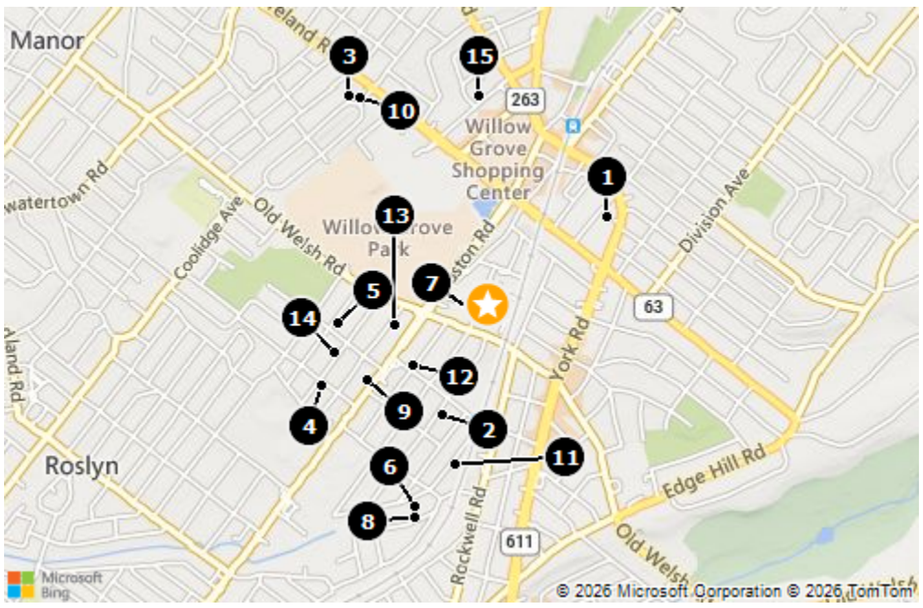
ICE SiteX Report

OrderID: 97987150

SiteX Property Information Report



Subject Property Location

1827 FAIRVIEW AVE, WILLOW GROVE, PA 19090-4113

County:	**MONTGOMERY PA**	Census Tract:	420912016.032014
Property Use:	Single Family Residential	Zoning:	H
Parcel Number:	30-00-19292-00-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$379,000**	FSD:	8	Common Confidence Score:	72
Value Range:	$348,680 - $409,320	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1998	Tax Rate Code Area:	
Assd Land Value:	$37,520	Market Land Value:	$37,520	Tax Year:	2025
Assd Improvement:	$45,710	Market Improvment Value:	$45,710	Total Taxable Value:	$4,198
Total Assessed Value:	$83,230	Total Assessor Market Value:	$83,230	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 125 District: 30

Abbreviated Description:	PT 375-376
City/Muni/Twp:	ABINGTON

Property Characteristics

Lot Size:	3,999 SF	Bedrooms:	3	Pool:	
Building Area:	1224 SF	Baths:	1	Fireplace:	
Year Built:	1926	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Asbestos
Number of Units:	1	Garage Type:	None	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:	Colonial	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	N

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/21/2025	Sales Price:	$218,700
Document #:	2025008850 BK-PG 11366-1811	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/29/2018	Sales Price:	$25,519
Document #:	2018034333 BK-PG 11808-01168	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/24/2007	Sales Price:	$218,700
Document #:	2007103888 BK-PG 11366-1811	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/01/2006	Sales Price:	$218,700
Document #:	2006110336 BK-PG 11366-1811	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 97987150

Prior Transfer

Recording Date:	06/08/2006	Sales Price:	$11,400
Document #:	2006069460 BK-PG 11651-0637	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/31/2006	Loan Amount:	N/A
Document #:	2006065607 BK-PG 11808-1168	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	11/18/2005	Loan Amount:	N/A
Document #:	2005168823 BK-PG 11651-0637	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/15/2005	Sales Price:	$188,000
Document #:	2005023963 BK-PG 11282-2542	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/14/2005	Loan Amount:	N/A
Document #:	2005008813 BK-PG 11366-1811	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	10/19/2004	Loan Amount:	N/A
Document #:	2004204513 BK-PG 11282-2542	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/19/2004	Sales Price:	N/A
Document #:	2004204512 BK-PG 5529-1517	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/23/2004		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/23/2004	Sales Price:	N/A
Document #:	BK-PG 5529 -1517	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 125 District: 30
Abbreviated Description: PT 375-376
City/Muni/Twp: ABINGTON

Prior Transfer

Recording Date:	05/17/2002	Sales Price:	N/A
Document #:	10724 BK-PG 5408-1005	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/12/2002		
Document Type:			

