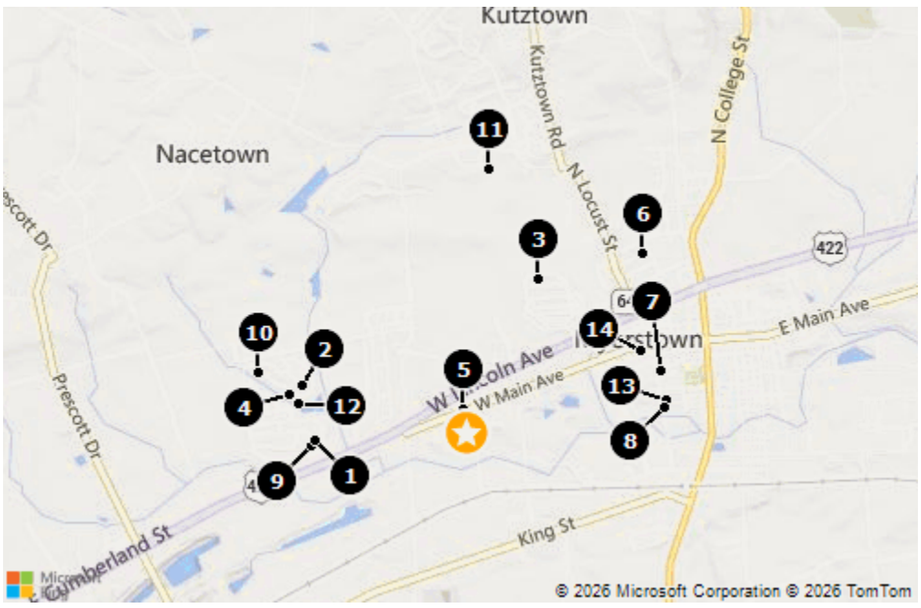
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

23 LAUREL DR, MYERSTOWN, PA 17067-2365

County:	**LEBANON PA**	Census Tract:	420750028.023027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	23-2364535-380330-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$257,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$233,870 - $280,130	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2013	Tax Rate Code Area:	
Assd Land Value:	$20,000	Market Land Value:	$20,533	Tax Year:	2026
Assd Improvement:	$102,100	Market Improvment Value:	$104,825	Total Taxable Value:	$2,885
Total Assessed Value:	$122,100	Total Assessor Market Value:	$125,358	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 23

Abbreviated Description:	CONTROL #38024457
City/Muni/Twp:	JACKSON TOWNSHIP

Property Characteristics

Lot Size:	3,485 SF	Bedrooms:	3	Pool:	
Building Area:	1200 SF	Baths:	1	Fireplace:	
Year Built:	2002	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/16/2024	Loan Amount:	N/A
Document #:	202414303 BK-PG 2348-2248	Loan Type:	
TD Due Date:	11/01/2048	Type Finance:	

Legal Description:
Lot: 25 Subdivision: REVISED FINAL SUBDIVISION
City/Muni/Twp: JACKSON

Prior Transfer

Recording Date:	04/29/2024	Sales Price:	$136,262
Document #:	202404237 BK-PG 2255-1316	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/15/2018	Loan Amount:	N/A
Document #:	201812873 BK-PG 2255-1316	Loan Type:	New Conventional
TD Due Date:	11/01/2048	Type Finance:	

Legal Description:
Lot: 25 Subdivision: GRAYSTONE GROUP Phase No: 1
City/Muni/Twp: JACKSON

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Prior Transfer

Recording Date:	10/15/2018	Sales Price:	$134,900
Document #:	201812872 BK-PG 2255 -1311	Type of Sale:	Full Amount on Deed
Contract Date:	10/10/2018		
Document Type:			

Legal Description:
Lot: 25 District: 23 Subdivision: THE GRAYSTONE GROUP INC Phase No: 1 Map Ref: MB49 PG19 SH2
City/Muni/Twp: JACKSON

