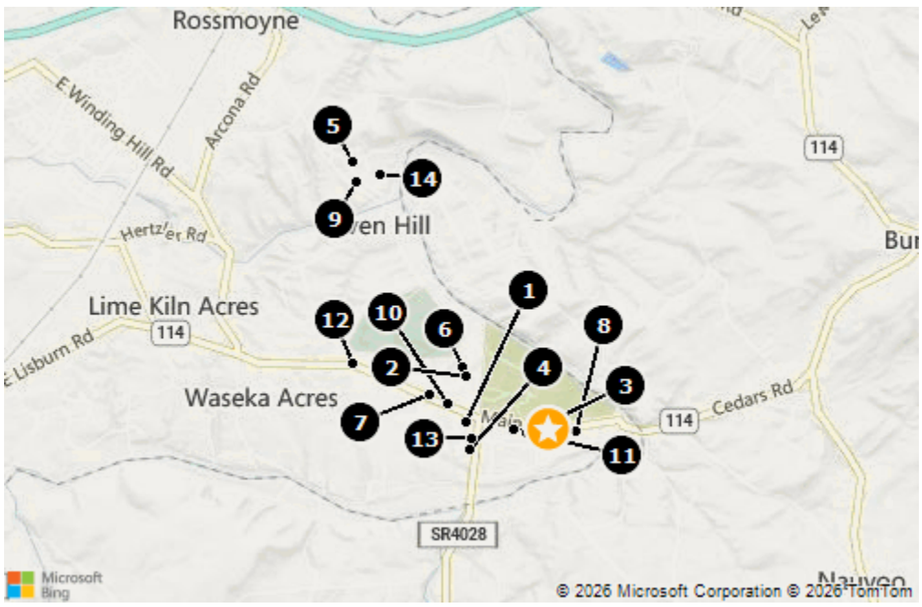
ICE SiteX Report

OrderID: 98230750

SiteX Property Information Report



Subject Property Location

1609 MAIN ST, MECHANICSBURG, PA 17055-5944

County:	**CUMBERLAND PA**	Census Tract:	420410111.011022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	13-31-2134-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$477,000**	FSD:	19	Common Confidence Score:	43
Value Range:	$386,370 - $567,630	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2010	Tax Rate Code Area:	WEST SHORE SD
Assd Land Value:	$34,500	Market Land Value:	$34,500	Tax Year:	2026
Assd Improvement:	$259,200	Market Improvment Value:	$259,200	Total Taxable Value:	$6,356
Total Assessed Value:	$293,700	Total Assessor Market Value:	$293,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 13 Tract No: 1 Map Ref: MAP 2134
Abbreviated Description: 1609 MAIN STREET TR 1 & 2
City/Muni/Twp: LOWER ALLEN TOWNSHIP

Property Characteristics

Lot Size:	16,117 SF	Bedrooms:	3	Pool:	
Building Area:	2459 SF	Baths:	2	Fireplace:	
Year Built:	1897	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Rock, Stone
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/14/2024	Loan Amount:	N/A
Document #:	202420129 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: LOWER ALLEN

Mortgage Record

Recording Date:	06/28/2023	Loan Amount:	N/A
Document #:	202311808 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 20 Subdivision: LISBURN
Abbreviated Description: PORTION LOT20
City/Muni/Twp: LISBURN

Mortgage Record

Recording Date:	08/15/2022	Loan Amount:	N/A
Document #:	202222839 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: LISBURN

ICE SiteX Report

OrderID: 98230750

Prior Transfer

Recording Date:	07/11/2022	Sales Price:	$336,792
Document #:	202219255 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/15/2021	Sales Price:	$349,900
Document #:	202101971 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/15/2020		
Document Type:			

Legal Description:
Subdivision: LISBURN METHODIST CHURCH Tract No: 1&2
Abbreviated Description: THE METHODIST EPISCOPAL CHURCH
City/Muni/Twp: LOWER ALLEN TOWNSHIP

Prior Transfer

Recording Date:	01/15/2021	Sales Price:	$349,900
Document #:	BK-PG 20210 -1971	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 13 Tract No: 1 Map Ref: MAP 2134
Abbreviated Description: 1609 MAIN STREET TR 1 & 2
City/Muni/Twp: LOWER ALLEN TOWNSHIP

