ICE SiteX Report

OrderID: 97524213

SiteX Property Information Report



Subject Property Location

237 PRISCILLA LN, ALDAN, PA 19018-3014

County:	**DELAWARE PA**	Census Tract:	420454032.002000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	01-00-00819-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$352,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$327,360 - $376,640	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$41,130	Market Land Value:		Tax Year:	2026
Assd Improvement:	$127,110	Market Improvment Value:		Total Taxable Value:	$7,105
Total Assessed Value:	$168,240	Total Assessor Market Value:	$168,240	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 01 Map Ref: 01-01 -007:000
City/Muni/Twp: ALDAN BORO

Property Characteristics

Lot Size:	6,665 SF	Bedrooms:	4	Pool:	
Building Area:	1624 SF	Baths:	1	Fireplace:	1
Year Built:	1941	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/15/2025	Sales Price:	$113,120
Document #:	2025038211 BK-PG 4863-2271	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/08/2025	Sales Price:	N/A
Document #:	2025032807 BK-PG 7075-2219	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/04/2025		
Document Type:			
Legal Description:			
Map Ref: CASE 4 PG 23			

Prior Transfer

Recording Date:	09/08/2025	Sales Price:	N/A
Document #:	BK-PG 7075 -2219	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: 01 Map Ref: 01-01 -007:000			
City/Muni/Twp: ALDAN BORO			

Prior Transfer

Recording Date:	12/30/2010	Sales Price:	$152,000

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Document #:	2010076882 BK-PG 04863-2267	Type of Sale:	Full Amount on Deed
Contract Date:	12/20/2010		
Document Type:			

Legal Description:
Lot: 33 Map Ref: CASE4 PG23
City/Muni/Twp: ALDAN

Area Sales Analysis

Total Area Sales	$4,247,078	Median # of Bedrooms	3
Median Lot Size	6,491 SF	Median # of Baths	1
Median Living Area	1,619 SF	Median Year Built	1947
Price Range - 2 Yrs	$130,000 to $525,000	Age Range	48 years to 126 years
Median Value	$295,139	Median Age	79 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**312 W PROVIDENCE RD** **ALDAN, PA 19018-3830**	04/27/2026	$195,000	$107	1818	7/4/1	1900	9,453 SF	
		APN: 01-00-00922-00 Document #: 2026015281 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ALDAN City/Muni/Twp: ALDAN								
2	.31Mi.	**411 W PROVIDENCE RD** **ALDAN, PA 19018-3727**	04/22/2026	$162,500	$110	1470	6/3/1	1952	5,227 SF	
		APN: 01-00-00955-00 Document #: 2026014590 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: ALDANWOOD Abbreviated Description: Lot:2 Subdivision:ALDANWOOD City/Muni/Twp:ALDAN City/Muni/Twp: ALDAN								
3	.3Mi.	**224 W PROVIDENCE RD** **ALDAN, PA 19018-3828**	02/24/2026	$475,000	$167	2839	8/4/2	1904	14,767 SF	
		APN: 01-00-00917-00 Document #: 2026006774 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ALDAN City/Muni/Twp: ALDAN								
4	.05Mi.	**217 PRISCILLA LN** **ALDAN, PA 19018-3014**	02/17/2026	$327,500	$227	1440	6/3/1	1941	6,708 SF	
		APN: 01-00-00814-00 Document #: 2026005722 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ALDAN City/Muni/Twp: ALDAN								
5	.11Mi.	**201 PENNSYLVANIA AVE** **ALDAN, PA 19018-3920**	12/15/2025	$300,278	$290	1035	5/2/1	1946	7,884 SF	
		APN: 01-00-00782-00 Document #: 2025047016 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PORTVIEW ESTATES City/Muni/Twp: PORTVIEW ESTATES								
6	.36Mi.	**24 S WOODLAWN AVE** **ALDAN, PA 19018-3820**	11/24/2025	$349,900	$227	1541	8/4/1	1920	5,837 SF	
		APN: 01-00-01410-00 Document #: 2025044067 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
7	.29Mi.	**4 N SYCAMORE AVE** **ALDAN, PA 19018-3730**	10/27/2025	$290,000	$170	1704	6/3/1	1956	5,184 SF	
		APN: 01-00-01192-00 Document #: 2025039627 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: ALDANWOOD Abbreviated Description: Lot:7 Subdivision:ALDANWOOD City/Muni/Twp:ALDAN City/Muni/Twp: ALDAN								
8	.1Mi.	**158 MERION AVE** **ALDAN, PA 19018-3009**	10/08/2025	$268,000	$145	1844	8/3/1	1948	5,532 SF	
		APN: 01-00-00733-00 Document #: 2025037248 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	.38Mi.	**36 STRATFORD AVE** **ALDAN, PA 19018-3814**	10/06/2025	$525,000	$229	2290	8/5/4	1910	10,324 SF	
		APN: 01-00-01255-00 Document #: 2025036865 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ALDAN City/Muni/Twp: ALDAN								
10	.26Mi.	**237 W PROVIDENCE RD** **ALDAN, PA 19018-3829**	09/23/2025	$289,900	$201	1440	6/3/2	1978	6,273 SF	
		APN: 01-00-00943-00 Document #: 2025035156 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
11	.22Mi.	**13 N SYCAMORE AVE** **ALDAN, PA 19018-3833**	09/02/2025	$225,000	$203	1104	6/3/1	1956	5,750 SF	
		APN: 01-00-01269-00 Document #: 2025031943 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
12	.06Mi.	**217 MERION AVE** **ALDAN, PA 19018-3010**	08/27/2025	$350,000	$206	1696	7/3/2	1941	6,752 SF	
		APN: 01-00-00745-00 Document #: 2025031367 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ALDAN City/Muni/Twp: ALDAN								
13	.21Mi.	**110 W WAYNE AVE** **ALDAN, PA 19018-3834**	08/12/2025	$130,000	$89	1456	7/3/1	1950	8,364 SF	
		APN: 01-00-01308-00 Document #: 2025029072 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ALDAN City/Muni/Twp: ALDAN								