Legal Description:
City/Muni/Twp: ABINGTON

Prior Transfer

Recording Date:	07/22/1998	Sales Price:	$95,400
Document #:	13423 BK-PG 5233-2492	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/1998		
Document Type:			

Legal Description:
Subdivision: PART OF LOTS OF WILLOW GROVE HOMESTEAD COMPANY

Prior Transfer

Recording Date:	12/18/1996	Sales Price:	N/A
Document #:	20889 BK-PG 5171-0817	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/27/1996		
Document Type:			

Legal Description:
Block: 125 Legal Unit: 40
Abbreviated Description: PART LOTS WILLOW GROVE HOMESTEAD COMPANY

Area Sales Analysis

Total Area Sales	$5,786,500	Median # of Bedrooms	3
Median Lot Size	7,248 SF	Median # of Baths	1
Median Living Area	1,510 SF	Median Year Built	1956
Price Range - 2 Yrs	$147,500 to $580,000	Age Range	19 years to 106 years
Median Value	$410,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

OrderID: 97987150

1	.36Mi.	**25 CHURCH ST** **WILLOW GROVE, PA 19090-3401**	05/21/2026	$421,000	$259	1620	7/3/1	1965	7,501 SF
		APN: 59-00-03070-00-3 Document #: 2026029128 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 MapRef: MB 398 PG 500 Abbreviated Description: Lot:29 Map Ref:MB 398 PG 500City/Muni/Twp:UPPER MORELAND City/Muni/Twp: UPPER MORELAND							
2	.3Mi.	**1667 PROSPECT AVE** **WILLOW GROVE, PA 19090-4631**	04/20/2026	$275,000	$297	924	5/3/1	1980	6,251 SF
		APN: 30-00-54949-00-2 Document #: 2026022188 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 598&599 Subdivision: COTTAGE LOTS AT WILLOW GROVE MapRef: MB 403 PG 590 Abbreviated Description: Lot:598&599 Subdivision:COTTAGE LOTS AT WILLOW GROVE Map Ref:MB 403 PG 590City/Muni/Twp:ABINGTON TOWNSHIP City/Muni/Twp: ABINGTON TOWNSHIP							
3	.62Mi.	**1954 COOLIDGE AVE** **WILLOW GROVE, PA 19090-3017**	03/24/2026	$450,000	$299	1503	7/3/1	1950	10,999 SF
		APN: 30-00-10292-00-1 Document #: 2026016111 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Subdivision: WILLOW PARK HOMES MapRef: MB 2151 PG 601 Abbreviated Description: Lot:30 Subdivision:WILLOW PARK HOMES Map Ref:MB 2151 PG 601City/Muni/Twp:ABINGTON TOWNSHIP City/Muni/Twp: ABINGTON TOWNSHIP							
4	.46Mi.	**1625 PARK AVE** **WILLOW GROVE, PA 19090-4515**	03/03/2026	$360,000	$210	1712	7/3/1	1963	9,374 SF
		APN: 30-00-51416-00-7 Document #: 2026011567 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 246-248 MapRef: MB 380 PG 500 Abbreviated Description: Lot:246-248 Map Ref:MB 380 PG 500City/Muni/Twp:ABINGTON City/Muni/Twp: ABINGTON							
5	.37Mi.	**1711 HIGH AVE** **WILLOW GROVE, PA 19090-4512**	02/17/2026	$147,500	$102	1440	6/2/1	1956	6,251 SF
		APN: 30-00-28728-00-6 Document #: 2026008941 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 387&388 Subdivision: WILLOW GROVE HEIGHTS MapRef: MB 380 PG 500 Abbreviated Description: Lot:387&388 Subdivision:WILLOW GROVE HEIGHTS Map Ref:MB 380 PG 500City/Muni/Twp:ABINGTON City/Muni/Twp: ABINGTON							
6	.53Mi.	**1575 WASHINGTON AVE** **WILLOW GROVE, PA 19090-4823**	01/06/2026	$300,000	$164	1828	8/5/2	1961	6,251 SF
		APN: 30-00-70604-00-7 Document #: 2026000826 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 843&844 Subdivision: WILLOW GROVE MapRef: MB 403 PG 500 Abbreviated Description: Lot:843&844 Subdivision:WILLOW GROVE Map Ref:MB 403 PG 500City/Muni/Twp:ABINGTON City/Muni/Twp: ABINGTON							
