ICE SiteX Report

OrderID: 98161958

SiteX Property Information Report



Subject Property Location

14 HUNTINGDON CT, UPPER CHICHESTER, PA 19061-2520

County:	**DELAWARE PA**	Census Tract:	420454068.041017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-00-01562-01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$826,000**	FSD:	14	Common Confidence Score:	51
Value Range:	$710,360 - $941,640	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$100,130	Market Land Value:		Tax Year:	2026
Assd Improvement:	$433,220	Market Improvment Value:		Total Taxable Value:	$19,744
Total Assessed Value:	$533,350	Total Assessor Market Value:	$533,350	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 09 Map Ref: 09-18 -012:001
City/Muni/Twp: CHICHESTER TWP U

Property Characteristics

Lot Size:	37,026 SF	Bedrooms:	4	Pool:	
Building Area:	5605 SF	Baths:	2	Fireplace:	1
Year Built:	2007	Partial Baths:	2	Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:	3	A/C:	Central
Style:	Colonial	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/01/2010	Sales Price:	N/A
Document #:	2010016737 BK-PG 04719-0949	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/31/2010		
Document Type:			

Legal Description:
Lot: 9 Subdivision: PROPERTY OF NAAMANS CREEK CROSSING Map Ref: MB26 PG303
City/Muni/Twp: UPPER CHICHESTER

Prior Transfer

Recording Date:	04/01/2010	Sales Price:	N/A
Document #:	BK-PG 4719 -949	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 09 Map Ref: 09-18 -012:001
City/Muni/Twp: CHICHESTER TWP U

Prior Transfer

Recording Date:	01/31/2007	Sales Price:	$571,234
Document #:	2007010314 BK-PG 04018-1286	Type of Sale:	Full Amount on Deed
Contract Date:	12/19/2006		
Document Type:			

Legal Description:
Lot: 9 Subdivision: NAAMANS CREEK CROSSING Map Ref: MB26 PG303
City/Muni/Twp: UPPER CHICHESTER

ICE SiteX Report

OrderID: 98161958

Prior Transfer

Recording Date:	09/18/2006	Sales Price:	$171,863
Document #:	2006087269 BK-PG 03909-0476	Type of Sale:	Full Amount on Deed
Contract Date:	09/01/2006		
Document Type:			

Legal Description:
Lot: 9 Subdivision: NAAMANS CREEK CROSSING Map Ref: MB26 PG303
City/Muni/Twp: CHICHESTER

Mortgage Record

Recording Date:	08/02/2005	Loan Amount:	N/A
Document #:	2005072120 BK-PG 03556-1553	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 9 Subdivision: NAAMANS CREEK CROSSING

