADOWVIEW AVE**		$19,950	$19,950	1,134	5//1	1967	17,860 SF	
.04Mi.	**13405 MEADOWVIEW AVE**		$20,900	$20,900	1,392	//1	1968	18,295 SF	
.04Mi.	**13417 MEADOWVIEW AVE**		$25,450	$25,450	1,484	//1	1966	16,988 SF	
.04Mi.	**13391 MEADOWVIEW AVE**		$20,910	$20,910	1,236	6//1	1968	21,780 SF	
.05Mi.	**10521 BUENA VISTA DR**		$23,340	$23,340	1,479	//2	1972	15,682 SF	
.05Mi.	**13429 MEADOWVIEW AVE**		$27,060	$27,060	1,396	//1	1966	15,682 SF	
.06Mi.	**13442 MEADOWVIEW AVE**		$24,580	$24,580	1,344	5//1	1966	15,246 SF	
.06Mi.	**13372 MEADOWVIEW AVE**		$22,050	$22,050	1,708	8//1	1967	21,780 SF	
.06Mi.	**13373 MEADOWVIEW AVE**		$21,870	$21,870	1,470	6//1	1968	19,602 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	42.5 years old	Households:	12,966
Median Household Income:	$68,658	Households w/Family:	63%
Household Income Per Capita:	$34,519	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Waynesboro Area School District	Students:	4,090
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.57Mi.	**Hooverville Elementary School** Number of Students: 317 Student-Teacher Ratio: 15.01	A-	Public	KG - 5
1.65Mi.	**Waynesboro Area Senior High School** Number of Students: 1,392 Student-Teacher Ratio: 17.41 Advanced Placement: Yes	C+	Public	9 - 12
4.43Mi.	**Waynesboro Area Middle School**	NA	Public	6 - 8

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Number of Students: NA
Student-Teacher Ratio: NA

Flood Report

The Subject Property of **13406 MEADOWVIEW AVE, WAYNESBORO, PA 17268-9405** 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	114%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	107%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	106%	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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