7	.05Mi.	**2304 PARKVIEW AVE** **WILLOW GROVE, PA 19090-4107**	12/18/2025	$580,000	$438	1322	6/3/2	1945	6,251 SF
		APN: 30-00-51752-00-4 Document #: 2025071260 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 343&344 Subdivision: W FLOW GROVE HOMESTEAD Abbreviated Description: Lot:343&344 Subdivision:W FLOW GROVE HOMESTEAD City/Muni/Twp:ABINGTON City/Muni/Twp: ABINGTON							
8	.55Mi.	**1558 ROBINSON AVE** **WILLOW GROVE, PA 19090-4816**	12/02/2025	$510,000	$185	2742	9/3/2	1992	9,374 SF
		APN: 30-00-56992-00-2 Document #: 2025066916 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 930-932 Subdivision: WILLOW GROVE DIVISION NO 2 MapRef: MB 536 PG 500 Abbreviated Description: Lot:930-932 Subdivision:WILLOW GROVE DIVISION NO 2 Map Ref:MB 536 PG 500City/Muni/Twp:ABINGTON City/Muni/Twp: ABINGTON							
9	.37Mi.	**1664 EASTON RD** **WILLOW GROVE, PA 19090-4537**	11/21/2025	$415,000	$190	2176	8/4/1	1920	12,502 SF
		APN: 30-00-14184-00-6 Document #: 2025065138 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 77-79 Subdivision: WILLOW GROVE HEIGHTS MapRef: MB 380 PG 600 Abbreviated Description: Lot:77-79 Subdivision:WILLOW GROVE HEIGHTS Map Ref:MB 380 PG 600City/Muni/Twp:ABINGTON City/Muni/Twp: ABINGTON							
10	.6Mi.	**1972 COOLIDGE AVE** **WILLOW GROVE, PA 19090-3017**	11/12/2025	$410,000	$360	1137	6/4/1	1952	11,099 SF
		APN: 30-00-10284-00-9 Document #: 2025063366 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Subdivision: WILLOW PARK HOMES MapRef: MB 2151 PG 600 Abbreviated Description: Lot:32 Subdivision:WILLOW PARK HOMES Map Ref:MB 2151 PG 600City/Muni/Twp:ABINGTON City/Muni/Twp: ABINGTON							
11	.41Mi.	**1639 WASHINGTON AVE** **WILLOW GROVE, PA 19090-4619**	10/27/2025	$450,000	$258	1744	6/3/2	2007	5,576 SF
		APN: 30-00-70640-00-7 Document #: 2025060116 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 875&876 Subdivision: WILLOW GROVE MapRef: MB 153 PG 500 Abbreviated Description: Lot:875&876 Subdivision:WILLOW GROVE Map Ref:MB 153 PG 500City/Muni/Twp:ABINGTON City/Muni/Twp: ABINGTON							
12	.24Mi.	**2343 RUBICAM AVE** **WILLOW GROVE, PA 19090-4613**	10/22/2025	$530,000	$422	1254	6/3/1	1925	12,502 SF
		APN: 30-00-60440-00-1 Document #: 2025059113 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 149-152 Subdivision: LOTS WILLOW GROVE MapRef: MB 403 PG 500 Abbreviated Description: Lot:149-152 Subdivision:LOTS WILLOW GROVE Map Ref:MB 403 PG 500City/Muni/Twp:ABINGTON City/Muni/Twp: ABINGTON							
13	.23Mi.	**1745 ARNOLD AVE** **WILLOW GROVE, PA 19090-4503**	10/17/2025	$350,000	$355	984	6/3/1	1930	6,251 SF
		APN: 30-00-02360-00-4 Document #: 2025058303 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 168&169 Subdivision: WILLOW GROVE HEIGHTS MapRef: MB 380 PG 500 Abbreviated Description: Lot:168&169 Subdivision:WILLOW GROVE HEIGHTS Map Ref:MB 380 PG 500City/Muni/Twp:ABINGTON City/Muni/Twp: ABINGTON							
14	.4Mi.	**1656 PARK AVE** **WILLOW GROVE, PA 19090-4530**	10/06/2025	$335,000	$221	1510	6/3/1	1965	6,251 SF
		APN: 30-00-51352-00-8 Document #: 2025056136 Document Type: Price Code: D Land Use: Single Family Residential							