Area Sales Analysis

Total Area Sales	$6,743,180	Median # of Bedrooms	3
Median Lot Size	11,250 SF	Median # of Baths	2
Median Living Area	1,788 SF	Median Year Built	1991
Price Range - 2 Yrs	$340,000 to $634,900	Age Range	19 years to 61 years
Median Value	$450,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**4008 WASHINGTON DR** **UPPER CHICHESTER, PA 19061-2454**	06/04/2026	$475,000	$201	2352	7/3/1	1992	16,858 SF	
		APN: 09-00-03502-51 Document #: 2026021249 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: YORKTOWN 1781 MapRef: VOL 16 PG 285 Abbreviated Description: Lot:56 Subdivision:YORKTOWN 1781 Map Ref:VOL 16 PG 285City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER								
2	.22Mi.	**4 CANNON CT** **UPPER CHICHESTER, PA 19061-2469**	06/01/2026	$460,000	$264	1742	7/3/2	1999	4,530 SF	
		APN: 09-00-00586-71 Document #: 2026020279 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 86 Subdivision: YORKTOWN 1781 Abbreviated Description: Lot:86 Subdivision:YORKTOWN 1781 City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER								
3	.43Mi.	**3850 NAAMANS CREEK RD** **UPPER CHICHESTER, PA 19061-2419**	05/14/2026	$450,280	$275	1634	8/4/1	1970	38,450 SF	
		APN: 09-00-02520-02 Document #: 2026017931 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER								
4	.53Mi.	**107 LUZAK ST** **UPPER CHICHESTER, PA 19061-2490**	04/22/2026	$634,900	$151	4198	9/4/2	2005	11,835 SF	
		APN: 09-00-00632-28 Document #: 2026014597 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER								
5	.08Mi.	**6 HUNTINGDON CT** **UPPER CHICHESTER, PA 19061-2520**	02/20/2026	$573,000	$217	2629	7/3/2	2007	14,375 SF	
		APN: 09-00-01562-05 Document #: 2026006551 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: NAAMANS CREEK CROSSING MapRef: VOL 26 PG 303 Abbreviated Description: Lot:13 Subdivision:NAAMANS CREEK CROSSING Map Ref:VOL 26 PG 303City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER								
6	.15Mi.	**4200 TARA CIR** **UPPER CHICHESTER, PA 19061-2408**	01/07/2026	$475,000	$212	2240	8/4/2	1995	14,000 SF	
		APN: 09-00-03199-48 Document #: 2026000589 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: NAAMANS CREEK ESTATES Abbreviated Description: Lot:6 Subdivision:NAAMANS CREEK ESTATES								
7	.43Mi.	**4029 YORKTOWN DR** **UPPER CHICHESTER, PA 19061-2458**	12/18/2025	$395,000	$222	1776	7/3/2	1991	6,090 SF	
		APN: 09-00-03691-05 Document #: 2025047587 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: YORKTOWN1781 MapRef: VOL 16 PG 285 Abbreviated Description: Lot:12 Subdivision:YORKTOWN1781 Map Ref:VOL 16 PG 285City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER								
8	.44Mi.	**2575 W COLONIAL DR** **UPPER CHICHESTER, PA 19061-2219**	11/26/2025	$400,000	$223	1788	5/3/1	1969	11,250 SF	
		APN: 09-00-01006-40 Document #: 2025044511 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 103 Subdivision: LARKIN KNOLL MapRef: MB 2585 PG 792 Abbreviated Description: Lot:103 Subdivision:LARKIN KNOLL Map Ref:MB 2585 PG 792City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER								
9	.53Mi.	**4540 BETHEL RD** **UPPER CHICHESTER, PA 19061-2023**	10/23/2025	$450,000	$378	1190	6/3/1	1976	SF	
		APN: 09-00-00310-05 Document #: 2025039311 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Subdivision: MISTY MEADOWS Abbreviated Description: Lot:29 Subdivision:MISTY MEADOWS City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER								
10	.57Mi.	**82 WINDING WAY** **UPPER CHICHESTER, PA 19061-2940**	10/21/2025	$475,000	$293	1618	7/3/2	1989	19,659 SF	
		APN: 09-00-03628-18 Document #: 2025038912 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Section: 3A Subdivision: NAAMONWOOD Abbreviated Description: Lot:46 Section:3A Subdivision:NAAMONWOOD City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER								

ICE SiteX Report

OrderID: 98161958

11	.38Mi.	**4039 YORKTOWN DR** **UPPER CHICHESTER, PA 19061-2458**	09/29/2025	$425,000	$208	2036	7/3/2	1992	7,650 SF

APN: 09-00-03691-10 Document #: 2025035869
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: YORKTOWN1781 DEVELOPERS INC MapRef: VOL 17 PG 200 Abbreviated Description: Lot:17 Subdivision:YORKTOWN1781 DEVELOPERS INC Map Ref:VOL 17 PG 200City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER

12	.61Mi.	**2425 W COLONIAL DR** **UPPER CHICHESTER, PA 19061-2025**	09/11/2025	$430,000	$227	1892	8/4/2	1976	12,000 SF

APN: 09-00-02880-08 Document #: 2025033534
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: MISTY MEADOWS MapRef: MB 3442 PG 149 Abbreviated Description: Lot:9 Subdivision:MISTY MEADOWS Map Ref:MB 3442 PG 149City/Muni/Twp:UPPER CHICHESTER BETHEL City/Muni/Twp: UPPER CHICHESTER BETHEL

13	.24Mi.	**4220 NAAMANS CREEK RD** **UPPER CHICHESTER, PA 19061-2422**	09/04/2025	$360,000	$254	1412	6/3/1	1965	SF

APN: 09-00-02527-02 Document #: 2025032356
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER

