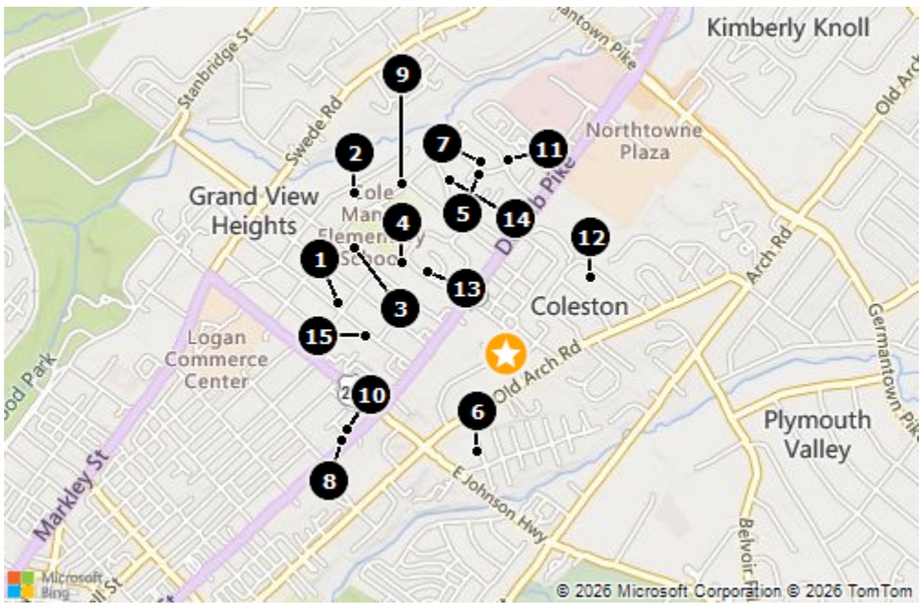
ICE SiteX Report

OrderID: 98388241

SiteX Property Information Report



Subject Property Location

2029 BIRCHWOOD DR, NORRISTOWN, PA 19401-2039

County:	**MONTGOMERY PA**	Census Tract:	420912033.033000
Property Use:	Single Family Residential	Zoning:	AR
Parcel Number:	33-00-00706-00-8	Thomas Bros Pg-Grid:	

Valuation

Value:	**$491,000**	FSD:	13	Common Confidence Score:	53
Value Range:	$427,170 - $554,830	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1998	Tax Rate Code Area:	
Assd Land Value:	$52,980	Market Land Value:	$52,980	Tax Year:	2025
Assd Improvement:	$93,770	Market Improvment Value:	$93,770	Total Taxable Value:	$7,085
Total Assessed Value:	$146,750	Total Assessor Market Value:	$146,750	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 22 Block: 028 District: 33
City/Muni/Twp: EAST NORRITON

Property Characteristics

Lot Size:	21,401 SF	Bedrooms:	4	Pool:	
Building Area:	2061 SF	Baths:	1	Fireplace:	1
Year Built:	1962	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	None	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Colonial	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	N

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/20/2015	Sales Price:	$15,000
Document #:	2015088594 BK-PG 13224-01239	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/16/2015	Loan Amount:	N/A
Document #:	2015086938 BK-PG 14043-2220	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: EAST NORRITON			

Prior Transfer

Recording Date:	05/31/2013	Sales Price:	$232,222
Document #:	2013058041 BK-PG 13224-1231	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/16/2013	Loan Amount:	N/A
Document #:	2013052583 BK-PG 13594-2054	Loan Type:	Unknown
TD Due Date:		Type Finance:	

ICE SiteX Report

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Legal Description:
City/Muni/Twp: EAST NORRITON

Prior Transfer

Recording Date:	02/02/2012	Sales Price:	$206,000
Document #:	2012011010 BK-PG 11618-0145	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/23/2012	Sales Price:	$35,000
Document #:	2012007263 BK-PG 12350-0431	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/05/2012	Loan Amount:	N/A
Document #:	2012001276 BK-PG 13224-1239	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	01/05/2012	Loan Amount:	N/A
Document #:	2012001274 BK-PG 13224-1231	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	03/17/2008	Loan Amount:	N/A
Document #:	2008026390 BK-PG 12350-0431	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/10/2006	Sales Price:	$206,000
Document #:	2006056485 BK-PG 11618-0145	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/17/2005	Loan Amount:	N/A
Document #:	2005150276 BK-PG 11618-0145	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/07/1999	Sales Price:	$167,000
Document #:	22163 BK-PG 5291-1585	Type of Sale:	Full Amount on Deed
Contract Date:	07/23/1999		
Document Type:			

