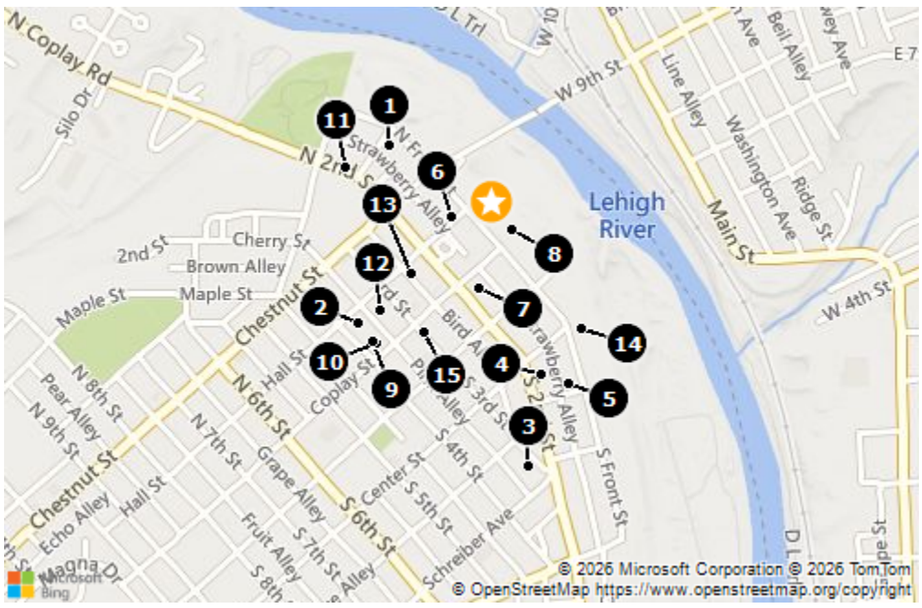
ICE SiteX Report

OrderID: 97994298

SiteX Property Information Report



Subject Property Location

25 1/2 N FRONT ST, COPLAY, PA 18037-1215

County:	**LEHIGH PA**	Census Tract:	420770058.001004
Property Use:	Single Family Residential	Zoning:	R-2
Parcel Number:	549956153613-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$148,000**	FSD:	15	Common Confidence Score:	50
Value Range:	$125,800 - $170,200	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2013	Tax Rate Code Area:	
Assd Land Value:	$10,400	Market Land Value:	$10,400	Tax Year:	2026
Assd Improvement:	$31,000	Market Improvment Value:	$31,000	Total Taxable Value:	$1,493
Total Assessed Value:	$41,400	Total Assessor Market Value:	$41,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 7 District: 06 Map Ref: MAP E09NW3A

Abbreviated Description:	LOTS: 010
City/Muni/Twp:	COPLAY

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	752 SF	Baths:	1	Fireplace:	
Year Built:	1865	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	None	Heating:	None
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/19/2024	Loan Amount:	N/A
Document #:	2024006045 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: COPLAY

Prior Transfer

Recording Date:	02/10/2023	Sales Price:	$108,007
Document #:	2023003251 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/30/2021	Sales Price:	$110,000
Document #:	2021051163 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/23/2021		
Document Type:			

Legal Description:
City/Muni/Twp: COPLAY

Prior Transfer

Recording Date:	11/00/2021	Sales Price:	$110,000

ICE SiteX Report

OrderID: 97994298

Document #:	2021051163 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Block: 7 District: 06 Map Ref: MAP E09NW3A
Abbreviated Description: LOTS: 010
City/Muni/Twp: COPLAY

Prior Transfer

Recording Date:	06/01/2020	Sales Price:	$9,000
Document #:	2020015424 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2020		
Document Type:			

Legal Description:
City/Muni/Twp: COPLAY

Prior Transfer

Recording Date:	05/00/2020	Sales Price:	$9,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/18/2002	Sales Price:	$2,001
Document #:	7050563 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/04/2002		
Document Type:			

Legal Description:
City/Muni/Twp: COPLAY

Area Sales Analysis

Total Area Sales	$3,567,900	Median # of Bedrooms	3
Median Lot Size	3,750 SF	Median # of Baths	1
Median Living Area	1,260 SF	Median Year Built	1900
Price Range - 2 Yrs	$132,000 to $318,000	Age Range	73 years to 161 years
Median Value	$245,000	Median Age	126 years

