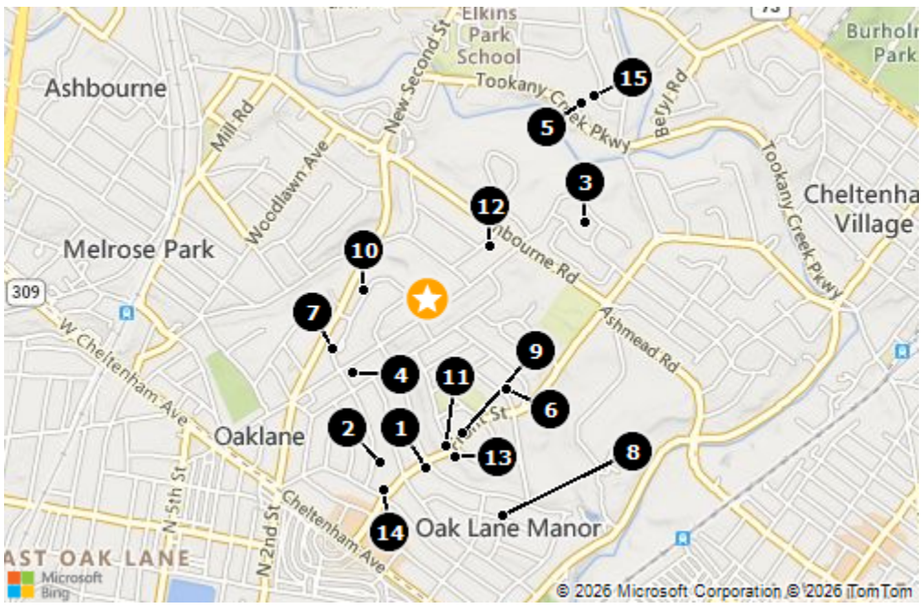
ICE SiteX Report

OrderID: 98729975

SiteX Property Information Report



Subject Property Location

205 BARCLAY CIR, CHELTENHAM, PA 19012-1001

County:	**MONTGOMERY PA**	Census Tract:	420912022.023004
Property Use:	Single Family Residential	Zoning:	R4
Parcel Number:	31-00-01465-00-7	Thomas Bros Pg-Grid:	

Valuation

Value:	**$530,000**	FSD:	8	Common Confidence Score:	72
Value Range:	$487,600 - $572,400	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1998	Tax Rate Code Area:	
Assd Land Value:	$56,687	Market Land Value:	$56,687	Tax Year:	2025
Assd Improvement:	$128,313	Market Improvment Value:	$128,313	Total Taxable Value:	$13,075
Total Assessed Value:	$185,000	Total Assessor Market Value:	$185,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 092 District: 31
City/Muni/Twp: CHELTENHAM

Property Characteristics

Lot Size:	11,800 SF	Bedrooms:	4	Pool:	
Building Area:	3293 SF	Baths:	2	Fireplace:	Yes
Year Built:	1962	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	
Number of Units:	1	Garage Type:	Underground	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	N

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/09/2025	Sales Price:	$208,160
Document #:	2025056780 BK-PG 13491-1918	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/21/2015	Sales Price:	$208,160
Document #:	2015096194 BK-PG 13491-1918	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/04/2013	Sales Price:	$212,000
Document #:	2013001190 BK-PG 05860-0627	Type of Sale:	Full Amount on Deed
Contract Date:	12/28/2012		
Document Type:			
Legal Description:			
Lot: 2 Section: 1			
City/Muni/Twp: CHELTENHAM			

Prior Transfer

Recording Date:	12/28/2012	Sales Price:	$212,000
Document #:	BK-PG 5860 -627	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98729975

Document Type:
Legal Description:
Lot: 2 Block: 092 District: 31
City/Muni/Twp: CHELTENHAM