Legal Description:
Lot: 22 Subdivision: PLAN THEREOF BIRCHWOOD FARMS
City/Muni/Twp: EAST NORRITON

Prior Transfer

Recording Date:	07/23/1999	Sales Price:	$167,000
Document #:	BK-PG 5291 -1585	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 22 Block: 028 District: 33
City/Muni/Twp: EAST NORRITON

Area Sales Analysis

Total Area Sales	$6,498,225	Median # of Bedrooms	3
Median Lot Size	10,001 SF	Median # of Baths	1
Median Living Area	1,640 SF	Median Year Built	1954
Price Range - 2 Yrs	$307,000 to $650,000	Age Range	25 years to 100 years
Median Value	$435,000	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**202 HANCOCK AVE NORRISTOWN, PA 19401-1920**	07/14/2026	$435,000	$270	1608	6/3/1	1939	8,999 SF	
		APN: 33-00-03499-00-5 Document #: 2026039929 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 258&259 Subdivision: GRAND VIEW HEIGHTS MapRef: MB 606 PG 600 Abbreviated Description: Lot:258&259 Subdivision:GRAND VIEW HEIGHTS Map Ref:MB 606 PG 600City/Muni/Twp:EAST NORRITON City/Muni/Twp: EAST NORRITON								
2	.55Mi.	**2314 COLES BLVD NORRISTOWN, PA 19401-1975**	06/26/2026	$510,000	$203	2510	6/3/2	1956	12,502 SF	
		APN: 33-00-01477-00-2 Document #: 2026035573 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: COLES BOULEVARD EXTENSION Abbreviated Description: Lot:10 Subdivision:COLES BOULEVARD EXTENSION City/Muni/Twp:EAST NORRITON City/Muni/Twp: EAST NORRITON								
3	.46Mi.	**208 MONTGOMERY AVE**	06/25/2026	$475,000	$256	1854	7/4/2	1941	15,398 SF	

