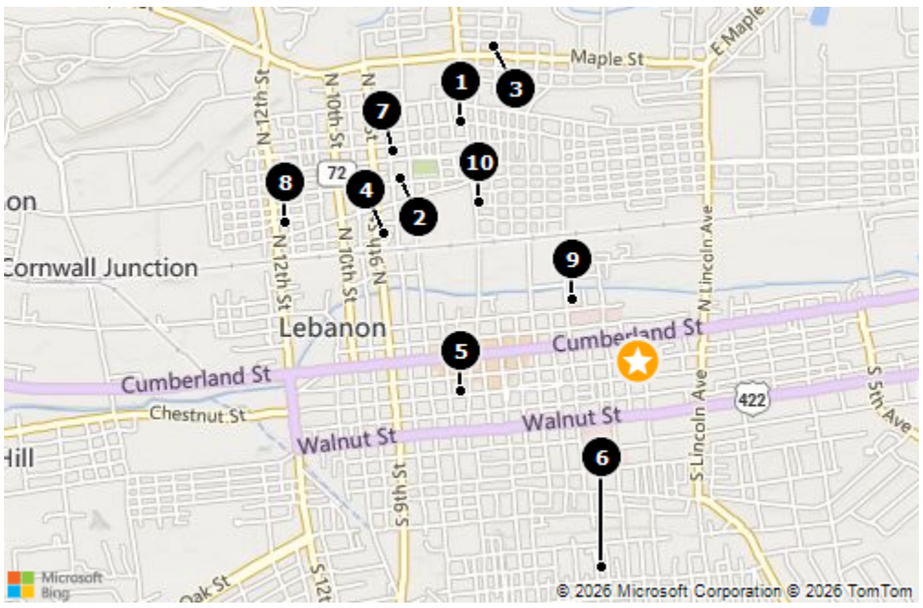
ICE SiteX Report

OrderID: 97902410

SiteX Property Information Report



Subject Property Location

23 S 2ND ST, LEBANON, PA 17042-5412

County:	**LEBANON PA**	Census Tract:	420750001.001014
Property Use:	Triplex (3 units, any combination)	Zoning:	
Parcel Number:	01-2340720-369281-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$241,000**	FSD:	36	Common Confidence Score:	20
Value Range:	$154,240 - $327,760	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2013	Tax Rate Code Area:	
Assd Land Value:	$8,100	Market Land Value:	$8,316	Tax Year:	2026
Assd Improvement:	$88,400	Market Improvment Value:	$90,759	Total Taxable Value:	$3,193
Total Assessed Value:	$96,500	Total Assessor Market Value:	$99,075	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 01

Abbreviated Description:	CONTROL #38000658
City/Muni/Twp:	LEBANON CITY, WARD 1

Property Characteristics

Lot Size:	2,178 SF	Bedrooms:	3	Pool:	
Building Area:	2618 SF	Baths:	2	Fireplace:	
Year Built:	1895	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	3+B	Number of Cars:		A/C:	N
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/13/2025	Sales Price:	$163,577
Document #:	202505550 BK-PG 2307-6407	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/03/2021	Sales Price:	$159,900
Document #:	202121281 BK-PG 2307 -6403	Type of Sale:	Full Amount on Deed
Contract Date:	11/15/2021		
Document Type:			
Legal Description:			
City/Muni/Twp: LEBANON			

Prior Transfer

Recording Date:	12/03/2021	Sales Price:	$159,900
Document #:	BK-PG 2307 -6403	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: 01			
Abbreviated Description: CONTROL #38000658			
City/Muni/Twp: LEBANON CITY, WARD 1			

ICE SiteX Report

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Prior Transfer

Recording Date:	12/01/2021	Sales Price:	$44,000
Document #:	202121032 BK-PG 2179-563	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/12/2012	Sales Price:	$17,000
Document #:	201220885 BK-PG 2165-4017	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/03/2012	Sales Price:	$55,000
Document #:	201220291 BK-PG 2179 -0559	Type of Sale:	Full Amount on Deed
Contract Date:	11/26/2012		
Document Type:			
Legal Description:			
City/Muni/Twp: LEBANON			

Prior Transfer

Recording Date:	01/19/2012	Sales Price:	$20,000
Document #:	201200925 BK-PG -4091	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/05/2012	Loan Amount:	N/A
Document #:	201200216 BK-PG 2165-4017	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			
City/Muni/Twp: LEBANON			