Prior Transfer

Recording Date:	10/15/2018	Sales Price:	$134,900
Document #:	BK-PG 2255 -1311	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 23
Abbreviated Description: CONTROL #38024457
City/Muni/Twp: JACKSON TOWNSHIP

Prior Transfer

Recording Date:	10/05/2018	Sales Price:	$90,750
Document #:	201812478 BK-PG 2254 -8303	Type of Sale:	Full Amount on Deed
Contract Date:	10/04/2018		
Document Type:			

Legal Description:
District: 23 Phase No: 1 Legal Unit: 1 Map Ref: MB49 PG19
City/Muni/Twp: JACKSON

Prior Transfer

Recording Date:	04/09/2014	Sales Price:	$123,920
Document #:	201403934 BK-PG 2126-9465	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/04/2009	Sales Price:	$124,900
Document #:	200903089 BK-PG 2126 -9461	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/2008		
Document Type:			

Legal Description:
Phase No: 1 Map Ref: MB49 PG19
City/Muni/Twp: JACKSON

Prior Transfer

Recording Date:	07/08/2008	Sales Price:	$8,800
Document #:	200811666 BK-PG 2070-2282	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/06/2005	Loan Amount:	N/A
Document #:	200519909 BK-PG 2070-2282	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
City/Muni/Twp: JACKSON

Area Sales Analysis

Total Area Sales	$3,989,800	Median # of Bedrooms	3
Median Lot Size	5,663 SF	Median # of Baths	1.5
Median Living Area	1,655 SF	Median Year Built	1997
Price Range - 2 Yrs	$200,000 to $380,000	Age Range	5 years to 116 years
Median Value	$277,450	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.75Mi.	**36 ROSEMONT DR** **MYERSTOWN, PA 17067-3179**	06/22/2026	$275,000	$153	1793	7/3/2	2002	SF	
		APN: 23-2360527-380125-0000 Document #: 202607260 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 350 Block: F Subdivision: ARBORGATE Phase No: VI&8 MapRef: MB 51 PG 86 Abbreviated Description: Lot:350 Block:F Subdivision:ARBORGATE Phase No:VI&8 Map Ref:MB 51 PG 86City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
2	.84Mi.	**15 LAKEVIEW DR** **MYERSTOWN, PA 17067-3109**	06/19/2026	$245,000	$169	1448	5/3/2	1997	SF	
		APN: 23-2360237-381428-0000 Document #: 202607235 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 113 Subdivision: ARBORGATE MapRef: MB 44 PG 133 Abbreviated Description: Lot:113 Subdivision:ARBORGATE Map Ref:MB 44 PG 133City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
3	.84Mi.	**106 GABLE DR** **MYERSTOWN, PA 17067-4106**	06/15/2026	$380,000	$207	1830	5/3/1	2013	10,019 SF	
		APN: 23-2366388-384355-0000 Document #: 202606990 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 253 Subdivision: THE GABLES AT JACKSON MapRef: VOL 66 PG 16 Abbreviated Description: Lot:253 Subdivision:THE GABLES AT JACKSON Map Ref:VOL 66 PG 16City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
4	.9Mi.	**39 SPRINGHOUSE DR** **MYERSTOWN, PA 17067-3163**	06/11/2026	$249,900	$123	2026	5/2/1	1998	SF	
		APN: 23-2359893-381289-0000 Document #: 202606827								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 161 Block: C Subdivision: SUBDIVISION LAND DEVELOPMENT PLAN MapRef: MB 45 PG 93 Abbreviated Description: Lot:161 Block:C Subdivision:SUBDIVISION LAND DEVELOPMENT PLAN Map Ref:MB 45 PG 93City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON

5	.13Mi.	**547 W MAIN AVE** **MYERSTOWN, PA 17067-2334**	06/03/2026	$312,000	$125	2480	8/3/2	1960	10,890 SF

APN: 23-2364452-380951-0000 Document #: 202606432
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: MapRef: MB 2202 PG 9261 Abbreviated Description: Map Ref:MB 2202 PG 9261City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON

6	1.24Mi.	**205 W FRANKLIN AVE** **MYERSTOWN, PA 17067-2310**	05/22/2026	$285,000	$231	1233	5/3/1	1967	11,326 SF

APN: 23-2369046-385101-0000 Document #: 202605920
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 103 Subdivision: JOHN E MILLER Abbreviated Description: Lot:103 Subdivision:JOHN E MILLER City/Muni/Twp:JACKSON HEIGHTS City/Muni/Twp: JACKSON HEIGHTS

7	1.01Mi.	**108 S LOCUST ST** **MYERSTOWN, PA 17067-1225**	05/21/2026	$375,000	$206	1814	7/3/1	1955	13,504 SF

APN: 15-2369574-382077-0000 Document #: 202605880
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:MYERSTOWN City/Muni/Twp: MYERSTOWN

8	.99Mi.	**222 W MAPLE AVE** **MYERSTOWN, PA 17067-1233**	05/19/2026	$225,000	$211	1062	5/2/1	1958	16,553 SF

APN: 15-2369726-381128-0000 Document #: 202605728
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:MYERSTOWN City/Muni/Twp: MYERSTOWN

9	.78Mi.	**5 PRIMROSE XING** **MYERSTOWN, PA 17067-3182**	05/18/2026	$259,000	$132	1961	7/3/3	2003	SF

APN: 23-2360402-379869-0000 Document #: 202605635
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 406 Block: G Subdivision: SUBDIVISION LAND DEVELOPMENT PLAN MapRef: MB 54 PG 61 Abbreviated Description: Lot:406 Block:G Subdivision:SUBDIVISION LAND DEVELOPMENT PLAN Map Ref:MB 54 PG 61City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON

10	1.07Mi.	**5 SPRINGHOUSE DR** **MYERSTOWN, PA 17067-3111**	05/05/2026	$240,000	$175	1366	5/2/2	1997	SF

APN: 23-2359088-381867-0000 Document #: 202605013
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: C Subdivision: LAND DEVELOPMENT PLAN MapRef: MB 45 PG 93 Abbreviated Description: Lot:14 Block:C Subdivision:LAND DEVELOPMENT PLAN Map Ref:MB 45 PG 93City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON

11	1.31Mi.	**28 MAPLE LN** **MYERSTOWN, PA 17067-2140**	04/24/2026	$319,000	$231	1378	7/3/1	1988	10,019 SF

APN: 23-2365035-387225-0000 Document #: 202604517
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: NORTHGATE HEIGHTS Abbreviated Description: Lot:14 Subdivision:NORTHGATE HEIGHTS City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON

12	.84Mi.	**1 THORNDALE DR** **MYERSTOWN, PA 17067-3128**	03/19/2026	$279,900	$156	1792	5/2/2	1997	SF

APN: 23-2360139-381047-0000 Document #: 202602966
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: ARBORGATE MapRef: MB 45 PG 93 Abbreviated Description: Lot:57 Subdivision:ARBORGATE Map Ref:MB 45 PG 93City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON

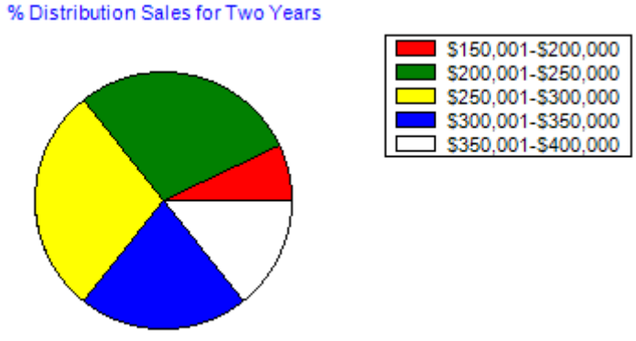
13	1Mi.	**213 W MAPLE AVE** **MYERSTOWN, PA 17067-1234**	03/13/2026	$345,000	$227	1518	5/3/2	2021	8,276 SF

APN: 15-2369767-381281-0000 Document #: 202602747
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:MYERSTOWN City/Muni/Twp: MYERSTOWN

14	.96Mi.	**314 W MAIN AVE** **MYERSTOWN, PA 17067-1023**	03/04/2026	$200,000	$146	1368	6/3/1	1910	3,049 SF

APN: 15-2369089-382526-0000 Document #: 202602313
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:MYERSTOWN City/Muni/Twp: MYERSTOWN

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.