Area Sales Analysis

Total Area Sales	$7,818,250	Median # of Bedrooms	4
Median Lot Size	33,542 SF	Median # of Baths	2.5
Median Living Area	2,656 SF	Median Year Built	2004
Price Range - 2 Yrs	$245,100 to $930,000	Age Range	16 years to 174 years
Median Value	$613,125	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**1450 MAIN ST** **MECHANICSBURG, PA 17055-5939**	08/03/2026	$576,250	$243	2368	6/3/1	1852	59,677 SF	
		APN: 13-31-2136-108 Document #: 202616895 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1B MapRef: MB 78 PG 145 Abbreviated Description: Lot:1B Map Ref:MB 78 PG 145City/Muni/Twp:LOWER ALLEN City/Muni/Twp: LOWER ALLEN								
2	.47Mi.	**1428 WELLGATE LN** **MECHANICSBURG, PA 17055-6758**	07/29/2026	$895,000	$262	3414	8/4/3	2005	41,818 SF	
		APN: 13-11-0270-055 Document #: 202616513 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 MapRef: MB 72 PG 125 Abbreviated Description: Lot:8 Map Ref:MB 72 PG 125City/Muni/Twp:LOWER ALLEN City/Muni/Twp: LOWER ALLEN								
3	.12Mi.	**1552 MAIN ST** **MECHANICSBURG, PA 17055-5941**	07/29/2026	$277,900	$244	1137	6/2/2	1920	27,443 SF	
		APN: 13-31-2136-018 Document #: 202616495 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LOWER ALLEN TOWNSHIP City/Muni/Twp: LOWER ALLEN TOWNSHIP								
4	.39Mi.	**4161 BIRCHWOOD LN** **MECHANICSBURG, PA 17055-6087**	07/23/2026	$550,000	$202	2715	8/3/2	2010	24,394 SF	
		APN: 13-31-2136-131 Document #: 202616104 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: YELLOW BREECHES FARM Abbreviated Description: Subdivision:YELLOW BREECHES FARM City/Muni/Twp:LOWER ALLEN TOWNSHIP City/Muni/Twp: LOWER ALLEN TOWNSHIP								
5	1.63Mi.	**3401 CANYON CRK** **MECHANICSBURG, PA 17055-6778**	07/14/2026	$835,000	$237	3520	10/4/3	2006	33,977 SF	
		APN: 13-28-2430-090 Document #: 202615138 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Subdivision: HIGH MEADOW Phase No: IV MapRef: MB 75 PG 94 Abbreviated Description: Lot:44 Subdivision:HIGH MEADOW Phase No:IV Map Ref:MB 75 PG 94City/Muni/Twp:LOWER ALLEN TOWNSHIP City/Muni/Twp: LOWER ALLEN TOWNSHIP								
6	.53Mi.	**1423 WELLGATE LN** **MECHANICSBURG, PA 17055-6760**	06/16/2026	$664,000	$233	2847	9/4/3	2006	49,659 SF	
		APN: 13-11-0270-057 Document #: 202612976 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: FINAL SUBDIVISION PLAN OF ALLEN ESTATES MapRef: MB 72 PG 125 Abbreviated Description: Lot:10 Subdivision:FINAL SUBDIVISION PLAN OF ALLEN ESTATES Map Ref:MB 72 PG 125City/Muni/Twp:LOWER ALLEN City/Muni/Twp: LOWER ALLEN								
7	.62Mi.	**4010 GLENFINNAN PL** **MECHANICSBURG, PA 17055-6771**	04/10/2026	$662,000	$242	2728	8/4/2	2004	39,204 SF	
		APN: 13-11-0270-048 Document #: 202607325 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: ALLEN ESTATES MapRef: MB 72 PG 125 Abbreviated Description: Lot:2 Subdivision:ALLEN ESTATES Map Ref:MB 72 PG 125City/Muni/Twp:LOWER ALLEN TOWNSHIP City/Muni/Twp: LOWER ALLEN TOWNSHIP								
8	.14Mi.	**1656 MAIN ST** **MECHANICSBURG, PA 17055-5943**	03/23/2026	$253,000	$211	1196	6/2/1	1930	6,534 SF	
		APN: 13-31-2134-041 Document #: 202605780 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LISBURN City/Muni/Twp: LISBURN								
9	1.55Mi.	**1614 FOX HOLLOW RD** **MECHANICSBURG, PA 17055-6762**	01/30/2026	$650,000	$183	3544	10/5/5	2005	26,136 SF	
		APN: 13-28-2430-116 Document #: 202602031 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 98230750

Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LOWER ALLEN TOWNSHIP City/Muni/Twp: LOWER ALLEN TOWNSHIP

10	.51Mi.	**1425 MAIN ST** **MECHANICSBURG, PA 17055-5940**	10/07/2025	$245,100	$127	1927	9/5/3	1950	10,890 SF

APN: 13-31-2136-085 Document #: 202521086
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

11	.18Mi.	**1532 MAIN ST** **MECHANICSBURG, PA 17055-5941**	07/09/2025	$280,000	$231	1210	5/2/1	1900	19,166 SF

APN: 13-31-2136-021 Document #: 202513713
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LISBURN City/Muni/Twp: LISBURN

12	1.03Mi.	**1239 E LISBURN RD** **MECHANICSBURG, PA 17055-5992**	06/27/2025	$340,000	$245	1383	8/5/1	1947	97,139 SF

APN: 42-11-0272-079 Document #: 202512857
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Abbreviated Description: Lot:2 City/Muni/Twp:UPPER ALLEN TOWNSHIP City/Muni/Twp: UPPER ALLEN TOWNSHIP