Prior Transfer

Recording Date:	07/27/2009	Sales Price:	$2,408,804
Document #:	200912586 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/17/2009	Loan Amount:	N/A
Document #:	200912073 BK-PG 2133-4091	Loan Type:	Unknown
TD Due Date:		Type Finance:	VAR
Legal Description:			
City/Muni/Twp: LEBANON			

Prior Transfer

Recording Date:	04/12/2007	Sales Price:	$21,800
Document #:	200706658 BK-PG 2081-3756	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/29/2007	Loan Amount:	N/A
Document #:	200705543 BK-PG 2096-3737	Loan Type:	Unknown
TD Due Date:		Type Finance:	VAR
Legal Description:			
City/Muni/Twp: LEBANON			

Prior Transfer

Recording Date:	06/08/2006	Sales Price:	$20,000
Document #:	200610493 BK-PG 2061-7435	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/25/2006	Loan Amount:	N/A
Document #:	200609506 BK-PG 2081-3756	Loan Type:	Unknown
TD Due Date:		Type Finance:	VAR
Legal Description:			
City/Muni/Twp: LEBANON			

Mortgage Record

Recording Date:	04/28/2005	Loan Amount:	N/A
Document #:	200507815 BK-PG 2061-7435	Loan Type:	Unknown
TD Due Date:		Type Finance:	VAR
Legal Description:			
City/Muni/Twp: LEBANON			

Area Sales Analysis

Total Area Sales	$2,414,119	Median # of Bedrooms	5
Median Lot Size	2,832 SF	Median # of Baths	3
Median Living Area	2,265 SF	Median Year Built	1900
Price Range - 2 Yrs	$51,019 to $370,000	Age Range	46 years to 171 years
Median Value	$260,000	Median Age	126 years

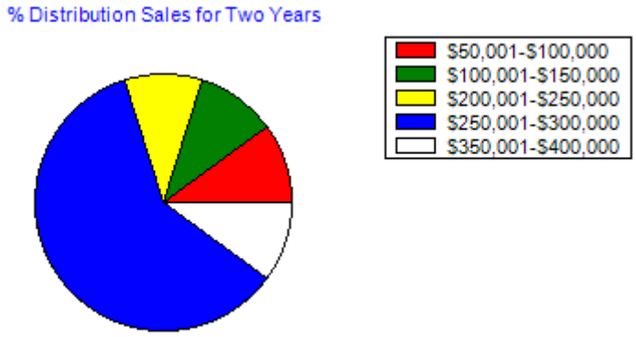
ICE SiteX Report

OrderID: 97902410

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.74Mi.	**521 N 7TH ST** **LEBANON, PA 17046-3577**	06/23/2026	$300,000	$121	2472	12/8/3	1900	3,485 SF	
		APN: 05-2338363-372347-0000 Document #: 202607391 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: Abbreviated Description:5TH WARD City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
2	.73Mi.	**405 N 8TH ST** **LEBANON, PA 17046-4724**	06/17/2026	$117,100	$63	1852	7/3/3	1900	2,614 SF	
		APN: 05-2337646-371614-0000 Document #: 202607129 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
3	.85Mi.	**601 MAPLE ST** **LEBANON, PA 17046-2965**	06/02/2026	$265,000	$106	2491	11/5/3	1855	9,148 SF	
		APN: 10-2338780-373255-0000 Document #: 202606325 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
4	.7Mi.	**322 OLD 9TH ST** **LEBANON, PA 17046-3574**	05/08/2026	$295,000	$89	3312	16/10/3	1890	3,920 SF	
		APN: 05-2337361-370893-0000 Document #: 202605200 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
5	.45Mi.	**711 CHESTNUT ST** **LEBANON, PA 17042-5258**	12/24/2025	$290,000	$122	2360	9/4/2	1920	3,049 SF	
		APN: 01-2338389-368858-0000 Document #: 202515690 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
6	.52Mi.	**521 PARK AVE** **LEBANON, PA 17042-6864**	12/22/2025	$370,000	$125	2938	9/3/3	1980	13,068 SF	
		APN: 30-2340283-366593-0000 Document #: 202515469 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:SOUTH LEBANON City/Muni/Twp: SOUTH LEBANON								
7	.8Mi.	**820 MIFFLIN ST** **LEBANON, PA 17046-4787**	11/20/2025	$216,000	$108	2000	9/5/2	1900	1,742 SF	
		APN: 05-2337473-371977-0000 Document #: 202514128 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
8	.94Mi.	**1130 BRANDYWINE ST** **LEBANON, PA 17046-4652**	11/13/2025	$51,019	$23	2170	7/4/3	1940	2,178 SF	
		APN: 06-2336055-371033-0000 Document #: 202513783 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
9	.22Mi.	**110 1/2 N 4TH ST** **LEBANON, PA 17046-4803**	07/02/2025	$255,000	$137	1855	8/5/2	1900	2,614 SF	
		APN: 04-2339832-370070-0000 Document #: 202507742 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
10	.55Mi.	**344 N 7TH ST** **LEBANON, PA 17046-4788**	04/10/2025	$255,000	$146	1742	9/5/3	1900	1,742 SF	
		APN: 05-2338603-371321-0000 Document #: 202504117 Document Type: Price Code: D Land Use: Triplex (3 units, any combination) Legal: Abbreviated Description: Abbreviated Description:5TH WARD City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								