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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.	**23 LAUREL DR**	**10/15/2018**	$125,358	$122,100	1,200	6/3/1	2002	3,485 SF	
.01Mi.	**25 LAUREL DR**	**04/15/2021**	$125,050	$121,800	1,200	6/3/1	2002	1,742 SF	
.01Mi.	**27 LAUREL DR**	**07/07/2021**	$125,769	$122,500	1,200	6/3/1	2002	1,742 SF	
.01Mi.	**2 BAYBERRY CT**	**09/25/2018**	$126,590	$123,300	1,200	6/3/1	2002	3,485 SF	
.02Mi.	**29 LAUREL DR**	**03/15/2023**	$125,050	$121,800	1,200	6/3/1	2002	3,049 SF	
.02Mi.	**21 LAUREL DR**	**06/08/2016**	$129,259	$125,900	1,200	6/3/1	2000	3,485 SF	
.02Mi.	**4 BAYBERRY CT**	**07/30/2002**	$125,050	$121,800	1,200	5/2/1	2002	1,742 SF	
.02Mi.	**1 BRADFORD CIR**	**07/16/2019**	$125,461	$122,200	1,200	8/3/1	2003	4,792 SF	
.02Mi.	**19 LAUREL DR**	**05/10/2006**	$120,943	$117,800	1,200	6/3/1	2000	1,742 SF	
.02Mi.	**31 LAUREL DR**	**12/24/2025**	$127,001	$123,700	1,200	5/3/1	2005	6,098 SF	
.02Mi.	**6 BAYBERRY CT**	**06/14/2024**	$125,050	$121,800	1,200	6/3/1	2002	3,920 SF	
.03Mi.	**17 LAUREL DR**	**09/30/2020**	$121,354	$118,200	1,200	6/3/1	2001	1,742 SF	
.03Mi.	**3 BRADFORD CIR**	**05/08/2015**	$125,461	$122,200	1,200	6/3/1	2003	2,178 SF	
.03Mi.	**33 LAUREL DR**	**02/19/2016**	$124,845	$121,600	1,200	5/3/1	2005	2,614 SF	
.03Mi.	**15 LAUREL DR**	**11/09/2021**	$121,046	$117,900	1,200	6/3/1	2001	1,742 SF	
.03Mi.	**35 LAUREL DR**	**10/23/2024**	$124,845	$121,600	1,200	6/3/1	2005	2,614 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	43.6 years old	Households:	6,050
Median Household Income:	$77,640	Households w/Family:	70%
Household Income Per Capita:	$38,078	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Eastern Lebanon County School District	Students:	2,323
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.83Mi.	**ELCO Middle School** Number of Students: 556 Student-Teacher Ratio: 12.69	C+	Public	6 - 8
2.69Mi.	**ELCO High School** Number of Students: 773 Student-Teacher Ratio: 14.97	B-	Public	9 - 12
0.07Mi.	**Jackson Elementary School** Number of Students: 203 Student-Teacher Ratio: 11.07	NA	Public	KG - 2
2.97Mi.	**ELCO Intermediate School** Number of Students: 505 Student-Teacher Ratio: 12.45	B	Public	3 - 5

Flood Report

The Subject Property of **23 LAUREL DR, MYERSTOWN, PA 17067-2365** 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	63%	NOTABLY LOWER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	64%	NOTABLY LOWER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	82%	LOWER
MURDER	90%	LOWER
OVERALL	74%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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