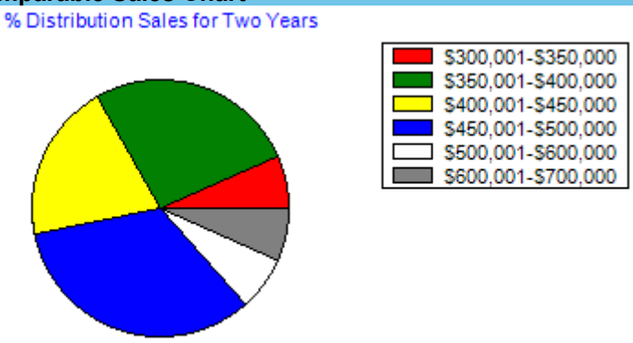
14	.17Mi.	**13 COLONIAL CT** **UPPER CHICHESTER, PA 19061-2483**	08/26/2025	$340,000	$177	1916	6/3/2	1995	4,966 SF

APN: 09-00-01006-81 Document #: 2025030975
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Abbreviated Description: Lot:7 City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER

15	.48Mi.	**4410 PILGRIM LN** **UPPER CHICHESTER, PA 19061-2232**	08/14/2025	$400,000	$233	1710	7/3/1	1973	11,250 SF

APN: 09-00-02756-03 Document #: 2025029421
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:UPPER CHICHESTER City/Muni/Twp: UPPER CHICHESTER

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.	**14 HUNTINGDON CT**	**04/01/2010**	$533,350	$533,350	5,605	8/4/2	2007	37,026 SF	
.03Mi.	**12 HUNTINGDON CT**	**06/07/2006**	$392,900	$392,900	4,255	9/4/2	2006	18,295 SF	
.04Mi.	**3450 ESSEX WAY**	**04/13/2022**	$538,060	$538,060	3,542	9/4/2	2007	30,000 SF	Yes
.04Mi.	**3442 ESSEX WAY**	**06/27/2006**	$503,630	$503,630	3,557	9/4/2	2006	30,117 SF	
.04Mi.	**4601 NAAMANS CREEK RD**	**01/05/2022**	$228,950	$228,950	1,561	6/3/1	1929	15,725 SF	
.05Mi.	**10 HUNTINGDON CT**	**06/15/2017**	$334,170	$334,170	3,249	8/4/4	2007	17,424 SF	
.05Mi.	**13 PATRIOT CT**	**11/17/2003**	$233,710	$233,710	1,560	7/2/2	1998	13,504 SF	
.05Mi.	**3434 ESSEX WAY**	**05/21/2010**	$559,050	$559,050	4,431	8/4/2	2006	30,906 SF	
.05Mi.	**15 PATRIOT CT**	**09/02/2021**	$243,870	$243,870	2,352	7/3/2	1997	7,884 SF	
.05Mi.	**13 HUNTINGDON CT**	**03/18/2025**	$435,090	$435,090	4,890	8/4/2	2006	27,007 SF	
.06Mi.	**17 PATRIOT CT**	**09/11/2006**	$251,430	$251,430	2,136	7/3/2	1998	6,440 SF	
.06Mi.	**9 HUNTINGDON CT**	**07/23/2007**	$421,670	$421,670	4,021	8/4/4	2007	13,504 SF	
.06Mi.	**11 HUNTINGDON CT**	**04/08/2024**	$308,080	$308,080	3,600	7/4/2	2007	16,988 SF	
.06Mi.	**19 PATRIOT CT**	**07/24/2017**	$214,850	$214,850	2,040	6/3/2	1998	3,105 SF	
.06Mi.	**8 HUNTINGDON CT**	**03/15/2007**	$372,710	$372,710	3,975	8/4/2	2007	15,246 SF	
.06Mi.	**11 PATRIOT CT**	**10/02/1997**	$233,910	$233,910	1,696	7/2/2	1997	13,068 SF	

Rent vs. Own

Households Occupied by Renters: NA Households Occupied by Owners: NA

ICE SiteX Report

OrderID: 98161958

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **14 HUNTINGDON CT, UPPER CHICHESTER, PA 19061-2520** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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