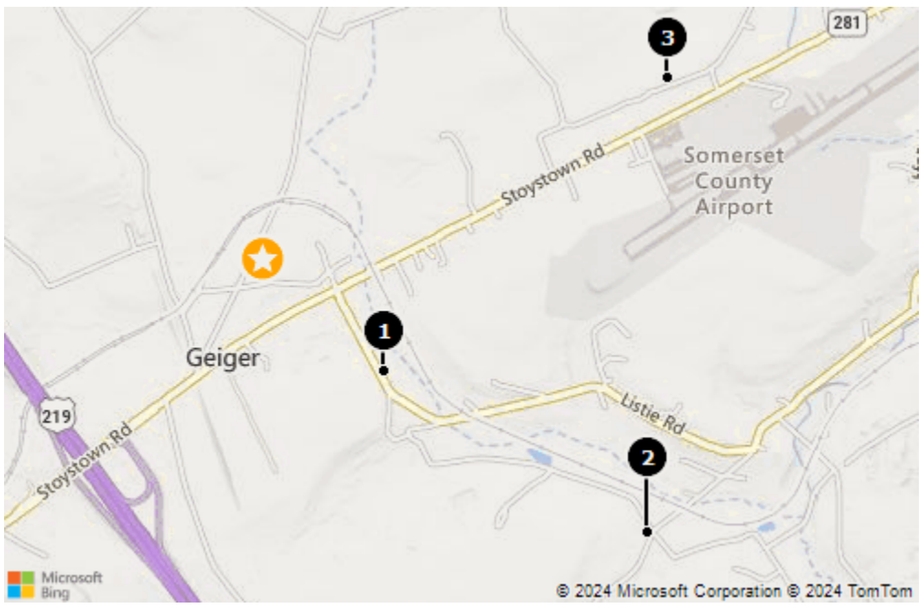
SiteX™ Report

OrderID: 92555394

SiteX Property Information Report



Subject Property Location

1796 GEIGER RD, FRIEDENS, PA 15541-7607

County:	**SOMERSET PA**	Census Tract:	421110209.001026
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	S42-061-009-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$201,000**	FSD:	42
Value Range:	$116,580 - $285,420	Confidence Score:	58

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	1998	Tax Rate Code Area:	09
Assd Land Value:		Market Land Value:	$11,240	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$36,000	Total Taxable Value:	$1,459
Total Assessed Value:	$23,620	Total Assessor Market Value:	$47,240	Delinquent Year:	
				Tax Account ID:	420004400
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 42 Map Ref: S42-061-009-00
Abbreviated Description: 1.118 A GEIGER 2 STY FR HO GAR SHEDS
City/Muni/Twp: SOMERSET TWP

Property Characteristics

Lot Size:	1.118 AC	Bedrooms:	4	Pool:	
Building Area:	2012 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+AB	Number of Cars:		A/C:	
Style:		Basement:	Full	Roof Cover:	Asbestos
		Foundation:	Crossed Walls	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/16/2014	Loan Amount:	N/A
Document #:	2014003493 BK-PG 2456-0274	Loan Type:	FHA
TD Due Date:	04/01/2044	Type Finance:	

Legal Description:
City/Muni/Twp: SOMERSET

Mortgage Record

Recording Date:	09/15/2008	Loan Amount:	N/A
Document #:	2008011585 BK-PG 2068-0602	Loan Type:	FHA
TD Due Date:	10/01/2038	Type Finance:	

Legal Description:
City/Muni/Twp: SOMERSET

Prior Transfer

Recording Date:	09/15/2008	Sales Price:	$115,000
			Only portion of this parcel is conveyed
Document #:	2008011584 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/10/2008		
Document Type:	Special Warranty Deed		

Legal Description:
City/Muni/Twp: SOMERSET

SiteX™ Report

OrderID: 92555394

Prior Transfer

Recording Date:	09/00/2008	Sales Price:	$115,000
Document #:	BK-PG 2068 -598	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 42 Map Ref: S42-061-009-00
Abbreviated Description: 1.118 A GEIGER 2 STY FR HO GAR SHEDS
City/Muni/Twp: SOMERSET TWP

