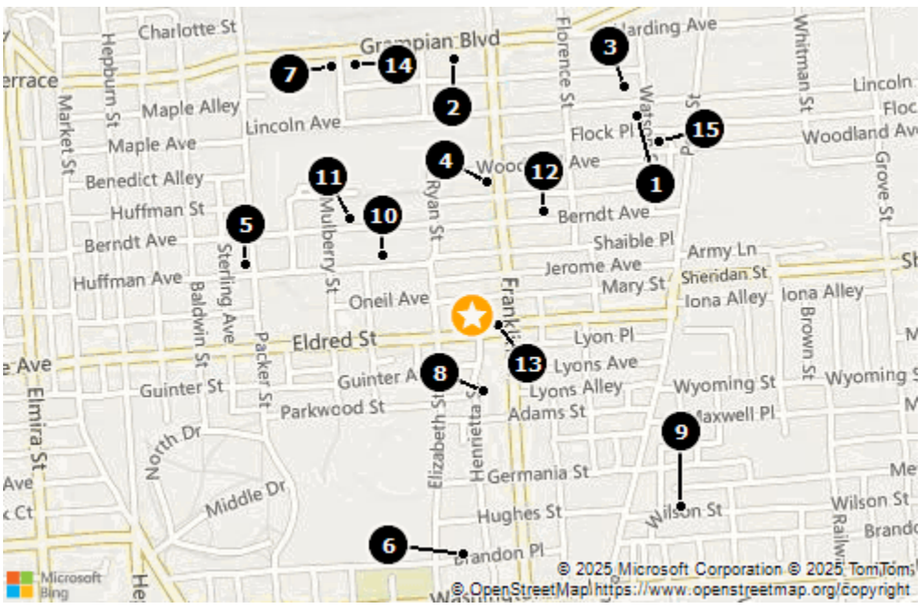
ICE SiteX Report

OrderID: 94044461

SiteX Property Information Report



Subject Property Location

225 ELDRED ST, WILLIAMSPORT, PA 17701-3435

County:	**LYCOMING PA**	Census Tract:	420810001.003072
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	68+,010.0-0407.00-000+	Thomas Bros Pg-Grid:	

Valuation

Value:	**$205,000**	FSD:	12
Value Range:	$180,400 - $229,600	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2004	Tax Rate Code Area:	
Assd Land Value:	$18,000	Market Land Value:	$18,000	Tax Year:	2024
Assd Improvement:	$63,670	Market Improvment Value:	$63,670	Total Taxable Value:	$3,304
Total Assessed Value:	$81,670	Total Assessor Market Value:	$81,670	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 68
City/Muni/Twp: WILLIAMSPORT 8

Property Characteristics

Lot Size:	13,068 SF	Bedrooms:	3	Pool:	
Building Area:	2392 SF	Baths:	1	Fireplace:	
Year Built:	1937	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Baseboard
Number of Stories:	2	Number of Cars:		A/C:	N
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/08/2023	Sales Price:	$133,536
Document #:	202300002309 BK-PG 9161-1497	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/03/2020	Sales Price:	$133,536
Document #:	202000000060 BK-PG 9161-1497	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/30/2018	Sales Price:	$136,000
Document #:	201800006289 BK-PG 9161 -1494	Type of Sale:	Full Amount on Deed
Contract Date:	05/16/2018		
Document Type:	Deed		
Legal Description:			

Lot: 27&28 District: 68 Subdivision: GUISES ADDITION
Abbreviated Description: 8TH WARD
City/Muni/Twp: WILLIAMSPORT

Prior Transfer

Recording Date:	05/30/2018	Sales Price:	$136,000

ICE SiteX Report

OrderID: 94044461

Document #:	BK-PG 9161 -1494	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
District: 68
City/Muni/Twp: WILLIAMSPORT 8

Prior Transfer

Recording Date:	07/06/2016	Sales Price:	$7,500
Document #:	201600008238 BK-PG 6042-055	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/30/2016	Sales Price:	$100,000
Document #:	201600007967 BK-PG 8963 -182	Type of Sale:	Full Amount on Deed
Contract Date:	06/28/2016		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 27&28 Subdivision: GUISES ADDITION
City/Muni/Twp: WILLIAMSPORT

Mortgage Record

Recording Date:	06/14/2007	Loan Amount:	N/A
Document #:	200700009204 BK-PG 6042-055	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 27&28 Subdivision: GUISES ADDITION
City/Muni/Twp: WILLIAMSPORT