ICE SiteX Report

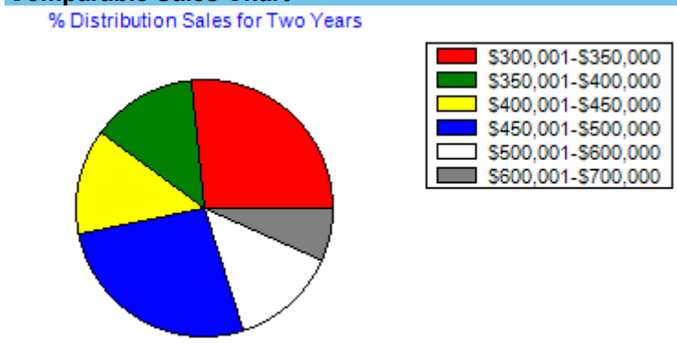
OrderID: 98388241

		NORRISTOWN, PA 19401-1953							
	APN: 33-00-05878-00-2 Document #: 2026035488 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST NORRITON City/Muni/Twp: EAST NORRITON								
4	.35Mi.	**20 CRIMSON DR**	06/23/2026	$650,000	$191	3399	9/4/2	2001	16,527 SF
		NORRISTOWN, PA 19401-1834							
	APN: 33-00-01846-76-7 Document #: 2026034958 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: AUTUMN RIDGE MapRef: MB A-59 PG 166&167 Abbreviated Description: Lot:16 Subdivision:AUTUMN RIDGE Map Ref:MB A-59 PG 166&167City/Muni/Twp:EAST NORRITON City/Muni/Twp: EAST NORRITON								
5	.45Mi.	**1 VALLEY VIEW CIR**	06/05/2026	$432,825	$297	1456	6/3/1	1954	10,402 SF
		NORRISTOWN, PA 19401-1812							
	APN: 33-00-10123-00-5 Document #: 2026032057 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 97 Subdivision: DEKALB MANOR MapRef: MB 2331 PG 601 Abbreviated Description: Lot:97 Subdivision:DEKALB MANOR Map Ref:MB 2331 PG 601City/Muni/Twp:EAST NORRITON City/Muni/Twp: EAST NORRITON								
6	.25Mi.	**219 CONNOR ST**	05/21/2026	$324,900	$285	1140	6/3/2	1926	3,276 SF
		NORRISTOWN, PA 19401-2119							
	APN: 33-00-01765-00-2 Document #: 2026029145 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 16 Subdivision: NORRISTOWN HEIGHTS Abbreviated Description: Lot:19 Block:16 Subdivision:NORRISTOWN HEIGHTS City/Muni/Twp:EAST NORRITON City/Muni/Twp: EAST NORRITON								
7	.48Mi.	**107 VALLEY VIEW RD**	05/18/2026	$398,000	$355	1120	5/3/1	1952	8,102 SF
		NORRISTOWN, PA 19401-1801							
	APN: 33-00-10159-00-5 Document #: 2026028110 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 144 Subdivision: DEKALB MANOR Abbreviated Description: Lot:144 Subdivision:DEKALB MANOR City/Muni/Twp:EAST NORRITON TOWNSHIP City/Muni/Twp: EAST NORRITON TOWNSHIP								
8	.46Mi.	**24 CARRIAGE LN**	05/13/2026	$469,500	$195	2396	7/3/2	1966	9,100 SF
		NORRISTOWN, PA 19401-3055							
	APN: 13-00-06608-00-3 Document #: 2026027220 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 MapRef: MB B-43 PG 2 Abbreviated Description: Lot:1 Map Ref:MB B-43 PG 2City/Muni/Twp:NORRISTOWN City/Muni/Twp: NORRISTOWN								
9	.5Mi.	**2427 SPRINGVIEW RD**	04/27/2026	$380,000	$339	1120	5/2/1	1954	7,701 SF
		NORRISTOWN, PA 19401-1958							
	APN: 33-00-08035-00-5 Document #: 2026023640 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Subdivision: DEKALB MANOR MapRef: MB 2331 PG 601 Abbreviated Description: Lot:40 Subdivision:DEKALB MANOR Map Ref:MB 2331 PG 601City/Muni/Twp:EAST NORRITON TOWNSHIP City/Muni/Twp: EAST NORRITON TOWNSHIP								
10	.44Mi.	**23 CARRIAGE LN**	04/14/2026	$465,000	$184	2524	7/3/2	1966	8,581 SF
		NORRISTOWN, PA 19401-3055							
	APN: 13-00-06616-00-4 Document #: 2026020498 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 MapRef: MB B-13 PG 2 Abbreviated Description: Lot:5 Map Ref:MB B-13 PG 2City/Muni/Twp:NORRISTOWN City/Muni/Twp: NORRISTOWN								
11	.49Mi.	**103 COLONIAL DR**	03/17/2026	$308,000	$254	1210	6/3/1	1954	11,901 SF
		NORRISTOWN, PA 19401-1804							
	APN: 33-00-01636-00-5 Document #: 2026014519 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 69 Subdivision: DEKALB MANOR MapRef: MB 2331 PG 601 Abbreviated Description: Lot:69 Subdivision:DEKALB MANOR Map Ref:MB 2331 PG 601City/Muni/Twp:EAST NORRITON TOWNSHIP City/Muni/Twp: EAST NORRITON TOWNSHIP								
12	.28Mi.	**2306 CAROL LN**	01/28/2026	$453,000	$269	1680	7/3/1	1982	15,372 SF
		NORRISTOWN, PA 19401-2062							
	APN: 33-00-01262-16-3 Document #: 2026004722 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: VILLAGE EAST MapRef: MB A-34 PG 94 Abbreviated Description: Lot:9 Subdivision:VILLAGE EAST Map Ref:MB A-34 PG 94City/Muni/Twp:EAST NORRITON TOWNSHIP City/Muni/Twp: EAST NORRITON TOWNSHIP								
13	.28Mi.	**9 CRIMSON DR**	12/01/2025	$575,000	$256	2239	9/4/2	2001	10,001 SF
		NORRISTOWN, PA 19401-1828							
	APN: 33-00-01846-13-7 Document #: 2025066547 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: AUTUMN RIDGE MapRef: MB A-59 PG 166&167 Abbreviated Description: Lot:45 Subdivision:AUTUMN RIDGE Map Ref:MB A-59 PG 166&167City/Muni/Twp:EAST NORRITON City/Muni/Twp: EAST NORRITON								
14	.46Mi.	**111 LAFAYETTE RD**	11/24/2025	$315,000	$281	1120	5/3/1	1954	7,601 SF
		NORRISTOWN, PA 19401-1806							
	APN: 33-00-05026-00-8 Document #: 2025065599 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 112 Subdivision: DEKALK MANOR MapRef: MB 2331 PG 601 Abbreviated Description: Lot:112 Subdivision:DEKALK MANOR Map Ref:MB 2331 PG 601City/Muni/Twp:EAST NORRITON TOWNSHIP City/Muni/Twp: EAST NORRITON TOWNSHIP								
15	.37Mi.	**107 HANCOCK AVE**	11/20/2025	$307,000	$187	1640	7/4/1	1935	18,796 SF
		NORRISTOWN, PA 19401-1940							
	APN: 33-00-03439-00-2 Document #: 2025064881 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST NORRITON City/Muni/Twp: EAST NORRITON								

