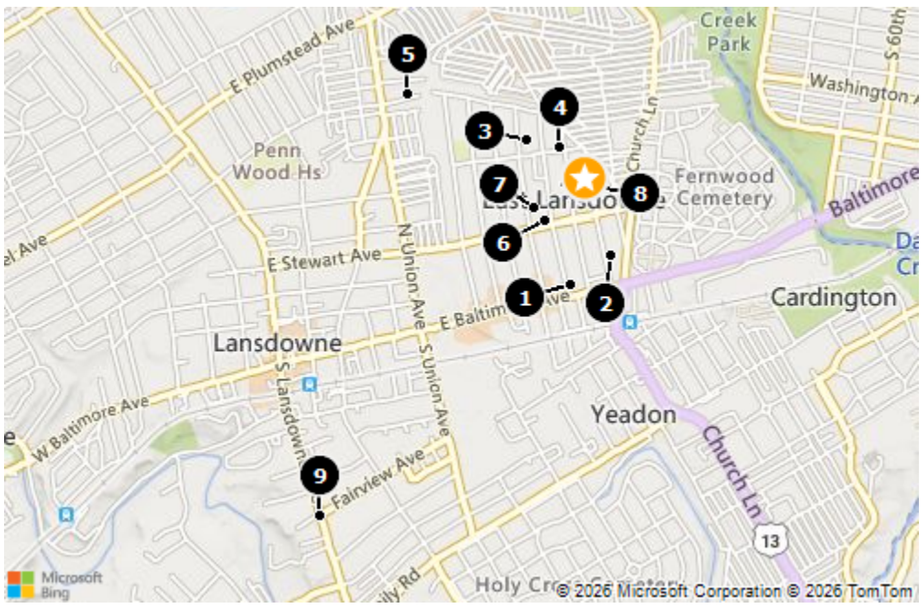
ICE SiteX Report

OrderID: 98677834

SiteX Property Information Report



Subject Property Location

136 BEVERLY AVE, EAST LANSDOWNE, PA 19050-2708

County:	**DELAWARE PA**	Census Tract:	420454017.001011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17-00-00091-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$222,000**	FSD:	40	Common Confidence Score:	17
Value Range:	$133,200 - $310,800	ICE Confidence Score:	60		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$44,330	Market Land Value:		Tax Year:	2026
Assd Improvement:	$63,950	Market Improvment Value:		Total Taxable Value:	$4,937
Total Assessed Value:	$108,280	Total Assessor Market Value:	$108,280	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 17 Map Ref: 17-01 -705:000
City/Muni/Twp: E LANSDOWNE BORO

Property Characteristics

Lot Size:	2,919 SF	Bedrooms:	4	Pool:	
Building Area:	1445 SF	Baths:	1	Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+AB	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	02/09/2024	Loan Amount:	N/A
Document #:	2024004691 BK-PG 6957-1498	Loan Type:	FHA
TD Due Date:	02/01/2064	Type Finance:	

Legal Description:
City/Muni/Twp: EAST LANSDOWNE

Mortgage Record

Recording Date:	04/11/2023	Loan Amount:	N/A
Document #:	2023011896 BK-PG 6898-2903	Loan Type:	FHA
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
City/Muni/Twp: EAST LANSDOWNE

Mortgage Record

Recording Date:	08/13/2021	Loan Amount:	N/A
Document #:	2021062016 BK-PG 6727-4357	Loan Type:	VA
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
City/Muni/Twp: EAST LANSDOWNE

Prior Transfer

Recording Date:	02/14/2012	Sales Price:	$76,784
Document #:	2012009635 BK-PG 03265-2333	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	08/16/2004	Loan Amount:	N/A
Document #:	2004102617 BK-PG 03265-2333	Loan Type:	FHA
TD Due Date:	08/01/2034	Type Finance:	

Legal Description:
City/Muni/Twp: EAST LANSDOWNE

Prior Transfer

Recording Date:	10/29/2003	Sales Price:	N/A
Document #:	BK-PG 2993 -1643	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
District: 17 Map Ref: 17-01 -705:000
City/Muni/Twp: E LANSDOWNE BORO

Prior Transfer

Recording Date:	06/07/2002	Sales Price:	$60,000
Document #:	2002059585 BK-PG 02451-2215	Type of Sale:	Full Amount on Deed
Contract Date:	05/24/2002		

Document Type:
Legal Description:
City/Muni/Twp: EAST LANSDOWNE

Prior Transfer

Recording Date:	11/21/2001	Sales Price:	N/A
Document #:	2001636314 BK-PG 02302-2081	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/13/2001		