Area Sales Analysis

Total Area Sales	$2,761,300	Median # of Bedrooms	3
Median Lot Size	5,663 SF	Median # of Baths	1
Median Living Area	1,609 SF	Median Year Built	1924
Price Range - 2 Yrs	$58,000 to $330,000	Age Range	61 years to 124 years
Median Value	$175,000	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**350 LINCOLN AVE** **WILLIAMSPORT, PA 17701-2358**	02/28/2025	$175,000	$96	1816	7/3/1	1928	5,663 SF	
		APN: 75+,012.0-0111.00-000+ Document #: 202500001999 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT								
2	.31Mi.	**254 GRAMPIAN BLVD** **WILLIAMSPORT, PA 17701-1858**	02/14/2025	$229,600	$97	2347	7/3/1	1955	22,216 SF	
		APN: 75+,011.0-0308.00-000+ Document #: 202500001476 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 12 Subdivision: GRAMPIAN Abbreviated Description: Lot:4 Block:12 Subdivision:GRAMPIAN City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT								
3	.33Mi.	**349 LINCOLN AVE** **WILLIAMSPORT, PA 17701-2357**	01/27/2025	$330,000	$122	2688	10/4/3	1928	9,583 SF	
		APN: 75+,012.0-0305.00-000+ Document #: 202500000904 Document Type: Executor's Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:15TH WARD City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT								
4	.16Mi.	**298 WOODLAND AVE** **WILLIAMSPORT, PA 17701-2234**	01/23/2025	$140,000	$72	1920	7/4/1	1912	6,534 SF	
		APN: 75+,013.0-0809.00-000+ Document #: 202500000743 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 4 Subdivision: GRAMPIAN Abbreviated Description: Lot:16 Block:4 Subdivision:GRAMPIAN City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT								
5	.28Mi.	**1201 PACKER ST** **WILLIAMSPORT, PA 17701-2211**	12/31/2024	$160,000	$83	1910	9/3/2	1901	4,792 SF	
		APN: 75+,001.0-0601.00-000+ Document #: 202400012452 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 129 Subdivision: GILMORES ADDITION MapRef: MB 97 PG 4357 Abbreviated Description: Lot:129 Subdivision:GILMORES ADDITION Map Ref:MB 97 PG 4357City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT								
6	.28Mi.	**215 BRANDON PL** **WILLIAMSPORT, PA 17701-3408**	12/27/2024	$130,000	$96	1344	6/3/1	1901	5,227 SF	
		APN: 68+,007.0-0806.00-000+ Document #: 202400012376 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Subdivision: HUGHES ADDITION MapRef: MB 64 PG 223 Abbreviated Description: Subdivision:HUGHES ADDITION Map Ref:MB 64 PG 223Abbreviated Description:8TH WARD City/Muni/Twp:LYCOMING City/Muni/Twp: LYCOMING								
7	.34Mi.	**140 GRAMPIAN BLVD** **WILLIAMSPORT, PA 17701-1812**	12/13/2024	$260,000	$97	2660	9/4/1	1924	18,731 SF	
		APN: 75+,010.0-0208.00-000+ Document #: 202400011905 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 10 MapRef: MB 3027 PG 132 Abbreviated Description: Lot:12 Block:10 Map Ref:MB 3027 PG 132City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT								
8	.09Mi.	**1012 HENRIETTA ST** **WILLIAMSPORT, PA 17701-3444**	12/09/2024	$117,300	$135	864	5/2/1	1910	4,792 SF	
		APN: 68+,010.0-0500.00-000+ Document #: 202400011549 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:8TH WARD City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT								

ICE SiteX Report

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9	.34Mi.	**435 WILSON ST** **WILLIAMSPORT, PA 17701-3520**	11/18/2024	$58,000	$54	1056	5/2/1	1901	2,614 SF

APN: 69+,002.0-0510.00-000+ Document #: 202400010876
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:9TH WARD City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT

10	.13Mi.	**133 HUFFMAN AVE** **WILLIAMSPORT, PA 17701-2224**	11/01/2024	$135,000	$195	690	4/2/1	1922	4,356 SF

APN: 75+,004.0-0408.00-000+ Document #: 202400010437
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: JESSE S BELL ADDITION Abbreviated Description: Lot:27 Subdivision:JESSE S BELL ADDITION City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT

11	.2Mi.	**109 UNION AVE** **WILLIAMSPORT, PA 17701-2219**	10/24/2024	$224,900	$180	1248	6/3/1	1931	5,663 SF

APN: 75+,004.0-0115.00-000+ Document #: 202400010115
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: JESSE S BELL ADDITION MapRef: MB 234 PG 598 Abbreviated Description: Lot:42 Subdivision:JESSE S BELL ADDITION Map Ref:MB 234 PG 598Abbreviated Description:15TH WARD City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT

12	.16Mi.	**317 UNION AVE** **WILLIAMSPORT, PA 17701-2325**	10/21/2024	$210,500	$120	1752	6/3/1	1924	6,534 SF

APN: 75+,013.0-0704.00-000+ Document #: 202400009983
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 5 Subdivision: GRAMPIAN LAND COMPANY Abbreviated Description: Lot:9 Block:5 Subdivision:GRAMPIAN LAND COMPANY Abbreviated Description:15TH WARD City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT

13	.03Mi.	**231 ELDRED ST** **WILLIAMSPORT, PA 17701-3435**	10/21/2024	$155,000	$119	1300	5/2/1	1964	5,663 SF

APN: 68+,010.0-0409.00-000+ Document #: 202400009989
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: GUISES ADDITION Abbreviated Description: Lot:19 Subdivision:GUISES ADDITION Abbreviated Description:8TH WARD; SOUTH 37 FT OF LOT 19 City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT

