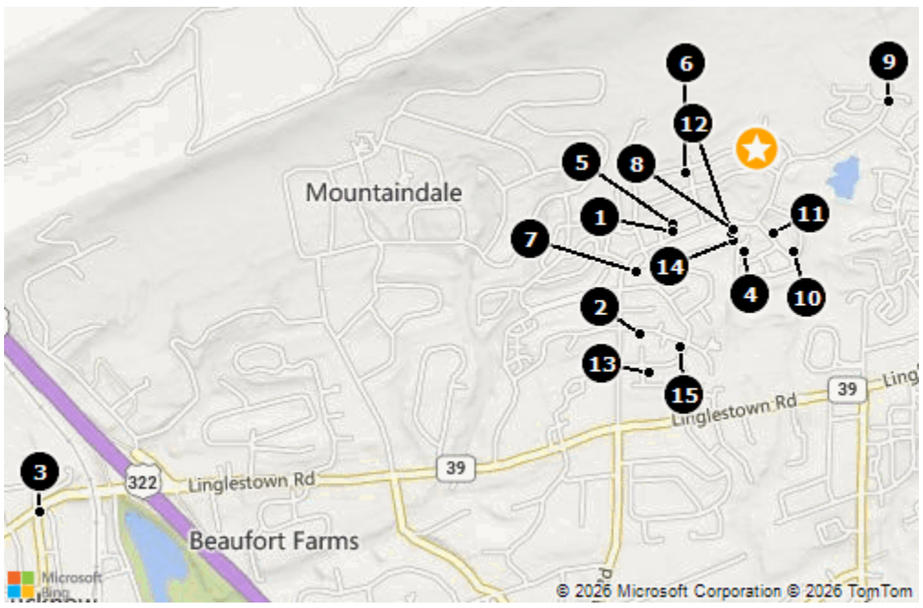
ICE SiteX Report

OrderID: 97709336

SiteX Property Information Report



Subject Property Location

2237 CHATHAM WAY, HARRISBURG, PA 17110-3958

County:	**DAUPHIN PA**	Census Tract:	420430219.012015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	62-091-024	Thomas Bros Pg-Grid:	

Valuation

Value:	**$490,000**	FSD:	15	Common Confidence Score:	47
Value Range:	$416,500 - $563,500	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	62
Assd Land Value:	$50,700	Market Land Value:	$50,700	Tax Year:	2026
Assd Improvement:	$187,000	Market Improvment Value:	$187,000	Total Taxable Value:	$9,133
Total Assessed Value:	$237,700	Total Assessor Market Value:	$237,700	Delinquent Year:	
				Tax Account ID:	620910240000000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 62 Map Ref: MAP 62-091
City/Muni/Twp: SUSQUEHANNA TOWNSHIP

Property Characteristics

Lot Size:	12,197 SF	Bedrooms:	3	Pool:	
Building Area:	2298 SF	Baths:	2	Fireplace:	1
Year Built:	2009	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/20/2025	Sales Price:	$513,000
Document #:	20250019086 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/29/2024	Sales Price:	N/A
Document #:	20240010968 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 62 Map Ref: MAP 62-091
City/Muni/Twp: SUSQUEHANNA TOWNSHIP

Prior Transfer

Recording Date:	05/29/2024	Sales Price:	N/A
Document #:	20240010968 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/25/2024		
Document Type:			

Legal Description:
Subdivision: THE ESTATES AT MARGARETS GROVE Legal Unit: 24 Map Ref: DOC 20080011058
City/Muni/Twp: SUSQUEHANNA TOWNSHIP

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Prior Transfer

Recording Date:	05/10/2024	Sales Price:	$341,599
Document #:	20240009448 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/26/2021	Loan Amount:	N/A
Document #:	20210009998 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Subdivision: THE ESTATES AT MARGARETS GROVE Legal Unit: 24
City/Muni/Twp: SUSQUEHANNA TOWNSHIP

Prior Transfer

Recording Date:	10/09/2017	Sales Price:	$100,000
Document #:	20170026530 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/23/2017	Sales Price:	$358,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/02/2014	Loan Amount:	N/A
Document #:	20140012544 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Subdivision: ESTATES AT MARGARETS GROVE Legal Unit: 24
City/Muni/Twp: SUSQUEHANNA

