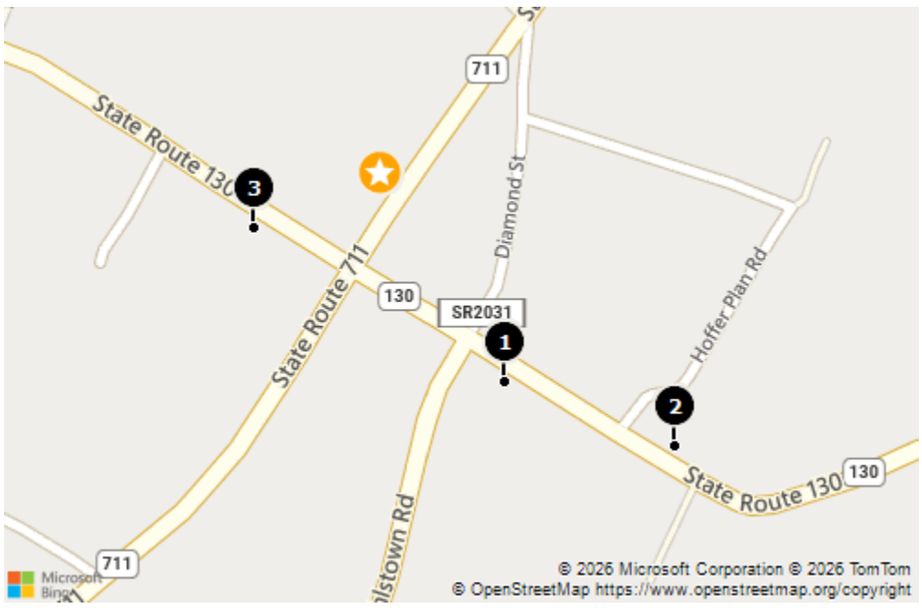
ICE SiteX Report

OrderID: 98444524

SiteX Property Information Report



Subject Property Location

1621 STATE ROUTE 711, STAHLSTOWN, PA 15687-1186

County:	**WESTMORELAND PA**	Census Tract:	421298086.002021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	44-17-02-0-006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$184,000**	FSD:	28	Common Confidence Score:	26
Value Range:	$132,480 - $235,520	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	2002
Assd Land Value:	$1,200	Market Land Value:	$1,200	Tax Year:	2025
Assd Improvement:	$7,040	Market Improvment Value:	$7,040	Total Taxable Value:	$975
Total Assessed Value:	$8,240	Total Assessor Market Value:	$8,240	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: H District: 44 Map Ref: MAP 17 PG 02
Abbreviated Description: LOT HSE 81 X 147 X IR
City/Muni/Twp: COOK TWP

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1740 SF	Baths:		Fireplace:	
Year Built:	1880	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/20/2025	Sales Price:	N/A
Document #:	202506200016182 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/20/2025		
Document Type:			

Legal Description:
City/Muni/Twp: COOK

Prior Transfer

Recording Date:	06/00/2025	Sales Price:	N/A
Document #:	016182 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: H District: 44 Map Ref: MAP 17 PG 02
Abbreviated Description: LOT HSE 81 X 147 X IR
City/Muni/Twp: COOK TWP

Prior Transfer

Recording Date:	10/03/2019	Sales Price:	$129,500
Document #:	201910030030093 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

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Prior Transfer

Recording Date:	11/20/2018	Sales Price:	$129,500
Document #:	201811200036976 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/19/2013	Sales Price:	N/A
Document #:	201303190010443 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/14/2006	Sales Price:	$111,000
Document #:	200602140006924 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/13/2006	Loan Amount:	N/A
Document #:	200602130006758 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	02/01/2026	Type Finance:	
Legal Description:			
City/Muni/Twp: COOK			

Mortgage Record

Recording Date:	09/08/2004	Loan Amount:	N/A
Document #:	200409080054210 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2024	Type Finance:	FIX
Legal Description:			
City/Muni/Twp: COOK			

Mortgage Record

Recording Date:	09/25/2003	Loan Amount:	N/A
Document #:	200309250078443 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	
Legal Description:			
Abbreviated Description: LOCATION:RR 711 S STAHLSTOWN PA 15687			
City/Muni/Twp: COOK			

Mortgage Record

Recording Date:	09/19/2003	Loan Amount:	N/A
Document #:	200309190076475 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	
Legal Description:			
Abbreviated Description: LOCATION:RR 711 S STAHLSTOWN PA 15687			
City/Muni/Twp: COOK			

Prior Transfer

Recording Date:	08/00/2002	Sales Price:	$38,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$382,200	Median # of Bedrooms	
Median Lot Size	10,890 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	1904
Price Range - 2 Yrs	$80,000 to $160,000	Age Range	122 years to 122 years
Median Value	$142,200	Median Age	122 years