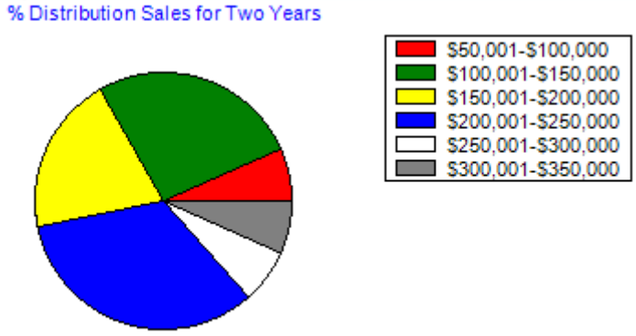
14	.33Mi.	**208 GRAMPIAN BLVD** **WILLIAMSPORT, PA 17701-1814**	10/04/2024	$220,000	$136	1609	6/3/3	1950	12,197 SF

APN: 75+,010.0-0312.00-000+ Document #: 202400009499
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: LAND OF RICHARD H LUNDY Abbreviated Description: Lot:3 Subdivision:LAND OF RICHARD H LUNDY City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT

15	.31Mi.	**1406 WATSON ST** **WILLIAMSPORT, PA 17701-2334**	09/30/2024	$216,000	$142	1516	8/3/1	1927	3,049 SF

APN: 75+,012.0-0201.00-000+ Document #: 202400009238
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: C Subdivision: GRAMPIAN PLAN Abbreviated Description: Lot:C Subdivision:GRAMPIAN PLAN Abbreviated Description:5TH WARD City/Muni/Twp:WILLIAMSPORT City/Muni/Twp: WILLIAMSPORT

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.

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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.	**225 ELDRED ST**	**05/30/2018**	$81,670	$81,670	2,392	5/3/1	1937	13,068 SF	
.01Mi.	**229 ELDRED ST**	**02/08/2024**	$49,800	$49,800	756	5/2/1	1920	6,534 SF	
.02Mi.	**215 ELDRED ST**	**03/01/2024**	$86,640	$86,640	1,584	6/3/1	1927	6,534 SF	
.03Mi.	**1111 FRANKLIN ST**	**06/04/2019**	$73,760	$73,760	1,442	7/3/1	1926	5,663 SF	
.03Mi.	**209 ELDRED ST**	**06/10/2021**	$73,470	$73,470	1,456	6/3/1	1925	3,920 SF	
.03Mi.	**231 ELDRED ST**	**10/22/2020**	$78,110	$78,110	1,300	5/2/1	1964	5,663 SF	
.03Mi.	**1114 ELIZABETH ST**	**04/24/2017**	$82,720	$82,720	1,728	6/3/1	1922	7,405 SF	
.03Mi.	**220 JEROME AVE**	**03/27/2023**	$62,370	$62,370	1,152	6/3/1	1920	3,920 SF	
.03Mi.	**205 ELDRED ST**	**04/24/2018**	$70,510	$70,510	1,568	6/3/1	1927	3,920 SF	
.04Mi.	**218 JEROME AVE**	**06/30/2021**	$56,440	$56,440	1,008	8/3/1	1922	3,920 SF	
.04Mi.	**232 JEROME AVE**	**12/13/2019**	$51,390	$51,390	960	6/3/1	1920	2,178 SF	
.04Mi.	**201 ELDRED ST**	**05/01/1992**	$72,110	$72,110	1,456	6/3/1	1928	3,920 SF	
.04Mi.	**1116 ELIZABETH ST**	**09/18/2018**	$74,200	$74,200	1,680	6/3/2	1922	4,356 SF	
.04Mi.	**252 JEROME AVE**	**09/08/2022**	$76,240	$76,240	1,924	6/3/1	1914	12,197 SF	
.04Mi.	**1047 FRANKLIN ST**	**08/01/1983**	$87,080	$87,080	1,626	7/3/1	1926	4,792 SF	
.04Mi.	**212 JEROME AVE**	**06/07/2019**	$75,020	$75,020	1,473	6/3/1	1961	3,920 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	39.0 years old	Households:	17,814
Median Household Income:	$55,217	Households w/Family:	56%
Household Income Per Capita:	$31,546	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Williamsport Area School District	Students:	4,751
Number of Schools:	8	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.01Mi.	**Williamsport Area High School** Number of Students: 1,482 Student-Teacher Ratio: 14.75 Advanced Placement: Yes	C	Public	9 - 12
0.64Mi.	**Cochran Primary School** Number of Students: 399 Student-Teacher Ratio: 13.19	D-	Public	KG - 3
3.70Mi.	**Williamsport Area Middle School** Number of Students: 747 Student-Teacher Ratio: 14.1	C	Public	7 - 8
0.23Mi.	**Curtin Intermediate School** Number of Students: 526 Student-Teacher Ratio: 12.2	D+	Public	4 - 6

Flood Report

The Subject Property of **225 ELDRED ST, WILLIAMSPORT, PA 17701-3435** 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	130%	NOTABLY HIGHER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	97%	SIMILAR
MURDER	117%	HIGHER
OVERALL	106%	SIMILAR

Disaster Alerts

8/9/2024 - Tropical Storm Debby

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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