Area Sales Analysis

Total Area Sales	$7,049,900	Median # of Bedrooms	4
Median Lot Size	11,901 SF	Median # of Baths	2
Median Living Area	2,171 SF	Median Year Built	1954
Price Range - 2 Yrs	$300,000 to $735,000	Age Range	4 years to 78 years
Median Value	$450,000	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**7617 FRONT ST** **CHELTENHAM, PA 19012-1425**	08/07/2026	$399,000	$219	1819	7/4/2	1951	11,966 SF	
		APN: 31-00-10801-00-4 Document #: 2026046036 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 327 Abbreviated Description: Lot:327 City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM								
2	.42Mi.	**7411 BARCLAY RD** **CHELTENHAM, PA 19012-1302**	08/07/2026	$300,000	$197	1520	7/3/2	1948	8,834 SF	
		APN: 31-00-01603-00-4 Document #: 2026046102 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM								
3	.43Mi.	**1045 MILES CT** **CHELTENHAM, PA 19012-1327**	07/24/2026	$735,000	$182	4019	9/4/3	2022	9,897 SF	
		APN: 31-00-00688-93-6 Document #: 2026043038 Document Type: Price Code: D Land Use: Single Family Residential Legal: Legal Unit: 38 MapRef: MB 6295 PG 2226 Abbreviated Description: Legal Unit:38 Map Ref:MB 6295 PG 2226City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM								
4	.26Mi.	**7603 OAK LANE RD** **CHELTENHAM, PA 19012-1010**	07/16/2026	$450,000	$279	1612	7/4/1	1949	7,802 SF	
		APN: 31-00-21160-00-4 Document #: 2026040571 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 123 Abbreviated Description: Lot:123 City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM								
5	.61Mi.	**111 TOOKANY CREEK PKWY** **CHELTENHAM, PA 19012-1107**	07/02/2026	$530,000	$202	2623	9/4/2	1950	38,002 SF	Yes
		APN: 31-00-26200-00-4 Document #: 2026037223 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM								
6	.29Mi.	**107 HILLDALE RD** **CHELTENHAM, PA 19012-1315**	06/23/2026	$457,500	$216	2111	7/3/2	1955	8,189 SF	
		APN: 31-00-14860-00-4 Document #: 2026034758 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: OAK LANE MANOR SECTION 8 MapRef: MB 2308 PG 601 Abbreviated Description: Subdivision:OAK LANE MANOR SECTION 8 Map Ref:MB 2308 PG 601City/Muni/Twp:CHELTENHAM TOWNSHIP City/Muni/Twp: CHELTENHAM TOWNSHIP								
7	.27Mi.	**245 BARCLAY CIR** **CHELTENHAM, PA 19012-1031**	06/03/2026	$570,000	$161	3519	11/6/3	1965	11,901 SF	
		APN: 31-00-01525-00-1 Document #: 2026031347 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Section: 3 MapRef: MB A7 PG 48 Abbreviated Description: Lot:24 Section:3 Map Ref:MB A7 PG 48City/Muni/Twp:CHELTENHAM TOWNSHIP City/Muni/Twp: CHELTENHAM TOWNSHIP								
8	.56Mi.	**19 EDGEMOOR RD** **CHELTENHAM, PA 19012-1804**	05/12/2026	$440,000	$237	1856	8/4/2	1954	10,498 SF	
		APN: 31-00-08896-00-1 Document #: 2026026936 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 MapRef: MB 2339 PG 601 Abbreviated Description: Lot:29 Map Ref:MB 2339 PG 601City/Muni/Twp:CHELTENHAM TOWNSHIP City/Muni/Twp: CHELTENHAM TOWNSHIP								
9	.34Mi.	**7620 FRONT ST** **CHELTENHAM, PA 19012-1430**	01/08/2026	$490,000	$225	2171	7/3/2	1954	9,601 SF	
		APN: 31-00-10876-00-1 Document #: 2026001266 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: OAK LANE MANOR SECTION NO 8 MapRef: MB 2308 PG 601 Abbreviated Description: Subdivision:OAK LANE MANOR SECTION NO 8 Map Ref:MB 2308 PG 601City/Muni/Twp:CHELTENHAM TOWNSHIP City/Muni/Twp: CHELTENHAM TOWNSHIP								
10	.17Mi.	**227 BARCLAY CIR** **CHELTENHAM, PA 19012-1001**	01/06/2026	$499,900	$187	2664	8/4/2	1966	12,602 SF	
		APN: 31-00-01498-00-1 Document #: 2026000609 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 MapRef: MB A-7 PG 47 Abbreviated Description: Lot:15 Map Ref:MB A-7 PG 47City/Muni/Twp:CHELTENHAM TOWNSHIP City/Muni/Twp: CHELTENHAM TOWNSHIP								
11	.37Mi.	**100 BONCOUER RD** **CHELTENHAM, PA 19012-1322**	12/30/2025	$450,000	$207	2171	7/3/2	1954	20,094 SF	
		APN: 31-00-02842-00-7 Document #: 2025073688 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 694 Abbreviated Description: Lot:694 City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM								
12	.2Mi.	**7815 GAYLE RD** **CHELTENHAM, PA 19012-1005**	12/18/2025	$400,000	$143	2782	9/4/2	1951	10,010 SF	
		APN: 31-00-10930-00-1 Document #: 2025071345 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Abbreviated Description: Lot:56 City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM								
13	.4Mi.	**60 BONCOUER RD** **CHELTENHAM, PA 19012-1431**	10/27/2025	$450,000	$207	2171	7/3/2	1954	14,850 SF	Yes

ICE SiteX Report

OrderID: 98729975

APN: 31-00-02839-00-1 Document #: 2025060254
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: OAK LANE MANOR MapRef: MB 2308 PG 601 Abbreviated Description: Subdivision:OAK LANE MANOR Map Ref:MB 2308 PG 601City/Muni/Twp:CHELTENHAM TOWNSHIP City/Muni/Twp: CHELTENHAM TOWNSHIP