Document Type:
Legal Description:
Lot: 986
City/Muni/Twp: EAST LANSDOWNE

Prior Transfer

Recording Date:	02/02/1998	Sales Price:	$75,000
Document #:	006608 BK-PG 1676-2332	Type of Sale:	Full Amount on Deed
Contract Date:	11/26/1997		

Document Type:
Legal Description:

Area Sales Analysis

Total Area Sales	$1,652,500	Median # of Bedrooms	4
Median Lot Size	5,968 SF	Median # of Baths	1
Median Living Area	1,716 SF	Median Year Built	1930
Price Range - 2 Yrs	$70,000 to $360,000	Age Range	91 years to 126 years
Median Value	$160,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**15 LEWIS AVE** **EAST LANSDOWNE, PA 19050-2614**	09/30/2026	$245,000	$127	1926	9/4/2	1930	6,011 SF	
		APN: 17-00-00287-00 Document #: 2026038439 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 204&205 Subdivision: EAST LANSDOWNE MapRef: MB H PG 638 Abbreviated Description: Lot:204&205 Subdivision:EAST LANSDOWNE Map Ref:MB H PG 638City/Muni/Twp:EAST LANSDOWNE City/Muni/Twp: EAST LANSDOWNE								
2	.2Mi.	**25 BEVERLY AVE** **EAST LANSDOWNE, PA 19050-2705**	04/30/2026	$160,000	$107	1485	6/3/1	1930	3,049 SF	
		APN: 17-00-00074-00 Document #: 2026015828 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 68 MapRef: MB 10 PG 638 Abbreviated Description: Lot:68 Map Ref:MB 10 PG 638								
3	.18Mi.	**223 PENN BLVD** **EAST LANSDOWNE, PA 19050-2628**	03/02/2026	$125,000	$61	2035	7/4/1	1902	13,199 SF	
		APN: 17-00-00782-00 Document #: 2026007552 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: EAST LANSDOWNE MapRef: MB H PG 638 Abbreviated Description: Subdivision:EAST LANSDOWNE Map Ref:MB H PG 638City/Muni/Twp:EAST LANSDOWNE City/Muni/Twp: EAST LANSDOWNE								
4	.1Mi.	**200 WILDWOOD AVE** **EAST LANSDOWNE, PA 19050-2635**	11/21/2025	$250,000	$130	1915	8/4/2	1920	5,663 SF	
		APN: 17-00-00931-00 Document #: 2025043827 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1098&1099 MapRef: MB H-10 PG 638 Abbreviated Description: Lot:1098&1099 Map Ref:MB H-10 PG 638City/Muni/Twp:EAST LANSDOWNE City/Muni/Twp: EAST LANSDOWNE								
5	.33Mi.	**227 HIRST AVE** **EAST LANSDOWNE, PA 19050-2524**	10/03/2025	$70,000	$103	676	5/2/1	1930	6,316 SF	
		APN: 17-00-00205-00 Document #: 2025036639 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1347&1348 Subdivision: EAST LANSDOWNE MapRef: MB H-10 PG 638 Abbreviated Description: Lot:1347&1348 Subdivision:EAST LANSDOWNE Map Ref:MB H-10 PG 638City/Muni/Twp:EAST LANSDOWNE City/Muni/Twp: EAST LANSDOWNE								
6	.14Mi.	**713 PEMBROKE AVE** **EAST LANSDOWNE, PA 19050-2620**	09/03/2025	$77,500	$53	1437	6/3/1	1910	4,138 SF	
		APN: 17-00-00664-00 Document #: 2025032112 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 870&869 MapRef: MB 10 PG 638 Abbreviated Description: Lot:870&869 Map Ref:MB 10 PG 638Abbreviated Description:PORTION LOT869 City/Muni/Twp:EAST LANSDOWNE City/Muni/Twp: EAST LANSDOWNE

7	.14Mi.	**121 PENN BLVD** **EAST LANSDOWNE, PA 19050-2626**	08/05/2025	$360,000	$125	2861	8/4/2	1900	9,148 SF

APN: 17-00-00762-00 Document #: 2025027987
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 857-859 Subdivision: EAST LANSDOWNE MapRef: MB 10 PG 638 Abbreviated Description: Lot:857-859 Subdivision:EAST LANSDOWNE Map Ref:MB 10 PG 638

