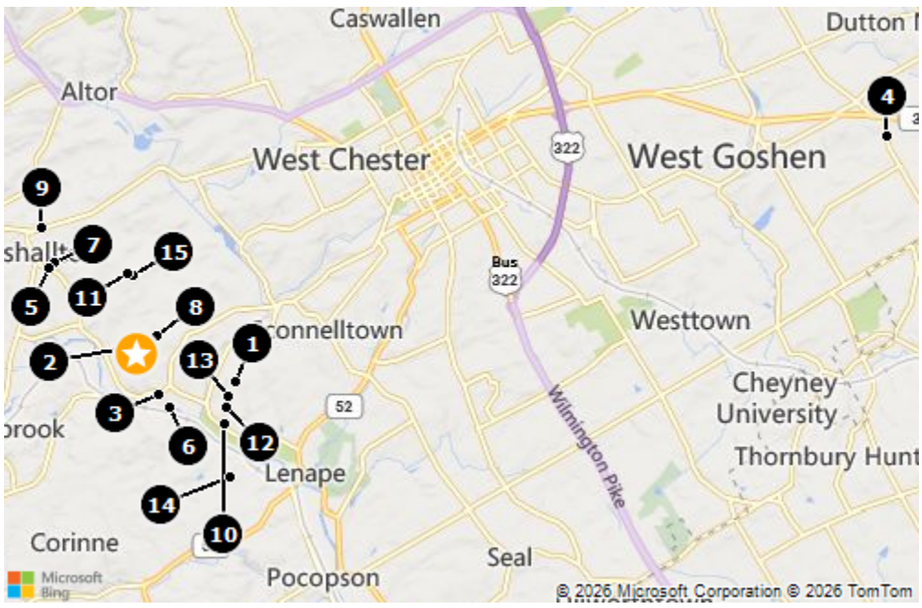
ICE SiteX Report

OrderID: 98305918

SiteX Property Information Report



Subject Property Location

1342 CAROLANNES WAY, WEST CHESTER, PA 19382-6790

County:	**CHESTER PA**	Census Tract:	420293039.021011
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	5106 00360000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$2,071,000**	FSD:	16	Common Confidence Score:	41
Value Range:	$1,739,640 - $2,402,360	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1998	Tax Rate Code Area:	51
Assd Land Value:	$72,610	Market Land Value:	$72,610	Tax Year:	2026
Assd Improvement:	$1,142,970	Market Improvment Value:	$1,157,430	Total Taxable Value:	$37,438
Total Assessed Value:	$1,215,580	Total Assessor Market Value:	$1,230,040	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 District: 51
Abbreviated Description: 3.2 AC LOT 13 & DWG
City/Muni/Twp: EAST BRADFORD

Property Characteristics

Lot Size:	3.200 AC	Bedrooms:	5	Pool:	
Building Area:	9002 SF	Baths:	5	Fireplace:	4
Year Built:	1997	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	15	Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+AB	Number of Cars:	3	A/C:	Central
Style:	Other	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/02/2019	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	11691568 BK-PG 10012-01093	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/08/2019		
Document Type:			

Legal Description:
Subdivision: LOT CONSOLIDATION PLAN FOR DALE N KRAPF Map Ref: DOC 11565068
City/Muni/Twp: EAST BRADFORD

Mortgage Record

Recording Date:	09/06/2016	Loan Amount:	N/A
Document #:	11494846 BK-PG 9383-2121	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 13
City/Muni/Twp: EAST BRADFORD

Prior Transfer

Recording Date:	05/04/2015	Sales Price:	$2,000,000
Document #:	11404758 BK-PG 6698-2301	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 98305918

Mortgage Record

Recording Date:	04/22/2015	Loan Amount:	N/A
Document #:	11402723 BK-PG 9093-0078	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	05/01/2045	Type Finance:	ADJ

