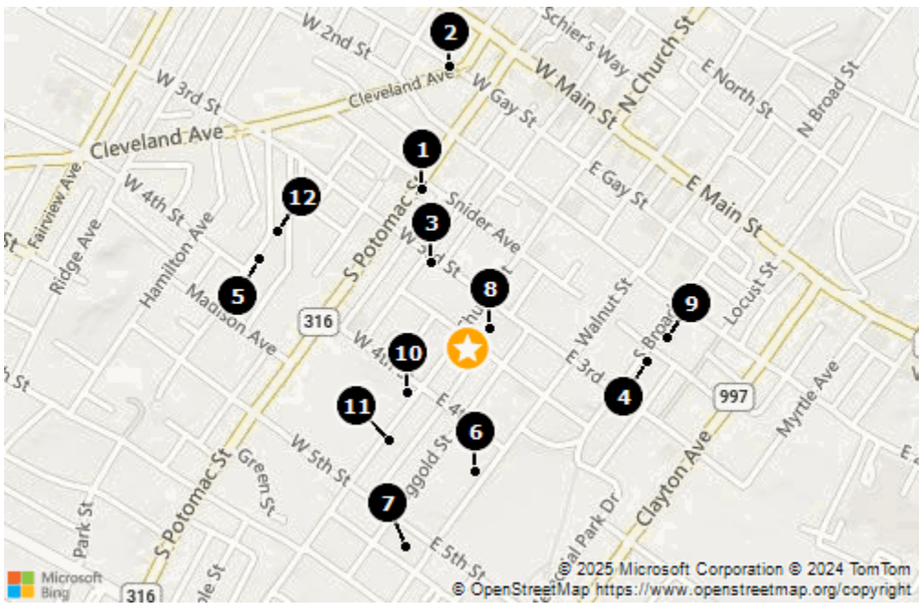
ICE SiteX Report

OrderID: 93666596

SiteX Property Information Report



Subject Property Location

225 S CHURCH ST, WAYNESBORO, PA 17268-2607

County:	**FRANKLIN PA**	Census Tract:	420550124.002003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24-5C24-75	Thomas Bros Pg-Grid:	

Valuation

Value:	**$244,000**	FSD:	12
Value Range:	$214,720 - $273,280	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	1961	Tax Rate Code Area:	
Assd Land Value:	$650	Market Land Value:	$650	Tax Year:	2024
Assd Improvement:	$17,330	Market Improvment Value:	$17,330	Total Taxable Value:	$3,178
Total Assessed Value:	$17,980	Total Assessor Market Value:	$17,980	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 24
City/Muni/Twp: WAYNESBORO 1

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:		Pool:	
Building Area:	2183 SF	Baths:	1	Fireplace:	1
Year Built:		Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:	Colonial	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/27/2023	Loan Amount:	N/A
Document #:	202318437 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: WAYNESBORO

Prior Transfer

Recording Date:	06/02/2023	Sales Price:	$191,468
Document #:	202310434 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/24/2021	Sales Price:	$156,464
Document #:	202132438 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/23/2021	Sales Price:	$195,000
Document #:	202132291 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/19/2021		
Document Type:	Deed		

ICE SiteX Report

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Legal Description:
City/Muni/Twp: WAYNESBORO

Prior Transfer

Recording Date:	08/26/2019	Sales Price:	$66,300
Document #:	201915724 BK-PG 2990-319	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/07/2019	Sales Price:	$154,900
Document #:	201914411 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/30/2019		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: WAYNESBORO

Prior Transfer

Recording Date:	12/30/2015	Sales Price:	$25,000
Document #:	201524930 BK-PG 2990-339	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/12/2005	Loan Amount:	N/A
Document #:	BK-PG 2990-339	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/08/2045	Type Finance:	VAR

Legal Description:
City/Muni/Twp: WAYNESBORO

Mortgage Record

Recording Date:	12/12/2005	Loan Amount:	N/A
Document #:	BK-PG 2990-319	Loan Type:	New Conventional
TD Due Date:	01/01/2036	Type Finance:	

Legal Description:
City/Muni/Twp: WAYNESBORO

Prior Transfer

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

Legal Description:
District: 24
City/Muni/Twp: WAYNESBORO 1

Area Sales Analysis

Total Area Sales	$2,374,000	Median # of Bedrooms	
Median Lot Size	7,188 SF	Median # of Baths	1
Median Living Area	1,620 SF	Median Year Built	1906
Price Range - 2 Yrs	$100,000 to $329,500	Age Range	61 years to 130 years
Median Value	$195,000	Median Age	119 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**135 S POTOMAC ST** **WAYNESBORO, PA 17268-2619**	01/21/2025	$100,000	$58	1716	6//1		4,356 SF	
		APN: 26-5C16-21 Document #: 202501252 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
2	.36Mi.	**24 CLEVELAND AVE** **WAYNESBORO, PA 17268-1508**	12/09/2024	$172,500	$90	1896	6//1		10,454 SF	
		APN: 26-5C8-84 Document #: 202423573 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
3	.11Mi.	**34 W 3RD ST** **WAYNESBORO, PA 17268-2602**	12/04/2024	$239,000	$191	1248	6//1		11,326 SF	
		APN: 26-5C16-126 Document #: 202423291 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
4	.24Mi.	**135 S BROAD ST** **WAYNESBORO, PA 17268-1660**	11/18/2024	$212,000	$100	2116	8//2		6,534 SF	
		APN: 24-5D17-115 Document #: 202422215 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
5	.27Mi.	**273 PARK ST** **WAYNESBORO, PA 17268-1944**	09/24/2024	$185,000	$177	1040	6//1		3,920 SF	
		APN: 26-5C15-75 Document #: 202418596 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
6	.15Mi.	**312 WALNUT ST** **WAYNESBORO, PA 17268-2045**	09/20/2024	$251,000	$186	1344	//1	1964	14,810 SF	
		APN: 24-5C32-45 Document #: 202418331 Document Type: Deed Price Code: D Land Use: Single Family Residential								