ICE SiteX Report

OrderID: 97987150

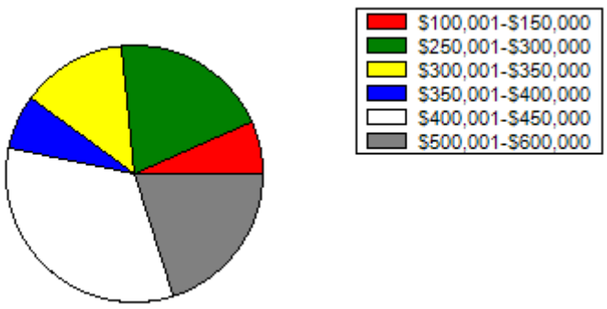
Legal: Lot: 322&323 Abbreviated Description: Lot:322&323 City/Muni/Twp:ABINGTON TOWNSHIP City/Muni/Twp: ABINGTON TOWNSHIP

15	.51Mi.	**103 CENTER AVE** **WILLOW GROVE, PA 19090-3105**	09/29/2025	$253,000	$148	1702	7/3/1	1920	7,248 SF

APN: 59-00-02704-00-9 Document #: 2025054622
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: KEIGHTLY TRACT MapRef: MB 399 PG 500 Abbreviated Description: Lot:54 Subdivision:KEIGHTLY TRACT Map Ref:MB 399 PG 500City/Muni/Twp:UPPER MORELAND City/Muni/Twp: UPPER MORELAND

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.	**1827 FAIRVIEW AVE**	**08/23/2004**	$83,230	$83,230	1,224	6/3/1	1926	3,999 SF	
.01Mi.	**1829 FAIRVIEW AVE**	**04/25/1974**	$82,270	$82,270	1,336	6/3/1	1926	3,999 SF	
.01Mi.	**1823 FAIRVIEW AVE**	**04/10/2025**	$82,410	$82,410	1,224	6/3/1	1926	3,999 SF	
.01Mi.	**1831 FAIRVIEW AVE**	**04/07/2022**	$95,880	$95,880	1,224	6/3/1	1926	3,999 SF	
.01Mi.	**1821 FAIRVIEW AVE**	**06/22/2020**	$82,700	$82,700	1,224	6/3/1	1926	3,624 SF	
.02Mi.	**2233 PARKVIEW AVE**	**07/31/2002**	$118,660	$118,660	1,988	8/4/1	1910	7,523 SF	
.02Mi.	**1833 FAIRVIEW AVE**	**02/24/2022**	$82,970	$82,970	1,224	6/3/1	1931	3,999 SF	
.02Mi.	**1837 FAIRVIEW AVE**	**11/21/1980**	$77,870	$77,870	1,224	6/3/1	1926	3,999 SF	
.03Mi.	**1822 FAIRVIEW AVE**	**07/21/2023**	$104,610	$104,610	1,232	6/3/1	1988	6,251 SF	
.03Mi.	**2229 PARKVIEW AVE**	**03/06/2003**	$192,360	$192,360	2,736	8/3/2	2003	7,658 SF	
.03Mi.	**1839 FAIRVIEW AVE**	**06/16/2023**	$133,190	$133,190	1,456	7/3/2	1927	24,624 SF	
.04Mi.	**2305 PARKVIEW AVE**	**03/27/1995**	$66,850	$66,850	880	5/2/1	1910	6,251 SF	
.04Mi.	**2225 PARKVIEW AVE**	**08/16/2014**	$192,250	$192,250	2,736	8/3/2	2003	7,571 SF	
.05Mi.	**2300 PARKVIEW AVE**	**05/07/2024**	$101,670	$101,670	1,803	6/3/2	1923	6,251 SF	
.05Mi.	**2304 PARKVIEW AVE**	**04/26/2024**	$76,850	$76,850	1,322	6/3/2	1945	6,251 SF	
.05Mi.	**2313 PARKVIEW AVE**	**10/27/2023**	$93,340	$93,340	1,152	6/3/2	1910	3,123 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	39.7 years old	Households:	8,003
Median Household Income:	$101,659	Households w/Family:	63%
Household Income Per Capita:	$48,673	Households w/Family Married:	48%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

School District

School District Zone:	Abington School District	Students:	8,400
Number of Schools:	9	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.63Mi.	**Abington Middle School** Number of Students: 2,044 Student-Teacher Ratio: 14.64	B+	Public	7 - 9
0.60Mi.	**Overlook Elementary School** Number of Students: 425 Student-Teacher Ratio: 13.18	A	Public	KG - 6
1.90Mi.	**Abington Senior High School** Number of Students: 2,692 Student-Teacher Ratio: 17.2 Advanced Placement: Yes	A-	Public	10 - 12

ICE SiteX Report

OrderID: 97987150

Flood Report

The Subject Property of **1827 FAIRVIEW AVE, WILLOW GROVE, PA 19090-4113** 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	109%	SIMILAR
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	84%	LOWER
MURDER	89%	LOWER
OVERALL	89%	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.