Prior Transfer

Recording Date:	10/14/2009	Sales Price:	$384,000
Document #:	200934454 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/03/2009		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$5,044,800	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	2
Median Living Area	1,914 SF	Median Year Built	2004
Price Range - 2 Yrs	$170,000 to $485,000	Age Range	1 years to 48 years
Median Value	$335,900	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**2204 CONTINENTAL DR HARRISBURG, PA 17110-3464**	05/26/2026	$450,000	$179	2508	/4/2	1992	8,276 SF	
		APN: 62-060-261 Document #: 20260012058 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: DEER PATH WOODS PHASE III SECTION 5 MapRef: MB 1821 PG 218 Abbreviated Description: Subdivision:DEER PATH WOODS PHASE III SECTION 5 Map Ref:MB 1821 PG 218City/Muni/Twp:SUSQUEHANNA TOWNSHIP City/Muni/Twp: SUSQUEHANNA TOWNSHIP								
2	.54Mi.	**2009 LAUREL GLEN DR HARRISBURG, PA 17110-3433**	04/30/2026	$310,000	$181	1704	/3/1	1983	8,276 SF	
		APN: 62-060-072 Document #: 20260009951 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 72 Subdivision: DEER PATH WOODS MapRef: MB A VOL 3 PG 11-B Abbreviated Description: Lot:72 Subdivision:DEER PATH WOODS Map Ref:MB A VOL 3 PG 11-BCity/Muni/Twp:SUSQUEHANNA City/Muni/Twp: SUSQUEHANNA								
3	.48Mi.	**233 SILVER LEAF RDG HARRISBURG, PA 17110-3973**	04/23/2026	$170,000	$113	1500	/3/2	2004	871 SF	
		APN: 62-085-051 Document #: 20260009250 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUSQUEHANNA TOWNSHIP City/Muni/Twp: SUSQUEHANNA TOWNSHIP								
4	.26Mi.	**2301 MANDARIN CT HARRISBURG, PA 17110-3358**	04/15/2026	$351,000	$183	1914	/3/2	2009	5,593 SF	
		APN: 62-090-024 Document #: 20260008585 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: THE TOWNES AT MARGARETS GROVE Legal Unit: 11-E MapRef: DOC 20070039097 Abbreviated Description: Subdivision:THE TOWNES AT MARGARETS GROVE Legal Unit:11-E Map Ref:DOC 20070039097City/Muni/Twp:SUSQUEHANNA TOWNSHIP City/Muni/Twp: SUSQUEHANNA TOWNSHIP								
5	.28Mi.	**4709 LAUREL RIDGE DR HARRISBURG, PA 17110-3459**	04/03/2026	$430,000	$209	2050	/4/2	1995	7,405 SF	
		APN: 62-060-259 Document #: 20260007636 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 258 Section: 5 Subdivision: DEER PATH WOODS PHASE III MapRef: MB W VOL 4 PG 6 Abbreviated Description: Lot:258 Section:5 Subdivision:DEER PATH WOODS PHASE III Map Ref:MB W VOL 4 PG 6City/Muni/Twp:SUSQUEHANNA City/Muni/Twp: SUSQUEHANNA								
6	.19Mi.	**2125 CHATHAM WAY HARRISBURG, PA 17110-3961**	03/31/2026	$430,000	$202	2128	/4/2	2002	11,761 SF	V
		APN: 62-077-033 Document #: 20260007177 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: DEER PATH WOODSPHASE 4 SECTION IIC MapRef: VOL 7 PG 90&91 Abbreviated Description: Lot:33 Subdivision:DEER PATH WOODSPHASE 4 SECTION IIC Map Ref:VOL 7 PG 90&91City/Muni/Twp:SUSQUEHANNA City/Muni/Twp: SUSQUEHANNA

7	.43Mi.	**4700 CHATHAM WAY** **HARRISBURG, PA 17110-3491**	02/27/2026	$350,000	$164	2128	/4/2	1988	10,890 SF

APN: 62-060-240 Document #: 20260004684
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 222 Subdivision: DEER PATH WOODS PHASE III SECTION 4 MapRef: MB J PG 97 Abbreviated Description: Lot:222 Subdivision:DEER PATH WOODS PHASE III SECTION 4 Map Ref:MB J PG 97City/Muni/Twp:SUSQUEHANNA City/Muni/Twp: SUSQUEHANNA

