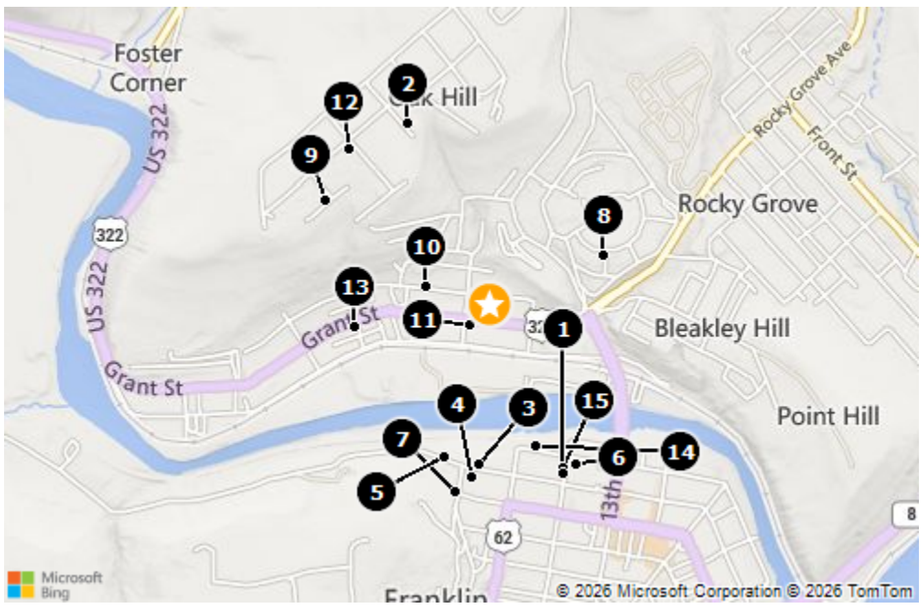
ICE SiteX Report

OrderID: 98351492

SiteX Property Information Report



Subject Property Location

245 PACIFIC ST, FRANKLIN, PA 16323-2337

County:	**VENANGO PA**	Census Tract:	421212003.002008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	10,336.-044..-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$93,000**	FSD:	18	Common Confidence Score:	41
Value Range:	$76,260 - $109,740	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2004	Tax Rate Code Area:	
Assd Land Value:	$5,180	Market Land Value:	$5,180	Tax Year:	2026
Assd Improvement:	$18,340	Market Improvment Value:	$18,340	Total Taxable Value:	$922
Total Assessed Value:	$23,520	Total Assessor Market Value:	$23,520	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 10 Map Ref: MAP 1033644
City/Muni/Twp: FRANKLIN CITY

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	4	Pool:	
Building Area:	1320 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/25/2018	Sales Price:	$39,113
Document #:	2018-002518 BK-PG 453-711	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/28/2007	Loan Amount:	N/A
Document #:	2007-004176 BK-PG 0453-0711	Loan Type:	Unknown
TD Due Date:	06/25/2028	Type Finance:	

Legal Description:
City/Muni/Twp: FRANKLIN

Prior Transfer

Recording Date:	08/15/1979	Sales Price:	$17,000
Document #:	BK-PG 802 -153	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 10 Map Ref: MAP 1033644
City/Muni/Twp: FRANKLIN CITY