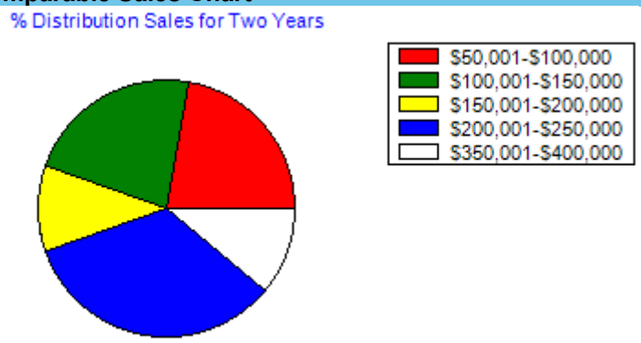
8	.06Mi.	**136 WILDWOOD AVE** **EAST LANSDOWNE, PA 19050-2634**	07/10/2025	$130,000	$75	1716	6/3/1	1930	5,968 SF

APN: 17-00-00916-00 Document #: 2025024412
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 955&956 Subdivision: EAST LANSDOWNE Abbreviated Description: Lot:955&956 Subdivision:EAST LANSDOWNE City/Muni/Twp:EAST LANSDOWNE City/Muni/Twp: EAST LANSDOWNE

9	.38Mi.	**240 HIRST AVE** **EAST LANSDOWNE, PA 19050-2525**	07/07/2025	$235,000	$168	1398	7/4/1	1935	3,354 SF

APN: 17-00-00274-00 Document #: 2025023681
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1383 Subdivision: EAST LANSDOWNE MapRef: MB H10 PG 638 Abbreviated Description: Lot:1383 Subdivision:EAST LANSDOWNE Map Ref:MB H10 PG 638City/Muni/Twp:LANSDOWNE City/Muni/Twp: LANSDOWNE

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.	**136 BEVERLY AVE**	**10/29/2003**	$108,280	$108,280	1,445	8/4/1	1910	2,919 SF	
0Mi.	**134 BEVERLY AVE**	**08/26/2024**	$132,880	$132,880	1,506	6/3/1	1915	2,919 SF	
0Mi.	**138 BEVERLY AVE**	**09/06/2006**	$107,380	$107,380	1,201	7/3/1	1920	3,049 SF	
.01Mi.	**132 BEVERLY AVE**	**09/16/2024**	$110,020	$110,020	1,458	7/3/1	1915	3,049 SF	
.01Mi.	**140 BEVERLY AVE**	**01/16/2021**	$108,150	$108,150	1,200	6/3/1	1920	2,919 SF	
.01Mi.	**130 BEVERLY AVE**	**06/24/1997**	$118,600	$118,600	1,458	7/3/2	1915	2,962 SF	
.02Mi.	**144 BEVERLY AVE**	**03/19/2015**	$130,080	$130,080	1,723	8/4/2	1915	5,881 SF	
.02Mi.	**128 BEVERLY AVE**	**06/20/2019**	$114,290	$114,290	1,280	8/4/1	1915	3,093 SF	
.02Mi.	**137 WILDWOOD AVE**	**05/29/2012**	$113,210	$113,210	1,284	6/3/1	1915	2,875 SF	
.02Mi.	**146 BEVERLY AVE**	**11/14/2006**	$105,940	$105,940	1,325	6/3/1	1915	2,962 SF	
.02Mi.	**141 WILDWOOD AVE**	**01/10/2014**	$122,180	$122,180	1,424	7/3/1	1934	5,924 SF	
.02Mi.	**135 WILDWOOD AVE**	**02/18/1987**	$120,630	$120,630	1,320	6/3/1	1915	5,881 SF	
.03Mi.	**126 BEVERLY AVE**	**07/08/2015**	$119,350	$119,350	1,551	7/4/2	1915	5,793 SF	
.03Mi.	**143 WILDWOOD AVE**	**05/25/2005**	$121,040	$121,040	1,613	6/3/1	1915	2,962 SF	
.03Mi.	**131 WILDWOOD AVE**	**10/10/2017**	$123,170	$123,170	1,698	8/3/1	1915	6,229 SF	
.03Mi.	**148 BEVERLY AVE**	**06/23/2022**	$108,020	$108,020	1,456	7/4/1	1915	3,006 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	40.3 years old	Households:	12,784
Median Household Income:	$67,540	Households w/Family:	52%
Household Income Per Capita:	$36,711	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	William Penn School District	Students:	4,499
Number of Schools:	11	Rating:	F

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.31Mi.	**East Lansdowne Elementary School** Number of Students: 269 Student-Teacher Ratio: 13.79	D	Public	KG - 6
1.70Mi.	**Penn Wood Middle School** Number of Students: 667 Student-Teacher Ratio: 12.58	D-	Public	7 - 8
0.74Mi.	**Penn Wood High School** Number of Students: 1,148 Student-Teacher Ratio: 12.62 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **136 BEVERLY AVE, EAST LANSDOWNE, PA 19050-2708** 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	133%	NOTABLY HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	90%	LOWER
MURDER	115%	HIGHER
OVERALL	122%	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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