Legal Description:
Lot: 12 Subdivision: RAM LAND DEVELOPMENT COMPANY
City/Muni/Twp: EAST BROADFORD

Mortgage Record

Recording Date:	12/01/2005	Loan Amount:	N/A
Document #:	10601802 BK-PG 6698-2301	Loan Type:	Unknown
TD Due Date:	11/01/2035	Type Finance:	

Legal Description:
Lot: 13
City/Muni/Twp: EAST BRADFORD

Prior Transfer

Recording Date:	10/24/1996	Sales Price:	N/A
Document #:	64271 BK-PG 4099-1021	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/19/1996		
Document Type:			

Legal Description:
Lot: 13 Subdivision: EAST BRADFORD SUBDIVISION

Prior Transfer

Recording Date:	10/24/1996	Sales Price:	N/A
Document #:	BK-PG 4099 -1021	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 District: 51
Abbreviated Description: 3.2 AC LOT 13 & DWG
City/Muni/Twp: EAST BRADFORD

Area Sales Analysis

Total Area Sales	$16,199,560	Median # of Bedrooms	4
Median Lot Size	82,764 SF	Median # of Baths	2
Median Living Area	2,750 SF	Median Year Built	1977
Price Range - 2 Yrs	$195,000 to $3,066,160	Age Range	1 years to 246 years
Median Value	$1,000,000	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.03Mi.	**290 DRESSAGE CT** **WEST CHESTER, PA 19382-2366**	06/17/2026	$1,185,000	$271	4370	11/4/3	1997	32,117 SF	
		APN: 5107 02220000 Document #: 12127706 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: BRANDYWINE RIVER ESTATES Abbreviated Description: Lot:10 Subdivision:BRANDYWINE RIVER ESTATES City/Muni/Twp:EAST BRADFORD City/Muni/Twp: EAST BRADFORD								
2	.19Mi.	**135 N WAWASET RD** **WEST CHESTER, PA 19382-6735**	02/02/2026	$750,000	$339	2210	7/4/1	1930	182,953 SF	Yes
		APN: 5106 00030200 Document #: 12107654 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Abbreviated Description: Abbreviated Description:PLAN 11436 City/Muni/Twp:EAST BRADFORD City/Muni/Twp: EAST BRADFORD								
3	.51Mi.	**1314 BRIDGE RD** **WEST CHESTER, PA 19382-2033**	12/26/2025	$595,000	$333	1784	6/4/2	1969	121,968 SF	
		APN: 5106 00170400 Document #: 12102931 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST BRADFORD City/Muni/Twp: EAST BRADFORD								
4	1.32Mi.	**556 CANN RD** **WEST CHESTER, PA 19382-1718**	12/16/2025	$1,500,000	$245	6108	11/5/5	2006	71,003 SF	
		APN: 5006 009803D0 Document #: 12101236 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Abbreviated Description: Lot:4 City/Muni/Twp:WEST BRADFORD City/Muni/Twp: WEST BRADFORD								
5	1.23Mi.	**419 N WAWASET RD** **WEST CHESTER, PA 19382-1736**	10/24/2025	$283,400	$92	3080	7/3/2	1930	87,120 SF	
		APN: 5009 00110100 Document #: 12093723 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WEST BRADFORD City/Muni/Twp: WEST BRADFORD								
6	.63Mi.	**1324 BRIDGE RD** **WEST CHESTER, PA 19382-2033**	10/15/2025	$195,000	$91	2130	7/3/2	1957	47,916 SF	
		APN: 5106 00170800 Document #: 12092238 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST BRADFORD TOWNSHIP City/Muni/Twp: EAST BRADFORD TOWNSHIP								
7	1.22Mi.	**413 N WAWASET RD** **WEST CHESTER, PA 19382-1736**	09/11/2025	$650,000	$501	1296	5/1/1	1937	82,764 SF	
		APN: 5009 00110000 Document #: 12087107 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WEST BRADFORD TOWNSHIP City/Muni/Twp: WEST BRADFORD TOWNSHIP								
8	.28Mi.	**1333 CAROLANNES WAY** **WEST CHESTER, PA 19382-6790**	09/02/2025	$3,066,160	$469	6536	13/5/4	2025	104,544 SF	
		APN: 5106 00280000 Document #: 12085548 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98305918