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Area Sales Analysis

Total Area Sales	$1,891,800	Median # of Bedrooms	3
Median Lot Size	8,276 SF	Median # of Baths	1
Median Living Area	1,578 SF	Median Year Built	1900
Price Range - 2 Yrs	$25,000 to $240,000	Age Range	39 years to 138 years
Median Value	$137,500	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**216 14TH ST** **FRANKLIN, PA 16323-1521**	07/20/2026	$148,000	$69	2125	9/5/1	1900	3,920 SF	
		APN: 10,217.-048..-000 Document #: 2026-002786 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN								
2	.48Mi.	**8 TYLER ST** **FRANKLIN, PA 16323-2416**	05/08/2026	$129,900	$106	1224	5/2/1	1900	42,689 SF	
		APN: 10,347.-009..-000 Document #: 2026-001719 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Abbreviated Description: Lot:9 City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN								
3	.39Mi.	**1536 ELK ST** **FRANKLIN, PA 16323-1620**	04/28/2026	$137,500	$76	1800	6/4/1	1900	6,098 SF	
		APN: 10,217.-021..-000 Document #: 2026-001582 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Abbreviated Description: Lot:45 Abbreviated Description:LOT: PART OF OUT LOT NO 45 City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN								
4	.42Mi.	**1541 ELK ST** **FRANKLIN, PA 16323-1619**	02/11/2026	$152,500	$96	1578	8/4/1	1900	4,356 SF	
		APN: 10,217.-055..-000 Document #: 2026-000493 Document Type: Price Code: D Land Use: Single Family Residential Legal: Land Lot: 46 Abbreviated Description: Land Lot:46 Abbreviated Description:LOT: PART OF OUT LOT NUMBER 46 City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN								
5	.37Mi.	**1614 ELK ST** **FRANKLIN, PA 16323-1622**	01/20/2026	$240,000	$187	1278	5/2/1	1952	67,518 SF	
		APN: 10,218.-006..-000 Document #: 2026-000259 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN								
6	.44Mi.	**1343 OTTER ST** **FRANKLIN, PA 16323-1530**	11/12/2025	$100,000	$64	1547	8/4/2	1900	1,742 SF	
		APN: 10,215.-052A.-000 Document #: 2025-004488 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 526 Abbreviated Description: Lot:526 City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN								
7	.47Mi.	**324 16TH ST** **FRANKLIN, PA 16323-1616**	11/03/2025	$159,900	$70	2272	7/3/1	1888	7,405 SF	
		APN: 10,218.-015..-000 Document #: 2025-004347 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN								
8	.3Mi.	**36 CIRCLE ST** **FRANKLIN, PA 16323-2509**	10/10/2025	$165,000	$95	1728	7/2/1	1963	16,117 SF	
		APN: 28,010.-146..-000 Document #: 2025-003994 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 375,376 Subdivision: PROSPECT PARK Abbreviated Description: Lot:375,376 Subdivision:PROSPECT PARK City/Muni/Twp:BOROUGH OF SUGARCREEK City/Muni/Twp: BOROUGH OF SUGARCREEK								
9	.47Mi.	**7 HAYES ST** **FRANKLIN, PA 16323-2456**	09/16/2025	$65,000	$66	984	5/2/1	1977	21,344 SF	
		APN: 10,345.-054B.-000 Document #: 2025-003572 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54B Subdivision: OAK HILL PLAN OF LOTS Abbreviated Description: Lot:54B Subdivision:OAK HILL PLAN OF LOTS Abbreviated Description:LOT: SOUTHERLY PART OF LOT NO. 54 City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN								
10	.17Mi.	**344 PACIFIC ST** **FRANKLIN, PA 16323-2230**	08/27/2025	$72,000	$50	1416	6/3/1	1900	8,276 SF	
		APN: 10,337.-068..-000 Document #: 2025-003261 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN								
11	.07Mi.	**122 CENTER ST** **FRANKLIN, PA 16323-2318**	07/18/2025	$25,000	$24	1008	6/3/1	1900	1,742 SF	
		APN: 10,331.-013..-000 Document #: 2025-002656 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN								
12	.51Mi.	**45 MONROE ST** **FRANKLIN, PA 16323-2409**	07/08/2025	$169,000	$86	1954	6/2/1	1943	21,780 SF	Yes
		APN: 10,346.-034..-000 Document #: 2025-002461 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Abbreviated Description: Lot:34 City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN								
13	.34Mi.	**503 GRANT ST** **FRANKLIN, PA 16323-2215**	06/02/2025	$50,500	$25	1974	7/4/1	1900	5,227 SF	
		APN: 10,332.-001..-000 Document #: 2025-001918 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN								
14	.35Mi.	**1440 OTTER ST** **FRANKLIN, PA 16323-1628**	04/10/2025	$132,500	$98	1344	6/2/1	1987	14,375 SF	
		APN: 10,217.-003..-000 Document #: 2025-001245								