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.	**2029 BIRCHWOOD DR**	**07/23/1999**	$146,750	$146,750	2,061	9/4/1	1962	21,401 SF	
.02Mi.	**2031 BIRCHWOOD DR**	**08/30/2018**	$149,500	$149,500	2,084	9/4/1	1962	18,500 SF	Yes
.02Mi.	**2027 BIRCHWOOD DR**	**02/14/2018**	$144,290	$144,290	1,741	8/4/2	1962	19,001 SF	
.03Mi.	**12 BIRCHWOOD CIR**	**06/13/2024**	$152,320	$152,320	1,688	8/4/1	1962	19,502 SF	
.04Mi.	**2033 BIRCHWOOD DR**	**11/07/2012**	$146,260	$146,260	1,832	8/4/1	1962	19,301 SF	
.05Mi.	**2022 BIRCHWOOD DR**	**12/01/1970**	$157,500	$157,500	2,207	8/4/1	1962	18,700 SF	Yes
.05Mi.	**2020 BIRCHWOOD DR**	**11/18/2005**	$148,150	$148,150	2,074	8/4/2	1962	15,198 SF	
.05Mi.	**10 BIRCHWOOD CIR**	**08/25/1999**	$146,620	$146,620	1,677	8/4/1	1962	15,002 SF	
.05Mi.	**2024 BIRCHWOOD DR**	**01/01/1963**	$141,960	$141,960	1,741	8/4/1	1960	17,999 SF	
.06Mi.	**2 BIRCHWOOD CIR**	**10/29/2021**	$142,730	$142,730	1,677	5/3/1	1962	17,598 SF	
.06Mi.	**2018 BIRCHWOOD DR**	**07/06/2021**	$137,610	$137,610	1,645	8/4/1	1962	14,000 SF	
.07Mi.	**2101 OLD ARCH RD**	**04/27/2022**	$128,460	$128,460	1,931	6/3/1	1962	15,499 SF	
.07Mi.	**2063 OLD ARCH RD**	**12/20/2015**	$134,000	$134,000	1,677	8/4/1	1962	17,899 SF	
.07Mi.	**2103 OLD ARCH RD**	**01/22/1998**	$138,320	$138,320	1,677	8/4/1	1962	15,899 SF	
.08Mi.	**2023 BIRCHWOOD DR**	**05/13/2010**	$141,430	$141,430	1,677	8/4/1	1962	15,002 SF	
.08Mi.	**8 BIRCHWOOD CIR**	**01/06/2016**	$139,090	$139,090	1,876	8/4/1	1962	24,202 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **2029 BIRCHWOOD DR, NORRISTOWN, PA 19401-2039** 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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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Data deemed reliable, but not guaranteed.
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