Legal: Lot: 5 Subdivision: RAM LAND DEVELOPMENT CO & RAMARAO NAIDU Abbreviated Description: Lot:5 Subdivision:RAM LAND DEVELOPMENT CO & RAMARAO NAIDU City/Muni/Twp:EAST BRADFORD City/Muni/Twp: EAST BRADFORD

9	1.57Mi.	**1327 W STRASBURG RD** **WEST CHESTER, PA 19382-1631**	08/06/2025	$325,000	$210	1547	7/2/1	1890	3,330 SF	

APN: 5006P00110000 Document #: 12081630
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:MARSHALLTON City/Muni/Twp: MARSHALLTON

10	1.15Mi.	**275 S CREEK RD** **WEST CHESTER, PA 19382-2036**	08/05/2025	$2,500,000	$534	4675	8/4/3	1780	366,907 SF	

APN: 5107 00280000 Document #: 12081463
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Abbreviated Description: Lot:2 City/Muni/Twp:EAST BRADFORD TOWNSHIP City/Muni/Twp: EAST BRADFORD TOWNSHIP

11	.77Mi.	**372 LUCKY HILL RD** **WEST CHESTER, PA 19382-2049**	07/29/2025	$1,250,000	$533	2341	6/2/3	1978	117,612 SF	

APN: 5106 00020200 Document #: 12080355
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Abbreviated Description: Lot:3 City/Muni/Twp:EAST BRADFORD TOWNSHIP City/Muni/Twp: EAST BRADFORD TOWNSHIP

12	1.05Mi.	**1153 MEGHAN CT** **WEST CHESTER, PA 19382-2362**	07/21/2025	$1,000,000	$208	4789	10/5/3	1998	29,676 SF	

APN: 5107 02390000 Document #: 12079206
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: BRANDYWINE RIVER ESTATES Abbreviated Description: Lot:27 Subdivision:BRANDYWINE RIVER ESTATES City/Muni/Twp:EAST BRADFORD City/Muni/Twp: EAST BRADFORD

13	1.01Mi.	**1205 WITHERS WAY** **WEST CHESTER, PA 19382-2367**	07/02/2025	$1,000,000	$236	4227	10/4/3	1997	25,654 SF	

APN: 5107 02150000 Document #: 12076595
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Abbreviated Description: Lot:3 City/Muni/Twp:EAST BRADFORD City/Muni/Twp: EAST BRADFORD

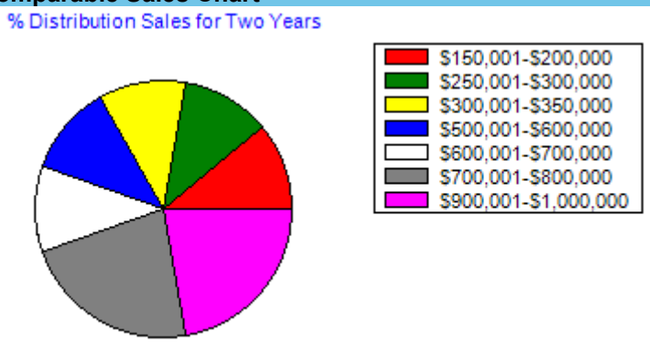
14	1.5Mi.	**15 CANNON HILL DR** **WEST CHESTER, PA 19382-6838**	06/30/2025	$725,000	$324	2232	6/3/2	1992	222,157 SF	

APN: 6304 009106V0 Document #: 12075951
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Abbreviated Description: Lot:25 City/Muni/Twp:POCOPSON TOWNSHIP City/Muni/Twp: POCOPSON TOWNSHIP

15	.77Mi.	**370 LUCKY HILL RD** **WEST CHESTER, PA 19382-2049**	06/13/2025	$1,175,000	$427	2750	7/3/2	1977	60,984 SF	Yes

APN: 5106 000202A0 Document #: 12073893
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:EAST BRADFORD City/Muni/Twp: EAST BRADFORD

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.