ICE SiteX Report

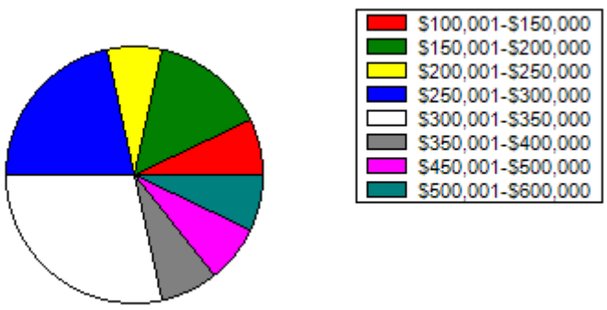
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14	.1Mi.	**150 MERION AVE** **ALDAN, PA 19018-3009**	07/25/2025	$359,000	$206	1736	8/4/1	1950	6,142 SF	

APN: 01-00-00731-00 Document #: 2025026471
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CLIFTON HEIGHTS City/Muni/Twp: CLIFTON HEIGHTS

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.	**237 PRISCILLA LN**	**09/08/2025**	$168,240	$168,240	1,624	7/4/1	1941	6,665 SF	
.01Mi.	**241 PRISCILLA LN**	**09/26/2005**	$143,710	$143,710	1,480	6/3/1	1941	6,621 SF	
.01Mi.	**233 PRISCILLA LN**	**06/24/2025**	$170,230	$170,230	1,595	6/3/1	1941	6,708 SF	
.02Mi.	**229 PRISCILLA LN**	**10/01/2003**	$151,750	$151,750	1,480	7/3/1	1941	6,621 SF	
.02Mi.	**245 PRISCILLA LN**	**03/30/1962**	$172,420	$172,420	1,816	8/3/1	1950	7,405 SF	
.03Mi.	**225 PRISCILLA LN**	**09/21/2023**	$157,410	$157,410	1,520	6/3/1	1941	6,316 SF	
.03Mi.	**249 PRISCILLA LN**	**08/21/2000**	$163,810	$163,810	1,840	7/3/1	1941	6,795 SF	
.03Mi.	**230 PRISCILLA LN**	**05/09/2022**	$171,000	$171,000	2,004	7/3/1	1941	7,231 SF	
.03Mi.	**234 PRISCILLA LN**	**08/09/2016**	$151,700	$151,700	1,534	8/3/1	1941	6,882 SF	
.04Mi.	**226 PRISCILLA LN**	**06/23/2005**	$149,270	$149,270	1,344	6/3/1	1941	7,405 SF	
.04Mi.	**238 PRISCILLA LN**	**05/10/2016**	$166,460	$166,460	1,741	7/3/1	1941	6,534 SF	
.04Mi.	**221 PRISCILLA LN**	**06/01/2021**	$139,890	$139,890	1,389	6/3/1	1941	6,708 SF	
.04Mi.	**222 PRISCILLA LN**	**05/01/2018**	$128,270	$128,270	1,372	6/3/1	1941	8,799 SF	
.04Mi.	**242 PRISCILLA LN**	**05/30/2002**	$157,240	$157,240	1,480	7/4/1	1939	5,576 SF	
.05Mi.	**217 PRISCILLA LN**	**01/09/2017**	$123,030	$123,030	1,440	6/3/1	1941	6,708 SF	
.05Mi.	**218 PRISCILLA LN**	**01/03/2025**	$173,320	$173,320	1,705	8/4/1	1941	8,189 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	38.8 years old	Households:	10,016
Median Household Income:	$75,143	Households w/Family:	59%
Household Income Per Capita:	$40,107	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	William Penn School District	Students:	4,499
Number of Schools:	11	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.28Mi.	**Aldan Elementary School** Number of Students: 238 Student-Teacher Ratio: 14	C-	Public	KG - 6
1.93Mi.	**Penn Wood Middle School** Number of Students: 667 Student-Teacher Ratio: 12.58	D-	Public	7 - 8
1.87Mi.	**Penn Wood High School** Number of Students: 1,148 Student-Teacher Ratio: 12.62 Advanced Placement: Yes	D-	Public	9 - 12

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Flood Report

The Subject Property of **237 PRISCILLA LN, ALDAN, PA 19018-3014** 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	112%	HIGHER
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	64%	NOTABLY LOWER
MURDER	102%	SIMILAR
OVERALL	117%	HIGHER

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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