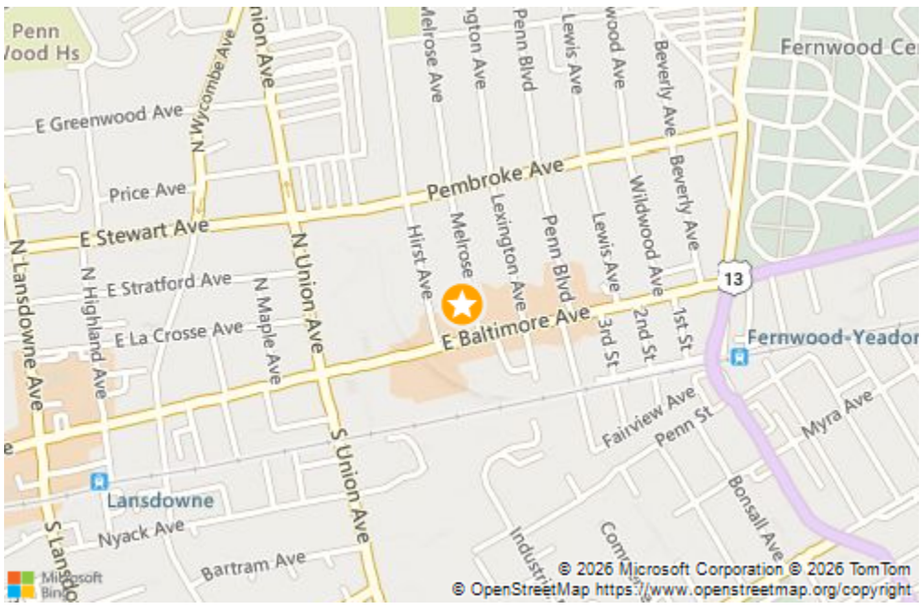
ICE SiteX Report

OrderID: 98312821

SiteX Property Information Report



Subject Property Location

14 MELROSE AVE, EAST LANSDOWNE, PA 19050-2528

County:	**DELAWARE PA**	Census Tract:	420454017.001024
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	17-00-00562-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$259,000**	FSD:	15	Common Confidence Score:	46
Value Range:	$220,150 - $297,850	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$45,110	Market Land Value:		Tax Year:	2026
Assd Improvement:	$81,280	Market Improvment Value:		Total Taxable Value:	$5,763
Total Assessed Value:	$126,390	Total Assessor Market Value:	$126,390	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 17 Map Ref: 17-03 -016:000
City/Muni/Twp: E LANSDOWNE BORO

Property Characteristics

Lot Size:	3,790 SF	Bedrooms:	3	Pool:	
Building Area:	1332 SF	Baths:	2	Fireplace:	1
Year Built:	1930	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Stucco
Number of Units:	2	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

Prior Transfer

Recording Date:	02/23/2024	Sales Price:	$215,400
Document #:	2024006036 BK-PG 6759-4671	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/13/2023	Sales Price:	$215,400
Document #:	2023024323 BK-PG 6759-4671	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/27/2021	Sales Price:	N/A
Document #:	2021082356 BK-PG 6759-4665	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/28/2021		
Document Type:			
Legal Description:			

Lot: 487 Subdivision: EAST LANSDOWNE Map Ref: MB 10 PG 638
City/Muni/Twp: EAST LANSDOWNE

Prior Transfer

Recording Date:	10/27/2021	Sales Price:	N/A
Document #:	BK-PG 6759 -4665	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98312821

Document Type:
Legal Description:
District: 17 Map Ref: 17-03 -016:000
City/Muni/Twp: E LANSDOWNE BORO

Prior Transfer

Recording Date:	10/23/2013	Sales Price:	$90,000
Document #:	2013071908 BK-PG 05419-1219	Type of Sale:	Full Amount on Deed
Contract Date:	08/27/2013		
Document Type:			

Legal Description:
Lot: 487 Subdivision: EAST LANSDOWNE Map Ref: DD H10 PG638
City/Muni/Twp: EAST LANSDOWNE

Prior Transfer

Recording Date:	09/30/2013	Sales Price:	$50,000
Document #:	2013067107 BK-PG 2697-1770	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/07/2003	Sales Price:	$67,500
Document #:	2003027743 BK-PG 02697-1767	Type of Sale:	Full Amount on Deed
Contract Date:	02/26/2003		
Document Type:			

Legal Description:
Lot: 487 Subdivision: EAST LANSDOWNE Map Ref: DD H10 PG638
City/Muni/Twp: EAST LANSDOWNE

No Comparable Sales Found

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 MELROSE AVE**	**10/27/2021**	$126,390	$126,390	1,332	8/3/2	1930	3,790 SF	
.01Mi.	**16 MELROSE AVE**	**02/27/2014**	$123,490	$123,490	1,798	5/2/2	1930	3,790 SF	
.06Mi.	**20 LEXINGTON AVE**	**03/13/2018**	$105,090	$105,090	2,009	11/3/2	1910	9,453 SF	
.06Mi.	**18 HIRST AVE**	**09/28/2010**	$124,710	$124,710	1,517	10/4/2	1930	5,663 SF	
.08Mi.	**32 HIRST AVE**	**09/10/2009**	$152,220	$152,220	1,705	8/4/2	1915	9,845 SF	
.11Mi.	**8 PENN BLVD**	**05/02/2022**	$136,410	$136,410	1,814	10/4/2	1930	6,273 SF	
.11Mi.	**12 PENN BLVD**	**12/05/2001**	$135,340	$135,340	1,524	10/4/2	1930	4,704 SF	
.11Mi.	**26 PENN BLVD**	**09/19/2002**	$142,440	$142,440	1,810	10/4/2	1910	6,273 SF	
.12Mi.	**40 PENN BLVD**	**07/12/2017**	$135,990	$135,990	1,782	10/3/1	1920	6,273 SF	
.13Mi.	**44 PENN BLVD**	**10/16/2003**	$173,860	$173,860	2,660	12/6/2	1920	6,229 SF	
.13Mi.	**59 LEXINGTON AVE**	**01/29/1990**	$134,040	$134,040	1,910	10/4/2	1910	3,006 SF	
.15Mi.	**11 PENN BLVD**	**08/18/2023**	$162,110	$162,110	2,672	11/5/2	1900	6,882 SF	
.15Mi.	**23 PENN BLVD**	**09/02/1988**	$117,760	$117,760	1,534	10/4/2	1910	3,311 SF	
.15Mi.	**33 PENN BLVD**	**02/29/2024**	$147,530	$147,530	2,108	10/4/2	1910	6,578 SF	
.16Mi.	**606 PEMBROKE AVE**	**07/26/2004**	$123,050	$123,050	1,450	10/4/2	1930	3,049 SF	
.16Mi.	**608 PEMBROKE AVE**	**02/28/1989**	$103,060	$103,060	1,450	8/2/2	1930	1,568 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:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.35Mi.	**East Lansdowne Elementary School**	C+	Public	KG - 6
Number of Students: 269				
Student-Teacher Ratio: 13.79				
1.44Mi.	**Penn Wood Middle School**	D+	Public	7 - 8
Number of Students: 667				
Student-Teacher Ratio: 12.58				

ICE SiteX Report

OrderID: 98312821

0.61Mi. **Penn Wood High School** C- Public 9 - 12
Number of Students: 1,148
Student-Teacher Ratio: 12.62
Advanced Placement: Yes

Flood Report

The Subject Property of **14 MELROSE AVE, EAST LANSDOWNE, PA 19050-2528** 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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.