8	.21Mi.	**4654 MARGARETS DR** **HARRISBURG, PA 17110-3362**	02/18/2026	$273,000	$176	1546	/3/2	2011	5,593 SF

APN: 62-090-062 Document #: 20260003758
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: D Subdivision: THE TOWNES AT MARGARETS GROVE A PLANNED COMMUNITY Phase No: I Legal Unit: 1-D MapRef: MB K PG 67 Abbreviated Description: Lot:D Subdivision:THE TOWNES AT MARGARETS GROVE A PLANNED COMMUNITY Phase No:I Legal Unit:1-D Map Ref:MB K PG 67City/Muni/Twp:SUSQUEHANNA TOWNSHIP City/Muni/Twp: SUSQUEHANNA TOWNSHIP

9	.13Mi.	**2312 CONTINENTAL DR** **HARRISBURG, PA 17110-3599**	12/03/2025	$485,000	$195	2485	/4/3	2025	28,314 SF

APN: 62-091-004 Document #: 20250028164
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: THE ESTATES AT MARGARETS GROVE A PLANNED COMMUNITY Legal Unit: 4 MapRef: DOC 20080011058 Abbreviated Description: Subdivision:THE ESTATES AT MARGARETS GROVE A PLANNED COMMUNITY Legal Unit:4 Map Ref:DOC 20080011058City/Muni/Twp:SUSQUEHANNA TOWNSHIP City/Muni/Twp: SUSQUEHANNA TOWNSHIP

10	.27Mi.	**4607 HAMLIN LN** **HARRISBURG, PA 17110-3350**	11/21/2025	$335,900	$170	1965	/3/2	2020	5,593 SF

APN: 62-090-222 Document #: 20250027311
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: THE TOWNES AT MARGARETS GROVE A PLANNED COMMUNITY Legal Unit: T-34F MapRef: DOC 20070039097 Abbreviated Description: Subdivision:THE TOWNES AT MARGARETS GROVE A PLANNED COMMUNITY Legal Unit:T-34F Map Ref:DOC 20070039097City/Muni/Twp:SUSQUEHANNA TOWNSHIP City/Muni/Twp: SUSQUEHANNA TOWNSHIP

11	.21Mi.	**4631 HAMLIN LN** **HARRISBURG, PA 17110-3350**	11/19/2025	$369,900	$148	2496	/3/2	2008	5,227 SF

APN: 62-090-019 Document #: 20250027020
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: THE TOWNES AT MARGARETS GROVE Legal Unit: 25-E MapRef: DOC 20070039097 Abbreviated Description: Subdivision:THE TOWNES AT MARGARETS GROVE Legal Unit:25-E Map Ref:DOC 20070039097City/Muni/Twp:SUSQUEHANNA TOWNSHIP City/Muni/Twp: SUSQUEHANNA TOWNSHIP

12	.22Mi.	**4648 MARGARETS DR** **HARRISBURG, PA 17110-3362**	11/19/2025	$280,000	$181	1546	/3/2	2011	5,593 SF

APN: 62-090-059 Document #: 20250027043
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: MARGARETS GROVE A PLANNED COMMUNITY Legal Unit: 1-A MapRef: DOC 20070039097 Abbreviated Description: Subdivision:MARGARETS GROVE A PLANNED COMMUNITY Legal Unit:1-A Map Ref:DOC 20070039097City/Muni/Twp:SUSQUEHANNA City/Muni/Twp: SUSQUEHANNA

13	.61Mi.	**4495 BOLTON NOTCH PL** **HARRISBURG, PA 17110-3413**	10/24/2025	$330,000	$230	1434	/3/1	1978	8,276 SF

APN: 62-060-018 Document #: 20250024849
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: DEER PATH WOODS MapRef: VOL 3 PG 11-B Abbreviated Description: Lot:18 Subdivision:DEER PATH WOODS Map Ref:VOL 3 PG 11-BCity/Muni/Twp:SUSQUEHANNA City/Muni/Twp: SUSQUEHANNA

14	.23Mi.	**4644 MARGARETS DR** **HARRISBURG, PA 17110-3362**	09/19/2025	$280,000	$195	1434	/3/2	2007	5,227 SF

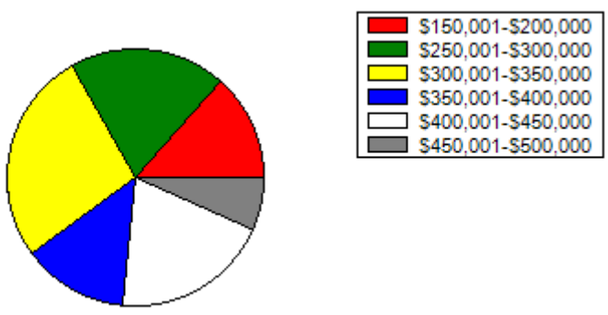
APN: 62-090-005 Document #: 20250021746
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: E Subdivision: TOWNES AT MARGARETS GROVE Phase No: 1 Legal Unit: 2-D MapRef: DOC 20070039097 Abbreviated Description: Lot:E Subdivision:TOWNES AT MARGARETS GROVE Phase No:1 Legal Unit:2-D Map Ref:DOC 20070039097Abbreviated Description:BUILDING 2