ICE SiteX Report

OrderID: 98305918

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.	**1342 CAROLANNES WAY**	**10/24/1996**	$1,230,040	$1,215,580	9,002	15/5/5	1997	3 SF	
.12Mi.	**1338 CAROLANNES WAY**	**12/11/2014**	$855,170	$855,170	8,424	12/5/4	1999	2 SF	
.13Mi.	**1334 CAROLANNES WAY**	**07/31/1998**	$818,120	$801,000	11,124	14/6/5	1999	3 SF	Yes
.16Mi.	**137 N WAWASET RD**	**08/19/2013**	$317,380	$301,650	5,160	9/4/3	1750	4 SF	
.17Mi.	**1348 CAROLANNES WAY**	**12/03/2020**	$591,860	$591,860	4,840	11/4/4	2023	4 SF	
.18Mi.	**1349 CAROLANNES WAY**	**12/01/1992**	$526,010	$484,470	6,330	12/5/2	1995	3 SF	Yes
.19Mi.	**135 N WAWASET RD**	**05/05/2020**	$199,800	$187,850	2,210	7/4/1	1930	4 SF	Yes
.19Mi.	**1332 CAROLANNES WAY**	**09/01/1999**	$1,309,610	$1,264,000	14,705	14/6/8	2000	2 SF	Yes
.2Mi.	**131 N WAWASET RD**	**05/01/1986**	$272,590	$267,940	3,627	6/3/2	2004	7 SF	
.24Mi.	**100 AVERY PL**	**07/22/2003**	$278,090	$278,090	3,323	9/4/2	1987	4 SF	
.24Mi.	**110 AVERY PL**	**04/13/2015**	$297,240	$295,540	3,702	11/5/3	1987	4 SF	
.24Mi.	**101 AVERY PL**	**09/26/2007**	$329,740	$318,000	3,676	9/5/3	1987	4 SF	Yes
.24Mi.	**129 N WAWASET RD**	**05/19/2020**	$284,170	$276,680	3,129	7/3/2	1987	3 SF	Yes
.25Mi.	**209 HUNTING HILL LN**	**04/09/2024**	$693,660	$693,660	6,168	14/5/3	1999	23 SF	
.25Mi.	**120 AVERY PL**	**03/21/2017**	$311,990	$311,990	3,286	8/4/2	1987	4 SF	
.28Mi.	**1333 CAROLANNES WAY**	**09/02/2025**	$720,750	$720,750	6,536	13/5/4	2025	2 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	39.7 years old	Households:	20,736
Median Household Income:	$129,832	Households w/Family:	62%
Household Income Per Capita:	$62,532	Households w/Family Married:	53%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	24%

School District

School District Zone:	West Chester Area School District	Students:	12,042
Number of Schools:	17	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.09Mi.	**B. Reed Henderson High School**	A-	Public	9 - 12
Number of Students: 1,444 Student-Teacher Ratio: 13.14 Advanced Placement: Yes				
4.90Mi.	**E. N. Peirce Middle School**	B-	Public	6 - 8
Number of Students: 1,040 Student-Teacher Ratio: 11.76				
2.76Mi.	**Hillsdale Elementary School**	B+	Public	KG - 5
Number of Students: 537 Student-Teacher Ratio: 12.94				

Flood Report

The Subject Property of **1342 CAROLANNES WAY, WEST CHESTER, PA 19382-6790** 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	105%	SIMILAR
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	118%	HIGHER
MURDER	89%	LOWER
OVERALL	82%	LOWER

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: 98305918

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