Comparable Sales Data

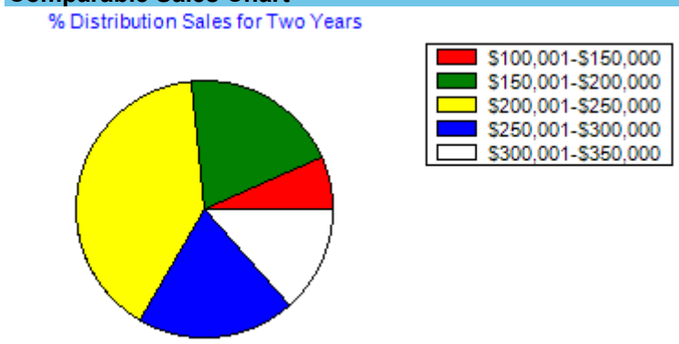
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**118 N FRONT ST** **COPLAY, PA 18037-1218**	07/02/2026	$245,000	$194	1260	6/3/1	1900	SF	
		APN: 549946495146-1 Document #: 2026017109 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY								
2	.22Mi.	**25 N 4TH ST** **COPLAY, PA 18037-1321**	06/05/2026	$300,000	$188	1589	7/3/1	1904	3,300 SF	
		APN: 549945278533-1 Document #: 2026014163 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 1565 PG 302 Abbreviated Description: Map Ref:MB 1565 PG 302City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY								
3	.34Mi.	**148 S 3RD ST** **COPLAY, PA 18037-1102**	03/04/2026	$305,000	$210	1448	7/4/2	1900	7,500 SF	
		APN: 549954389250-1 Document #: 2026005309 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: WEST BY PINK ALLEY MapRef: MB 1 PG 9 Abbreviated Description: Lot:27 Subdivision:WEST BY PINK ALLEY Map Ref:MB 1 PG 9City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY								
4	.22Mi.	**105 S 2ND ST** **COPLAY, PA 18037-1001**	02/27/2026	$207,000	$215	960	6/3/1	1865	6,750 SF	
		APN: 549955448680-1 Document #: 2026004887 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY								
5	.24Mi.	**130 S FRONT ST** **COPLAY, PA 18037-1008**	02/09/2026	$318,000	$251	1264	6/3/1	1880	5,200 SF	
		APN: 549955646022-1 Document #: 2026003205 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY								
6	.05Mi.	**32 N FRONT ST** **COPLAY, PA 18037-1234**	02/03/2026	$299,900	$238	1260	6/4/1	1953	7,510 SF	
		APN: 549946847537-1 Document #: 2026002693 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY								
7	.11Mi.	**5 S 2ND ST** **COPLAY, PA 18037-1205**	01/30/2026	$280,000	$255	1098	6/3/2	1884	5,100 SF	
		APN: 549956005094-1 Document #: 2026002479 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY								
8	.04Mi.	**13 N FRONT ST** **COPLAY, PA 18037-1215**	01/02/2026	$132,000	$98	1344	6/3/1	1910	4,465 SF	
		APN: 549956236843-1 Document #: 2026000048 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY								
9	.22Mi.	**9 N 4TH ST** **COPLAY, PA 18037-1321**	01/02/2026	$178,000	$175	1017	5/2/1	1904	3,750 SF	
		APN: 549945368454-1 Document #: 2026000041 Document Type: Price Code: D								

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	Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY									
10	.23Mi.	**7 N 4TH ST** **COPLAY, PA 18037-1321**	12/23/2025	$199,000	$201	990	5/2/1	1904	3,750 SF	
	APN: 549945460225-1 Document #: 2025032065 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY									
11	.18Mi.	**135 N 2ND ST** **COPLAY, PA 18037-1203**	08/13/2025	$250,000	$236	1057	5/2/1	1907	SF	
	APN: 549946281227-1 Document #: 2025019491 Document Type: Price Code: D Land Use: Single Family Residential Legal:									
12	.19Mi.	**20 N 3RD ST** **COPLAY, PA 18037-1502**	08/08/2025	$250,000	$118	2116	6/3/1	1884	5,250 SF	Yes
	APN: 549945483408-1 Document #: 2025019121 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 1592 PG 958 Abbreviated Description: Map Ref:MB 1592 PG 958									
13	.13Mi.	**215 HALL ST** **COPLAY, PA 18037-1223**	06/26/2025	$208,000	$206	1009	6/3/1	1890	1,930 SF	
	APN: 549946602836-1 Document #: 2025014943 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY									
14	.19Mi.	**103 S FRONT ST** **COPLAY, PA 18037-1007**	06/24/2025	$230,000	$157	1456	6/3/1	1900	SF	
	APN: 549955774620-1 Document #: 2025014747 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY									
15	.17Mi.	**3 1/2 S 3RD ST** **COPLAY, PA 18037-1301**	06/16/2025	$166,000	$173	956	5/2/1	1890	2,490 SF	
	APN: 549945777649-1 Document #: 2025014095 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COPLAY City/Muni/Twp: COPLAY									