14	.49Mi.	**7600 FRONT ST** **CHELTENHAM, PA 19012-1406**	10/23/2025	$445,000	$211	2104	7/3/2	1950	13,761 SF

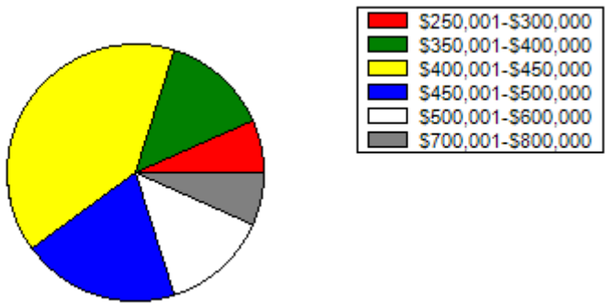
APN: 31-00-10846-00-4 Document #: 2025059468
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 167 Subdivision: OAK AND MANOR Abbreviated Description: Lot:167 Subdivision:OAK AND MANOR City/Muni/Twp:CHELTENHAM TOWNSHIP City/Muni/Twp: CHELTENHAM TOWNSHIP

15	.65Mi.	**8008 HAMMOND RD** **CHELTENHAM, PA 19012-1210**	10/10/2025	$433,500	$194	2226	5/3/2	1951	16,000 SF

APN: 31-00-13153-00-1 Document #: 2025057148
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: MapRef: MB 6183 PG 182 Abbreviated Description: Map Ref:MB 6183 PG 182City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM

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.	**205 BARCLAY CIR**	**12/28/2012**	$185,000	$185,000	3,293	10/4/2	1962	11,800 SF	
.02Mi.	**207 BARCLAY CIR**	**10/18/2023**	$196,270	$196,270	3,317	8/4/2	1962	11,901 SF	
.02Mi.	**201 BARCLAY CIR**	**05/17/2013**	$179,680	$179,680	2,631	9/4/2	1962	17,899 SF	
.03Mi.	**7706 OAK LANE RD**	**10/23/2015**	$150,800	$150,800	2,364	6/2/1	1956	31,598 SF	
.03Mi.	**209 BARCLAY CIR**	**01/15/2003**	$179,420	$179,420	3,369	12/5/2	1962	12,179 SF	
.05Mi.	**206 BARCLAY CIR**	**05/07/2019**	$194,160	$194,160	3,120	9/5/2	1962	13,800 SF	
.05Mi.	**211 BARCLAY CIR**	**10/19/2009**	$171,240	$171,240	2,716	8/4/2	1962	12,179 SF	
.05Mi.	**7708 OAK LANE RD**	**07/09/2021**	$175,000	$175,000	2,088	6/3/2	1898	1 SF	Yes
.06Mi.	**1109 COVENTRY RD**	**06/19/2024**	$170,400	$170,400	2,815	6/4/3	1951	25,500 SF	
.06Mi.	**7639 OAK LANE RD**	**12/30/2021**	$123,060	$123,060	1,692	6/3/1	1950	8,451 SF	
.06Mi.	**7641 OAK LANE RD**	**04/15/2014**	$118,790	$118,790	1,802	7/4/1	1952	8,451 SF	
.06Mi.	**1111 COVENTRY RD**	**04/15/2013**	$129,190	$129,190	1,744	7/3/2	1951	28,000 SF	
.06Mi.	**7628 OAK LANE RD**	**07/18/1996**	$164,510	$164,510	2,396	8/4/2	1964	10,202 SF	
.06Mi.	**7637 OAK LANE RD**	**03/01/2016**	$122,120	$122,120	1,544	7/4/2	1950	8,451 SF	
.06Mi.	**7643 OAK LANE RD**	**06/05/2023**	$130,540	$130,540	1,692	6/3/1	1952	14,209 SF	
.06Mi.	**1113 COVENTRY RD**	**11/21/2023**	$196,640	$196,640	2,116	8/4/3	1951	29,599 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	39.5 years old	Households:	2,567
Median Household Income:	$118,725	Households w/Family:	71%
Household Income Per Capita:	$52,552	Households w/Family Married:	59%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	38%

School District

School District Zone:	Cheltenham Township School District	Students:	4,176
Number of Schools:	7	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.02Mi.	**Cheltenham High School** Number of Students: 1,450	C	Public	9 - 12

ICE SiteX Report

OrderID: 98729975

Student-Teacher Ratio: 13.61
Advanced Placement: Yes

2.60Mi. **Cedarbrook Middle School** Number of Students: 672 Student-Teacher Ratio: 11.38		C-	Public	5 - 8
0.37Mi. **Cheltenham Elementary School** Number of Students: 406 Student-Teacher Ratio: 12.12		D+	Public	KG - 4
0.67Mi. **Elkins Park School** Number of Students: 569 Student-Teacher Ratio: 10.94		C+	Public	5 - 6

Flood Report

The Subject Property of **205 BARCLAY CIR, CHELTENHAM, PA 19012-1001** 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	107%	SIMILAR
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	44%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	109%	SIMILAR
MURDER	75%	NOTABLY LOWER
OVERALL	56%	NOTABLY LOWER

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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