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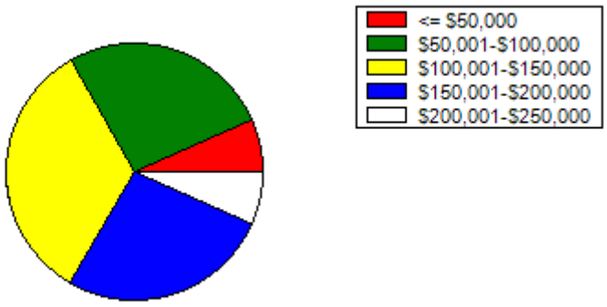
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:FRANKLIN CITY City/Muni/Twp: FRANKLIN CITY

15	.43Mi.	**210 14TH ST** **FRANKLIN, PA 16323-1521**	04/04/2025	$145,000	$65	2230	8/3/1	1900	11,326 SF

APN: 10,217.-047..-000 Document #: 2025-001161
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 522,523 Abbreviated Description: Lot:522,523 City/Muni/Twp:CITY OF FRANKLIN City/Muni/Twp: CITY OF FRANKLIN

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.	**245 PACIFIC ST**	**08/15/1979**	$23,520	$23,520	1,320	9/4/1	1900	5,663 SF	
.01Mi.	**249 PACIFIC ST**	**11/13/2025**	$36,670	$36,670	1,320	8/4/1	1900	5,663 SF	
.02Mi.	**237 PACIFIC ST**	**11/05/2001**	$26,830	$26,830	1,440	7/3/1	1900	5,663 SF	
.02Mi.	**255 PACIFIC ST**	**10/18/2004**	$42,460	$42,460	1,880	7/3/1	1900	13,504 SF	
.02Mi.	**235 PACIFIC ST**	**01/25/2011**	$30,090	$30,090	1,344	7/3/1	1900	3,049 SF	
.03Mi.	**233 PACIFIC ST**	**07/22/2013**	$18,740	$18,740	1,056	6/3/1	1900	3,049 SF	
.03Mi.	**248 GRANT ST**	**06/30/2020**	$22,990	$22,990	1,368	7/3/1	1900	5,663 SF	
.03Mi.	**242 PACIFIC ST**	**10/12/1995**	$39,460	$39,460	1,688	7/4/1	1900	6,098 SF	
.03Mi.	**248 PACIFIC ST**	**10/29/2013**	$38,170	$38,170	1,484	7/3/2	1900	8,276 SF	
.04Mi.	**259 PACIFIC ST**	**05/26/2022**	$32,890	$32,890	1,320	7/3/1	1922	4,356 SF	
.04Mi.	**240 PACIFIC ST**	**07/05/2006**	$40,870	$40,870	1,248	7/3/1	1900	6,098 SF	
.04Mi.	**254 PACIFIC ST**	**01/28/1997**	$42,050	$42,050	2,184	8/4/1	1900	11,326 SF	
.04Mi.	**227 PACIFIC ST**	**11/10/2020**	$31,370	$31,370	1,700	9/4/2	1900	5,663 SF	
.04Mi.	**210 CENTER ST**	**11/20/2024**	$44,470	$44,470	1,264	6/3/1	1900	4,792 SF	
.05Mi.	**220 CENTER ST**	**10/20/2017**	$19,630	$19,630	1,132	7/3/1	1900	4,356 SF	
.05Mi.	**234 PACIFIC ST**	**01/03/1989**	$37,820	$37,820	1,440	7/3/1	1900	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	47.7 years old	Households:	6,325
Median Household Income:	$62,877	Households w/Family:	63%
Household Income Per Capita:	$33,504	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Franklin Area School District	Students:	1,768
Number of Schools:	4	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.54Mi.	**Franklin Area High School** Number of Students: 942 Student-Teacher Ratio: 17.16 Advanced Placement: Yes	C	Public	9 - 12
4.89Mi.	**Franklin Area Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	7 - 8
0.51Mi.	**Central Elementary School** Number of Students: 342	B	Public	KG - 6

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Student-Teacher Ratio: 10.29

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	116%	HIGHER
MURDER	123%	HIGHER
OVERALL	109%	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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