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.

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.	**25 1/2 N FRONT ST**	**11/00/2021**	$41,400	$41,400	752	4/2/1	1865		
.01Mi.	**27 1/2 N FRONT ST**	**11/00/2025**	$43,400	$43,400	962	4/2/1	1865		
.01Mi.	**25-27 N FRONT ST**	**06/00/2021**	$157,100	$157,100	2,100	6/3/1	1860		
.02Mi.	**31 N FRONT ST**	**08/00/2015**	$59,400	$59,400	1,404	7/2/1	1910		
.02Mi.	**33 N FRONT ST**	**12/00/2018**	$102,900	$102,900	1,404	7/3/1	1910	2,850 SF	
.02Mi.	**35 N FRONT ST**	**10/00/2017**	$105,500	$105,500	1,404	7/4/1	1910	2,850 SF	
.02Mi.	**37 N FRONT ST**	**03/00/2003**	$103,800	$103,800	1,404	7/3/1	1910	2,850 SF	
.03Mi.	**39 N FRONT ST**	**06/00/2025**	$152,700	$152,700	1,470	7/3/1	1949	6,180 SF	
.04Mi.	**13 N FRONT ST**	**07/00/2002**	$113,000	$113,000	1,344	6/3/1	1910	4,465 SF	
.05Mi.	**32 N FRONT ST**	**11/00/2020**	$141,300	$141,300	1,260	6/4/1	1953	7,510 SF	
.06Mi.	**40 N FRONT ST**	**02/00/2006**	$83,400	$83,400	919	5/2/1	1905	2,478 SF	
.06Mi.	**42 N FRONT ST**	**10/00/2001**	$85,500	$85,500	959	5/2/1	1905	2,403 SF	
.06Mi.	**44 N FRONT ST**	**01/00/2024**	$95,400	$95,400	1,120	5/2/1	1905	2,478 SF	
.06Mi.	**1 N STRAWBERRY ALY**	**10/00/2008**	$143,200	$143,200	1,872	6/3/1	1885		
.06Mi.	**46 N FRONT ST**	**03/00/2019**	$109,200	$109,200	1,323	6/3/1	1905	2,478 SF	
.06Mi.	**48 N FRONT ST**	**03/00/2020**	$115,900	$115,900	1,323	6/3/2	1905	2,553 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	83%

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Demographics & Income

Median Age:	46.2 years old	Households:	2,921
Median Household Income:	$84,280	Households w/Family:	66%
Household Income Per Capita:	$41,560	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Whitehall-Coplay School District	Students:	4,185
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.92Mi.	**George D. Steckel Elementary School** Number of Students: 561 Student-Teacher Ratio: 12.77	C+	Public	2 - 3
1.86Mi.	**Gockley Elementary School** Number of Students: 574 Student-Teacher Ratio: 13.07	NA	Public	KG - 1
2.03Mi.	**Zephyr Elementary School** Number of Students: 598 Student-Teacher Ratio: 13.22	B	Public	4 - 5
1.94Mi.	**Whitehall High School** Number of Students: 1,462 Student-Teacher Ratio: 16.02 Advanced Placement: Yes	B	Public	9 - 12
2.02Mi.	**Whitehall-Coplay Middle School** Number of Students: 975 Student-Teacher Ratio: 15.09	B-	Public	6 - 8

Flood Report

The Subject Property of **25 1/2 N FRONT ST, COPLAY, PA 18037-1215** 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	102%	SIMILAR
BURGLARY	133%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	81%	LOWER
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	116%	HIGHER
OVERALL	102%	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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