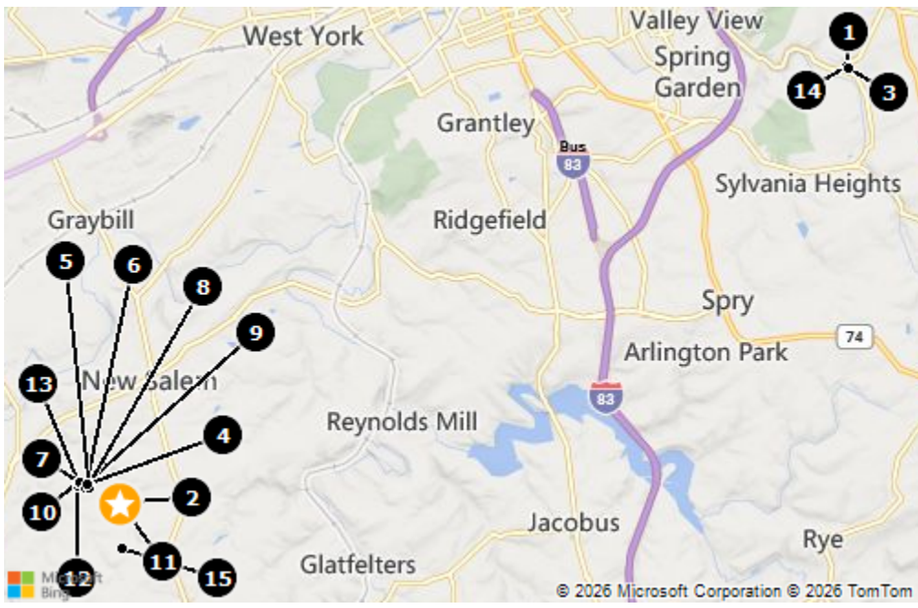
ICE SiteX Report

OrderID: 97841532

SiteX Property Information Report



Subject Property Location

1939 PATRIOT ST, YORK, PA 17408-9201

County:	**YORK PA**	Census Tract:	421330217.202005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	40-000-15-0006.00-00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$316,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$278,080 - $353,920	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2006	Tax Rate Code Area:	TAX 040
Assd Land Value:	$40,840	Market Land Value:	$40,840	Tax Year:	2026
Assd Improvement:	$94,660	Market Improvment Value:	$94,660	Total Taxable Value:	$4,737
Total Assessed Value:	$135,500	Total Assessor Market Value:	$135,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 40 Subdivision: COLONIAL CROSSINGS PHASE II

Abbreviated Description:	LOT 6; COLONIAL CROSSINGS PHS II; PB SS-742
City/Muni/Twp:	NORTH CODORUS TOWNSHIP

Property Characteristics

Lot Size:	4,530 SF	Bedrooms:	4	Pool:	
Building Area:	2436 SF	Baths:	3	Fireplace:	
Year Built:	2005	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood Shingle
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2+AB	Number of Cars:	1	A/C:	Yes
Style:	Highrise	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/08/2024	Sales Price:	N/A
Document #:	2024000843 BK-PG 2811-7287	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/01/2021		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/08/2024	Sales Price:	N/A
Document #:	BK-PG 2811 -7287	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

District: 40 Subdivision: COLONIAL CROSSINGS PHASE II
Abbreviated Description: LOT 6; COLONIAL CROSSINGS PHS II; PB SS-742
City/Muni/Twp: NORTH CODORUS TOWNSHIP

Prior Transfer

Recording Date:	09/23/2014	Sales Price:	$41,380
Document #:	2014042574 BK-PG 1800-3910	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	01/23/2014	Sales Price:	$41,380
Document #:	2014003082 BK-PG 1800-3910	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/30/2006	Sales Price:	$206,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/30/2006	Loan Amount:	N/A
Document #:	2006024334 BK-PG 1800-3910	Loan Type:	Stand Alone Second
TD Due Date:	03/02/2021	Type Finance:	

Legal Description:
Lot: 6 Subdivision: COLONIAL CROSSINGS PHASE II
City/Muni/Twp: NORTH CODORUS

Prior Transfer

Recording Date:	03/30/2006	Sales Price:	$206,900
Document #:	2006024332 BK-PG 1800-3885	Type of Sale:	Full Amount on Deed
Contract Date:	03/02/2006		
Document Type:			