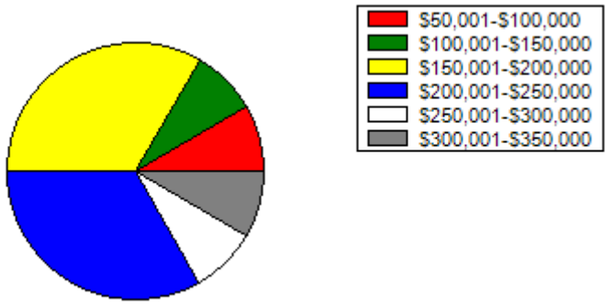
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	Legal: Lot: 11&12 Subdivision: FIRST NATIONAL BANKD AND TRUST COMPANY MapRef: VOL 287 PG 430 Abbreviated Description: Lot:11&12 Subdivision:FIRST NATIONAL BANKD AND TRUST COMPANY Map Ref:VOL 287 PG 430City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
7	.26Mi.	**48 E 5TH ST** **WAYNESBORO, PA 17268-2052**	07/15/2024	$123,000	$100	1228	6/3/1		7,405 SF
	APN: 24-5C32-73 Document #: 202413497 Document Type: Corporation deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
8	.04Mi.	**10 E 3RD ST** **WAYNESBORO, PA 17268-1642**	07/09/2024	$152,000	$108	1407	4//		7,841 SF
	APN: 24-5C24-23 Document #: 202413089 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
9	.25Mi.	**119 S BROAD ST** **WAYNESBORO, PA 17268-1612**	02/23/2024	$329,500	$126	2614	8//1	1895	9,583 SF
	APN: 24-5D17-49 Document #: 202403592 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
10	.09Mi.	**304 S CHURCH ST** **WAYNESBORO, PA 17268-2610**	02/16/2024	$175,000	$107	1632	6//1	1908	6,970 SF
	APN: 26-5C24-124 Document #: 202403239 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
11	.15Mi.	**333 S CHURCH ST** **WAYNESBORO, PA 17268-2609**	12/28/2023	$230,000	$137	1670	8//1	1905	4,792 SF
	APN: 24-5C32-33 Document #: 202324312 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Abbreviated Description: Lot:24 City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
12	.28Mi.	**255 PARK ST** **WAYNESBORO, PA 17268-1944**	12/14/2023	$205,000	$127	1608	6//1		3,485 SF
	APN: 26-5C15-67 Document #: 202323558 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Abbreviated Description: Lot:19 City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								

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.	**225 S CHURCH ST**		$17,980	$17,980	2,183	7//1		4,792 SF	
.01Mi.	**227 S CHURCH ST**		$6,900	$6,900	1,510	7//1		4,792 SF	
.01Mi.	**223 S CHURCH ST**		$10,180	$10,180	2,547	8//2		4,792 SF	
.02Mi.	**217 S CHURCH ST**		$18,510	$18,510	624	4//1	1930	3,049 SF	
.02Mi.	**233 S CHURCH ST**		$20,300	$20,300	1,638	6//1		4,792 SF	
.03Mi.	**228 RINGGOLD ST**		$10,980	$10,980	1,440	6//1		2,614 SF	
.03Mi.	**230 RINGGOLD ST**		$11,000	$11,000	1,440	6//1	1900	2,614 SF	
.03Mi.	**234 RINGGOLD ST**		$5,730	$5,730	1,040	4//1		5,227 SF	
.03Mi.	**237 S CHURCH ST**		$11,750	$11,750	2,068	7//1	1900	4,792 SF	
.03Mi.	**226 RINGGOLD ST**		$6,870	$6,870	968	6//1		4,356 SF	
.03Mi.	**236 RINGGOLD ST**		$8,090	$8,090	1,170	6//1		4,792 SF	
.03Mi.	**214 S CHURCH ST**		$10,850	$10,850	886	4//1	1930	3,049 SF	
.03Mi.	**224 RINGGOLD ST**		$10,030	$10,030	1,276	6//1		3,920 SF	
.03Mi.	**238 RINGGOLD ST**		$8,250	$8,250	1,001	5//1		4,356 SF	
.04Mi.	**222 RINGGOLD ST**		$7,800	$7,800	896	4//1		3,920 SF	
.04Mi.	**241 S CHURCH ST**		$8,360	$8,360	1,272	7//1		4,792 SF	

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Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	41.9 years old	Households:	12,914
Median Household Income:	$64,388	Households w/Family:	66%
Household Income Per Capita:	$33,022	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Waynesboro Area School District	Students:	4,180
Number of Schools:	6	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.57Mi.	**Waynesboro Area Senior High School** Number of Students: 1,278 Student-Teacher Ratio: 17.87 Advanced Placement: Yes	C-	Public	9 - 12
0.94Mi.	**Summitview Elementary School** Number of Students: 416 Student-Teacher Ratio: 14.64	C+	Public	KG - 6
2.33Mi.	**Waynesboro Area Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	7 - 8

Flood Report

The Subject Property of **225 S CHURCH ST, WAYNESBORO, PA 17268-2607** 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	117%	HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	115%	HIGHER
OVERALL	106%	SIMILAR

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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