15	.52Mi.	**2029 LAUREL GLEN DR** **HARRISBURG, PA 17110-3454**	07/02/2025	$200,000	$109	1831	/3/1	1984	8,712 SF

APN: 62-060-052 Document #: 20250014996
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: DEER PATH WOODS MapRef: MB A PG 11-8 Abbreviated Description: Lot:52 Subdivision:DEER PATH WOODS Map Ref:MB A PG 11-8

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.

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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.	**2237 CHATHAM WAY**	**05/29/2024**	$237,700	$237,700	2,298	/3/2	2009	12,197 SF	
.02Mi.	**2233 CHATHAM WAY**	**09/24/2019**	$239,700	$239,700	2,152	/4/2	2015	11,326 SF	
.02Mi.	**2241 CHATHAM WAY**	**05/12/2015**	$255,600	$255,600	3,360	/4/2	2009	15,682 SF	
.03Mi.	**2232 NORTHVIEW LN**	**07/08/2019**	$265,300	$265,300	2,448	/4/2	2011	27,443 SF	
.03Mi.	**2229 CHATHAM WAY**	**04/01/2013**	$284,000	$284,000	2,772	/5/3	2010	11,326 SF	V
.04Mi.	**2232 CHATHAM WAY**	**05/12/2016**	$277,800	$277,800	3,142	/4/2	2010	13,504 SF	
.04Mi.	**4804 MARGARET LN**	**05/23/2025**	$264,600	$264,600	3,056	/4/2	2009	15,682 SF	
.04Mi.	**2228 NORTHVIEW LN**	**06/20/2024**	$277,300	$277,300	2,977	/4/3	2015	18,731 SF	V
.04Mi.	**2228 CHATHAM WAY**	**06/04/2013**	$222,100	$222,100	2,822	/4/2	2012	12,197 SF	
.04Mi.	**2300 CHATHAM WAY**	**01/14/2010**	$276,600	$276,600	3,250	/4/2	2010	13,504 SF	
.05Mi.	**2225 CHATHAM WAY**	**07/01/2010**	$255,500	$255,500	2,729	/4/2	2010	10,454 SF	
.05Mi.	**2224 CHATHAM WAY**	**10/28/2015**	$257,500	$257,500	2,600	/4/2	2012	12,197 SF	
.05Mi.	**2234 NORTHVIEW LN**	**11/16/2009**	$277,400	$277,400	2,658	/4/2	2009	13,068 SF	Yes
.05Mi.	**2224 NORTHVIEW LN**	**04/15/2019**	$229,300	$229,300	2,198	/4/2	2014	10,890 SF	
.05Mi.	**2301 CHATHAM WAY**	**08/07/2025**	$271,400	$271,400	2,842	/5/3	2010	14,810 SF	
.05Mi.	**4802 MARGARET LN**	**06/01/2010**	$246,400	$246,400	2,276	/4/2	2010	17,424 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	39.5 years old	Households:	12,649
Median Household Income:	$78,033	Households w/Family:	58%
Household Income Per Capita:	$44,492	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Susquehanna Township School District	Students:	3,153
Number of Schools:	4	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.25Mi.	**Susquehanna Township Middle School** Number of Students: 820 Student-Teacher Ratio: 17.47	C+	Public	6 - 8
2.74Mi.	**Sara Lindemuth Primary School** Number of Students: 758 Student-Teacher Ratio: 17.16	NA	Public	KG - 2
0.79Mi.	**Thomas W. Holtzman Elementary School** Number of Students: 792 Student-Teacher Ratio: 16.61	D-	Public	3 - 5
2.84Mi.	**Susquehanna Township High School** Number of Students: 767 Student-Teacher Ratio: 13.28 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **2237 CHATHAM WAY, HARRISBURG, PA 17110-3958** 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	115%	HIGHER
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	98%	SIMILAR
MURDER	106%	SIMILAR
OVERALL	103%	SIMILAR

Disaster Alerts

No alerts noted

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