Legal Description:
Lot: 6 Subdivision: COLONIAL CROSSINGS PHASE II Map Ref: MB SS-742
City/Muni/Twp: NORTH CODORUS

Prior Transfer

Recording Date:	01/13/2005	Sales Price:	$675,000 Multiple Parcels Involved in this transaction
Document #:	2005003561 BK-PG 1699-8917	Type of Sale:	Full Amount on Deed
Contract Date:	01/06/2005		
Document Type:			

Legal Description:
Lot: 23-26 Subdivision: COLONIAL CROSSING PHASE I Map Ref: MB SS PG171
Abbreviated Description: LOTS1-12&27-40 COLONIAL CROSSING PH II

Prior Transfer

Recording Date:	07/22/2004	Sales Price:	$750,000 Multiple Parcels Involved in this transaction
Document #:	2004063500 BK-PG 1666-4620	Type of Sale:	Full Amount on Deed
Contract Date:	07/14/2004		
Document Type:			

Legal Description:
Lot: 6 Subdivision: COLONIAL CROSSINGS PHASE II
City/Muni/Twp: NORTH CODORUS

Area Sales Analysis

Total Area Sales	$5,767,320	Median # of Bedrooms	4
Median Lot Size	8,756 SF	Median # of Baths	2
Median Living Area	2,522 SF	Median Year Built	2024
Price Range - 2 Yrs	$257,400 to $460,000	Age Range	1 years to 48 years
Median Value	$389,990	Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**1870 BUCK HILL DR** **YORK, PA 17408-7626**	02/06/2026	$460,000	$182	2522	7/4/2	2018	15,290 SF	

APN: 40-000-17-0003.00-00000 Document #: 2026006137
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: SALEM OVERLOOK MapRef: MB 2437 PG 4856 Abbreviated Description: Lot:3 Subdivision:SALEM OVERLOOK Map Ref:MB 2437 PG 4856City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

2	.01Mi.	**1935 PATRIOT ST** **YORK, PA 17408-9201**	01/12/2026	$310,000	$113	2729	7/4/3	2005	4,487 SF	

APN: 40-000-15-0005.00-00000 Document #: 2026001961
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: COLONIAL CROSSINGS MapRef: MB 1738 PG 1530 Abbreviated Description: Lot:5 Subdivision:COLONIAL CROSSINGS Map Ref:MB 1738 PG 1530City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

3	.34Mi.	**1844 BUCK HILL DR** **YORK, PA 17408-7626**	12/11/2025	$380,000	$248	1530	7/3/2	2020	12,589 SF	

APN: 40-000-17-0010.00-00000 Document #: 2025048946
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: SALEM OVERLOOK MapRef: MB GG PG 6357 Abbreviated Description: Lot:10 Subdivision:SALEM OVERLOOK Map Ref:MB GG PG 6357

4	.39Mi.	**2002 PAPERBACK WAY** **YORK, PA 17408-8885**	11/13/2025	$409,990	$126	3236	7/4/2	2025	7,667 SF	

APN: 40-000-18-0060.00-00000 Document #: 2025043705
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: STRAWBERRY FIELDS Phase No: 1 MapRef: MB 2781 PG 5031 Abbreviated Description: Lot:60 Subdivision:STRAWBERRY FIELDS Phase No:1 Map Ref:MB 2781 PG 5031City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

5	.35Mi.	**2001 PAPERBACK WAY** **YORK, PA 17408-8885**	11/05/2025	$385,990	$145	2661	7/4/2	2025	11,151 SF	

APN: 40-000-18-0001.00-00000 Document #: 2025042425

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: STRAWBERRY FIELDS Phase No: 1 MapRef: MB 2781 PG 5031 Abbreviated Description: Lot:1 Subdivision:STRAWBERRY FIELDS Phase No:1 Map Ref:MB 2781 PG 5031City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

6	.39Mi.	**2007 PAPERBACK WAY** **YORK, PA 17408-8885**	10/08/2025	$389,990	$144	2693	7/4/2	2025	9,757 SF

APN: 40-000-18-0004.00-00000 Document #: 2025038420
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: STRAWBERRY FIELDS Phase No: 1 MapRef: MB 2781 PG 5031 Abbreviated Description: Lot:4 Subdivision:STRAWBERRY FIELDS Phase No:1 Map Ref:MB 2781 PG 5031City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