Area Sales Analysis

Total Area Sales	$419,900	Median # of Bedrooms	3
Median Lot Size	21,780 SF	Median # of Baths	1
Median Living Area	1,344 SF	Median Year Built	1900
Price Range - 2 Yrs	$105,000 to $175,000	Age Range	35 years to 124 years
Median Value	$139,900	Median Age	124 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**190 LISTIE RD** **FRIEDENS, PA 15541-7514**	08/23/2024	$105,000	$77	1362	8/4/2	1900	21,780 SF	
		APN: S42-008-053-000 Document #: 2024005334 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SOMERSET TOWNSHIP City/Muni/Twp: SOMERSET TOWNSHIP								
2	1.17Mi.	**245 SAGER POND RD** **FRIEDENS, PA 15541-7203**	05/22/2024	$139,900	$104	1344	6/3/	1900	20,560 SF	
		APN: S42-065-033-001 Document #: 2024003180 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SOMERSET TOWNSHIP City/Muni/Twp: SOMERSET TOWNSHIP								
3	1.09Mi.	**150 MORNINGVIEW LN** **FRIEDENS, PA 15541-7321**	05/01/2024	$175,000	$145	1200	6/3/1	1989	30,013 SF	
		APN: S42-004-082-004 Document #: 2024002648 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SOMERSET City/Muni/Twp: SOMERSET								

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.	**1796 GEIGER RD**	**09/00/2008**	$47,240	$23,620	2,012	9/4/1	1900	1 SF	
.03Mi.	**1800 GEIGER RD**	**09/00/1997**	$50,900	$25,450	1,344	8/4/1	1900	29,098 SF	
.03Mi.	**1774 GEIGER RD**		$69,900	$34,950	2,506	6/3/1	1955	43,081 SF	
.04Mi.	**202 CULLIGAN RD**	**05/00/2021**	$93,600	$46,800	2,024	8/3/1	1968	1 SF	
.06Mi.	**1778 GEIGER RD**	**09/00/2009**	$76,480	$38,240	1,960	5/2/1	1946	2 SF	
.06Mi.	**1773 GEIGER RD**	**09/00/2012**	$183,400	$91,700	3,032	6/4/4	2009	2 SF	
.08Mi.	**1809 GEIGER RD**		$39,760	$19,890	1,344	7/4/1	1900	2 SF	
.08Mi.	**185 CULLIGAN RD**		$58,300	$29,150	1,361	6/3/1	1959	30,492 SF	
.1Mi.	**1765 GEIGER RD**	**06/00/1995**	$58,600	$29,300	1,680	7/4/1	1900	2 SF	
.1Mi.	**226 CULLIGAN RD**		$59,600	$29,800	1,160	4/2/1	1963	1 SF	
.1Mi.	**205 CULLIGAN RD**		$99,100	$49,560	1,870	5/2/1	1971	3 SF	
.11Mi.	**1764 GEIGER RD**	**04/00/2002**	$77,390	$38,700	1,428	6/2/1	1939	3 SF	
.11Mi.	**152 CULLIGAN RD**	**06/00/2022**	$30,700	$15,360	1,086	7/2/1	1900	15,638 SF	
.11Mi.	**221 CULLIGAN RD**	**08/00/2016**	$90,500	$45,250	1,512	6/3/2	1997	20,038 SF	
.14Mi.	**1229 STOYSTOWN RD**	**04/00/2020**	$9,220	$4,620				19,210 SF	
.14Mi.	**1253 STOYSTOWN RD**		$37,500	$18,750	1,173	7/2/1	1940	1 SF	

SiteX™ Report

OrderID: 92555394

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	46.3 years old	Households:	1,493
Median Household Income:	$63,302	Households w/Family:	66%
Household Income Per Capita:	$30,841	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Somerset Area School District	Students:	1,992
Number of Schools:	3	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.33Mi.	**Somerset Area Jr. / Sr. High School** Number of Students: 1,080 Student-Teacher Ratio: 12.31 Advanced Placement: Yes	B	Public	6 - 12
3.82Mi.	**Maple Ridge Elementary School** Number of Students: 510 Student-Teacher Ratio: 13.35	NA	Public	PK - 2
3.85Mi.	**Eagle View Elementary School** Number of Students: 402 Student-Teacher Ratio: 12.22	B	Public	3 - 5

Flood Report

The Subject Property of **1796 GEIGER RD, FRIEDENS, PA 15541-7607** 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	27%	SIGNIFICANTLY LOWER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	81%	LOWER
MURDER	115%	HIGHER
OVERALL	78%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2024 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. AND ITS SUBSIDIARIES AND AFFILIATES ("**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 © 2024 Intercontinental Exchange, Inc. All Rights Reserved.