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.

ICE SiteX Report

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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.	**23 S 2ND ST**	**12/03/2021**	$99,075	$96,500	2,618	9/3/2	1895	2,178 SF	
.12Mi.	**121 S 3RD ST**	**05/06/2005**	$56,159	$54,700	2,248	11/6/3	1910	1,742 SF	
.13Mi.	**319 CUMBERLAND ST**	**11/10/2014**	$74,127	$72,200	3,634	14/9/3	1890	4,356 SF	
.15Mi.	**337 CHESTNUT ST**	**03/28/2017**	$86,652	$84,400	2,196	12/8/3	1900	1,742 SF	
.15Mi.	**334 CHESTNUT ST**	**01/05/2012**	$84,291	$82,100	2,308	11/4/3	1890	2,178 SF	
.15Mi.	**336 CHESTNUT ST**	**01/05/2012**	$83,880	$81,700	2,344	11/4/3	1898	2,178 SF	
.17Mi.	**211 S 2ND ST**	**06/03/1996**	$100,204	$97,600	2,058	8/4/2	1910	3,485 SF	
.17Mi.	**13 S 4TH ST**	**04/09/2018**	$55,235	$53,800	2,290	12/8/3	1900	1,307 SF	
.17Mi.	**11 S 4TH ST**	**04/09/2018**	$55,748	$54,300	2,420	12/8/3	1930	1,307 SF	
.2Mi.	**137 S 4TH ST**	**01/21/2022**	$60,266	$58,700	2,476	10/3/3	1900	1,742 SF	
.22Mi.	**110 1/2 N 4TH ST**	**07/02/2025**	$76,590	$74,600	1,855	8/5/2	1900	2,614 SF	
.22Mi.	**31 S 1ST AVE**	**08/31/2023**	$196,611	$191,500	3,100	12/3/3	1978	13,068 SF	
.22Mi.	**44 BERWYN PARK**	**02/27/2004**	$170,430	$166,000	3,290	10/4/3	1910	20,909 SF	
.24Mi.	**28 S 5TH ST**	**07/21/2016**	$85,933	$83,700	2,044	9/3/3	1940	2,178 SF	
.24Mi.	**437 CHESTNUT ST**	**04/28/2022**	$104,619	$101,900	2,792	16/8/4	1945	2,614 SF	
.24Mi.	**439 CHESTNUT ST**	**02/25/2021**	$143,737	$140,000	2,709	10/4/3	1902	3,049 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	44.6 years old	Households:	17,221
Median Household Income:	$76,236	Households w/Family:	70%
Household Income Per Capita:	$39,625	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Lebanon School District	Students:	4,773
Number of Schools:	8	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.63Mi.	**Lebanon Middle School** Number of Students: 380 Student-Teacher Ratio: 11.75	C-	Public	6 - 8
0.62Mi.	**Southeast Elementary School** Number of Students: 438 Student-Teacher Ratio: 15.78	C	Public	KG - 5
0.94Mi.	**Lebanon High School** Number of Students: 1,393 Student-Teacher Ratio: 16.28 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **23 S 2ND ST, LEBANON, PA 17042-5412** 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	104%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	95%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	100%	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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ICE SiteX Report

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