7	.45Mi.	**2014 PAPERBACK WAY** **YORK, PA 17408-8885**	09/23/2025	$426,990	$146	2906	7/4/2	2025	7,492 SF

APN: 40-000-18-0054.00-00000 Document #: 2025036240
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: STRAWBERRY FIELDS MapRef: MB 2781 PG 5031 Abbreviated Description: Lot:54 Subdivision:STRAWBERRY FIELDS Map Ref:MB 2781 PG 5031City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

8	.38Mi.	**2000 PAPERBACK WAY** **YORK, PA 17408-8885**	09/18/2025	$410,990	$171	2392	7/4/2	2025	11,195 SF

APN: 40-000-18-0061.00-00000 Document #: 2025035065
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: STRAWBERRY FIELDS Phase No: 1 MapRef: MB 2781 PG 5031 Abbreviated Description: Lot:61 Subdivision:STRAWBERRY FIELDS Phase No:1 Map Ref:MB 2781 PG 5031City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

9	.41Mi.	**2006 PAPERBACK WAY** **YORK, PA 17408-8885**	09/17/2025	$415,990	$139	2982	7/4/2	2025	8,146 SF

APN: 40-000-18-0058.00-00000 Document #: 2025034892
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: STRAWBERRY FIELDS MapRef: MB 2781 PG 5031 Abbreviated Description: Lot:58 Subdivision:STRAWBERRY FIELDS Map Ref:MB 2781 PG 5031City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

10	.47Mi.	**2018 PAPERBACK WAY** **YORK, PA 17408-8885**	07/07/2025	$451,990	$153	2944	7/4/2	2025	7,449 SF

APN: 40-000-18-0052.00-00000 Document #: 2025023800
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: STRAWBERRY FIELD Phase No: 1 MapRef: MB 2781 PG 5031 Abbreviated Description: Lot:52 Subdivision:STRAWBERRY FIELD Phase No:1 Map Ref:MB 2781 PG 5031City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

11	.01Mi.	**1927 PATRIOT ST** **YORK, PA 17408-9201**	05/27/2025	$299,000	$121	2456	8/4/2	2005	4,487 SF

APN: 40-000-15-0004.00-00000 Document #: 2025019066
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: COLONIAL CROSSING PHASE II MapRef: MB SS PG 171 Abbreviated Description: Lot:4 Subdivision:COLONIAL CROSSING PHASE II Map Ref:MB SS PG 171City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

12	.46Mi.	**2019 PAPERBACK WAY** **YORK, PA 17408-8885**	03/26/2025	$379,000	$220	1719	5/3/2	2024	8,102 SF

APN: 40-000-18-0010.00-00000 Document #: 2025011441
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: STRAWBERRY FIELDS Phase No: I MapRef: MB 2844 PG 8857 Abbreviated Description: Lot:10 Subdivision:STRAWBERRY FIELDS Phase No:I Map Ref:MB 2844 PG 8857City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

13	.45Mi.	**2017 PAPERBACK WAY** **YORK, PA 17408-8885**	03/04/2025	$359,990	$211	1705	6/4/2	2024	8,756 SF

APN: 40-000-18-0009.00-00000 Document #: 2025008042
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

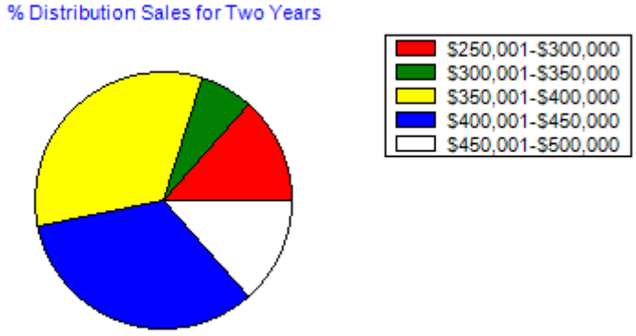
14	.36Mi.	**1843 BUCK HILL DR** **YORK, PA 17408-7627**	02/27/2025	$430,000	$236	1817	7/4/2	2022	11,892 SF