13	.38Mi.	**4138 WILLOW BEND RD** **MECHANICSBURG, PA 17055-6088**	06/24/2025	$660,000	$254	2596	8/4/3	2008	40,946 SF

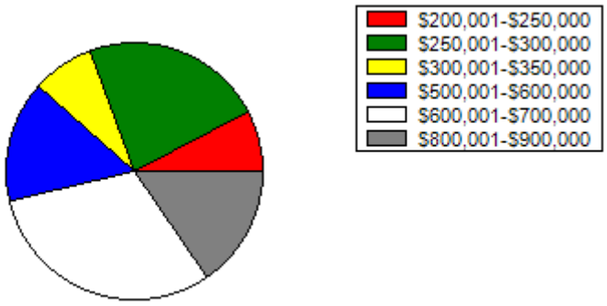
APN: 13-31-2136-128 Document #: 202512497
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: YELLOW BREECHES FARM Abbreviated Description: Lot:1 Subdivision:YELLOW BREECHES FARM City/Muni/Twp:LOWER ALLEN TOWNSHIP City/Muni/Twp: LOWER ALLEN TOWNSHIP

14	1.5Mi.	**1513 WOODCREEK DR** **MECHANICSBURG, PA 17055-6766**	04/07/2025	$930,000	$209	4439	10/4/4	2005	33,106 SF

APN: 13-28-2430-104 Document #: 202506452
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: HIGH MEADOW Phase No: 4 MapRef: MB 75 PG 94 Abbreviated Description: Lot:18 Subdivision:HIGH MEADOW Phase No:4 Map Ref:MB 75 PG 94City/Muni/Twp:LOWER ALLEN TOWNSHIP City/Muni/Twp: LOWER ALLEN TOWNSHIP

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.	**1609 MAIN ST**	**01/15/2021**	$293,700	$293,700	2,459	9/3/2	1897	16,117 SF	
.02Mi.	**1617 MAIN ST**	**06/05/2002**	$146,900	$146,900	1,616	8/4/1	1900	9,583 SF	
.02Mi.	**1605 MAIN ST**	**04/18/2007**	$135,800	$135,800	900	5/2/1	1953	13,068 SF	
.04Mi.	**1612 MAIN ST**	**04/30/2015**	$259,900	$259,900	2,054	7/4/1	1974	33,541 SF	
.05Mi.	**1629 MAIN ST**	**12/09/2004**	$228,900	$228,900	2,208	8/4/2	1820	30,928 SF	
.05Mi.	**1604 MAIN ST**	**06/16/2021**	$163,900	$163,900	1,176	6/2/1	1930	37,462 SF	
.07Mi.	**1624 MAIN ST**	**05/20/2004**	$244,700	$244,700	2,698	6/3/1	1860	1 SF	
.07Mi.	**1633 MAIN ST**	**10/30/1992**	$155,400	$155,400	1,852	9/2/1	1812	9,583 SF	
.08Mi.	**1557 MAIN ST**	**12/09/2009**	$161,800	$161,800	1,212	5/3/1	1960	1 SF	
.08Mi.	**1608 MCCORMICK DR**	**10/22/1982**	$261,800	$261,800	3,092	12/4/2	1984	1 SF	
.09Mi.	**1637 MAIN ST**	**08/05/1986**	$223,700	$223,700	2,286	7/2/1	1800	19,166 SF	
.09Mi.	**1640 MAIN ST**		$165,400	$165,400	1,364	5/2/1	1953	28,750 SF	
.11Mi.	**1612 MCCORMICK DR**	**06/06/2003**	$242,000	$242,000	2,380	8/4/2	1984	2 SF	
.11Mi.	**1617 MCCORMICK DR**	**05/28/2021**	$205,600	$205,600	1,867	7/4/2	1965	19,602 SF	
.11Mi.	**1641 MAIN ST**		$174,200	$174,200	2,150	5/3/1	1800	19,166 SF	
.12Mi.	**1552 MAIN ST**	**05/24/2022**	$133,700	$133,700	1,137	6/2/2	1920	27,443 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	68%

ICE SiteX Report

OrderID: 98230750

Demographics & Income

Median Age:	42.8 years old	Households:	18,571
Median Household Income:	$93,017	Households w/Family:	59%
Household Income Per Capita:	$48,865	Households w/Family Married:	49%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	24%

School District

School District Zone:	West Shore School District	Students:	7,467
Number of Schools:	14	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.32Mi.	**Cedar Cliff High School** Number of Students: 1,333 Student-Teacher Ratio: 16.29 Advanced Placement: Yes	B-	Public	9 - 12
3.10Mi.	**Rossmoyne Elementary School** Number of Students: 417 Student-Teacher Ratio: 12.89	B	Public	KG - 4
3.79Mi.	**Allen Middle School** Number of Students: 272 Student-Teacher Ratio: 12.98	A-	Public	7 - 8

Flood Report

The Subject Property of **1609 MAIN ST, MECHANICSBURG, PA 17055-5944** 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	79%	LOWER
BURGLARY	69%	NOTABLY LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	65%	NOTABLY LOWER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	96%	SIMILAR
OVERALL	91%	LOWER

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.