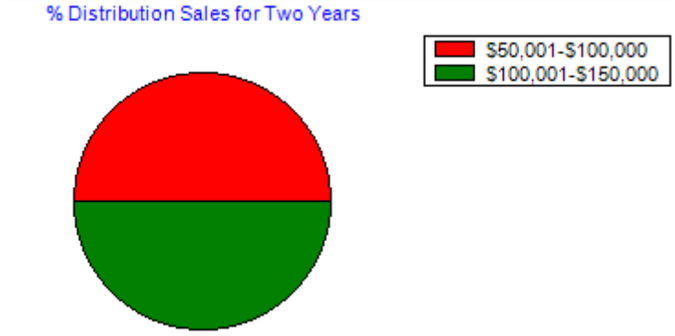
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**4154 MAIN ST** **STAHLSTOWN, PA 15687-1153**	03/16/2026	$142,200			//		10,890 SF	
		APN: 44-17-02-0-033 Document #: 202603160006478 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Abbreviated Description: Lot:26 City/Muni/Twp:STAHLSTOWN City/Muni/Twp: STAHLSTOWN								
2	.24Mi.	**4177 MAIN ST** **STAHLSTOWN, PA 15687-1154**	08/27/2025	$160,000	$123	1300	//	1904	SF	
		APN: 44-17-00-0-054 Document #: 202508270023435 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COOK City/Muni/Twp: COOK								
3	.09Mi.	**4118 STATE ROUTE 130** **STAHLSTOWN, PA 15687-1190**	08/08/2025	$80,000			//		10,890 SF	
		APN: 44-17-02-0-020 Document #: 202508080021328 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LIGONIER City/Muni/Twp: LIGONIER								

ICE SiteX Report

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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.	**1621 STATE ROUTE 711**	**06/00/2025**	$8,240	$8,240	1,740		1880		
.03Mi.	**1629 STATE ROUTE 711**	**10/00/2001**	$15,250	$15,250				4 SF	
.03Mi.	**1616-1620 STATE ROUTE 711**	**07/00/2023**	$10,770	$10,770				17,200 SF	
.04Mi.	**4127 STATE ROUTE 130**	**12/00/2024**	$7,530	$7,530				21,780 SF	
.05Mi.	**4133 MAIN ST**	**08/00/2013**	$9,600	$9,600	2,026		1875	10,395 SF	
.06Mi.	**4137 MAIN ST**	**07/00/2023**	$11,320	$11,320				14,520 SF	
.06Mi.	**1635 STATE ROUTE 711**	**12/00/1996**	$20,280	$20,280	2,568		1898		
.07Mi.	**4119 STATE ROUTE 130**	**06/00/1997**	$8,950	$8,950				21,780 SF	
.07Mi.	**4141 MAIN ST**	**06/00/1995**	$7,930	$7,930				19,800 SF	
.08Mi.	**117 DIAMOND ST**	**11/00/2008**	$4,760	$4,760				41,254 SF	
.08Mi.	**4126 STATE ROUTE 130**	**12/00/2010**	$7,810	$7,810				10,890 SF	
.08Mi.	**4113 STATE ROUTE 130**	**07/00/2017**	$9,810	$9,810				10,890 SF	
.08Mi.	**4122 STATE ROUTE 130**	**04/00/2021**	$19,060	$19,060	1,144		1972	21,780 SF	
.09Mi.	**1634 STATE ROUTE 711**	**01/00/2006**	$16,760	$16,760	2,016		1900		
.09Mi.	**4136 MAIN ST**	**12/00/2015**	$6,980	$6,980				6,848 SF	
.1Mi.	**4140-4142 MAIN ST**	**01/00/2017**	$8,810	$8,810				14,933 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	53.0 years old	Households:	457
Median Household Income:	$64,856	Households w/Family:	68%
Household Income Per Capita:	$36,016	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Ligonier Valley School District	Students:	1,352
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.48Mi.	**Ligonier Valley High School** Number of Students: 434 Student-Teacher Ratio: 12.11 Advanced Placement: Yes	C	Public	9 - 12
8.53Mi.	**Ligonier Valley Middle School** Number of Students: 268 Student-Teacher Ratio: 11.99	C	Public	6 - 8
8.48Mi.	**Mellon Elementary School** Number of Students: 395 Student-Teacher Ratio: 13.57	B+	Public	PK - 5

ICE SiteX Report

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Flood Report

The Subject Property of **1621 STATE ROUTE 711, STAHLSTOWN, PA 15687-1186** 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	5%	SIGNIFICANTLY LOWER
BURGLARY	154%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	3%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	152%	NOTABLY HIGHER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	88%	LOWER
OVERALL	154%	NOTABLY 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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