APN: 40-000-17-0027.00-00000 Document #: 2025007397
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: SALEM OCERLOOK MapRef: MB GG PG 6357 Abbreviated Description: Lot:27 Subdivision:SALEM OCERLOOK Map Ref:MB GG PG 6357City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

15	.45Mi.	**2135 NOSS RD** **YORK, PA 17408-8848**	02/14/2025	$257,400	$122	2100	5/3/2	1978	19,994 SF

APN: 40-000-07-0102.00-00000 Document #: 2025005982
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 MapRef: MB V PG 82 Abbreviated Description: Lot:2 Map Ref:MB V PG 82City/Muni/Twp:NORTH CODORUS City/Muni/Twp: NORTH CODORUS

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.

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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.	**1939 PATRIOT ST**	**01/08/2024**	$135,500	$135,500	2,436	7/4/3	2005	4,530 SF	
.01Mi.	**1935 PATRIOT ST**	**01/07/2026**	$125,250	$125,250	2,729	7/4/3	2005	4,487 SF	
.01Mi.	**1945 PATRIOT ST**	**06/26/2020**	$134,000	$134,000	2,406	7/4/2	2005	4,530 SF	
.01Mi.	**1927 PATRIOT ST**	**05/06/2025**	$140,800	$140,800	2,456	8/4/2	2005	4,487 SF	
.02Mi.	**1949 PATRIOT ST**	**04/17/2006**	$162,800	$162,800	3,006	7/4/2	2005	4,530 SF	
.02Mi.	**1925 PATRIOT ST**	**09/19/2005**	$233,560	$233,560	2,206	7/4/2	2005	4,792 SF	
.02Mi.	**1955 PATRIOT ST**	**06/06/2019**	$138,415	$138,415	2,556	7/4/2	2005	4,530 SF	
.03Mi.	**1944 PATRIOT ST**	**04/29/2019**	$137,440	$137,440	2,218	7/4/2	2005	4,530 SF	
.03Mi.	**1938 PATRIOT ST**	**03/16/2023**	$134,000	$134,000	2,220	7/4/2	2005	4,530 SF	
.03Mi.	**1959 PATRIOT ST**	**07/27/2007**	$132,000	$132,000	2,418	7/4/2	2005	4,530 SF	
.03Mi.	**1934 PATRIOT ST**	**03/13/2015**	$134,080	$134,080	2,398	7/4/2	2005	4,530 SF	
.03Mi.	**1919 PATRIOT ST**	**09/19/2005**	$127,600	$127,600	2,218	7/4/2	2005	5,053 SF	
.03Mi.	**1948 PATRIOT ST**	**01/31/2011**	$136,670	$136,670	2,868	7/4/2	2005	4,530 SF	
.04Mi.	**1924 PATRIOT ST**	**05/10/2006**	$133,800	$133,800	2,206	7/4/2	2005	4,574 SF	
.04Mi.	**1954 PATRIOT ST**	**05/01/2020**	$144,720	$144,720	2,218	7/4/2	2005	4,530 SF	
.04Mi.	**1965 PATRIOT ST**	**09/10/2020**	$134,080	$134,080	2,706	8/4/2	2005	4,530 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	45.1 years old	Households:	9,847
Median Household Income:	$88,667	Households w/Family:	68%
Household Income Per Capita:	$41,394	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Spring Grove Area School District	Students:	3,872
Number of Schools:	6	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.11Mi.	**Spring Grove Area Intermediate School** Number of Students: 608 Student-Teacher Ratio: 15.83	C-	Public	5 - 6
1.13Mi.	**New Salem Elementary School** Number of Students: 403 Student-Teacher Ratio: 15.35	B	Public	KG - 4
4.02Mi.	**Spring Grove Area Middle School** Number of Students: 650 Student-Teacher Ratio: 15.02	C+	Public	7 - 8
4.48Mi.	**Spring Grove Area High School** Number of Students: 1,163 Student-Teacher Ratio: 14.31 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **1939 PATRIOT ST, YORK, PA 17408-9201** 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	99%	SIMILAR
BURGLARY	74%	NOTABLY LOWER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	69%	NOTABLY LOWER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	84%	LOWER
MURDER	78%	LOWER
OVERALL	70%	NOTABLY LOWER

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Disaster Alerts

No alerts noted

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