ICE SiteX Report

OrderID: 97841496

SiteX Property Information Report



Subject Property Location

251 WHITE DOGWOOD DR, ETTERS, PA 17319-9324

County:	**YORK PA**	Census Tract:	421330209.213007
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	39-000-25-1608.00-00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$196,000**	FSD:	10	Common Confidence Score:	61
Value Range:	$176,400 - $215,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2006	Tax Rate Code Area:	TAX 039
Assd Land Value:	$21,490	Market Land Value:	$21,490	Tax Year:	2026
Assd Improvement:	$59,820	Market Improvment Value:	$59,820	Total Taxable Value:	$2,356
Total Assessed Value:	$81,310	Total Assessor Market Value:	$81,310	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 39 Subdivision: VALLEY GREEN VILLAGE WEST
Abbreviated Description: LOT 1608; VALLEY GREEN VILLAGE ESTS; PB KK 350
City/Muni/Twp: NEWBERRY TOWNSHIP

Property Characteristics

Lot Size:	1,917 SF	Bedrooms:	3	Pool:	
Building Area:	1200 SF	Baths:	1	Fireplace:	
Year Built:	1990	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood Shingle
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	2+AB	Number of Cars:		A/C:	Yes
Style:	5	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/01/2023	Loan Amount:	N/A
Document #:	2023020111 BK-PG 2782-3103	Loan Type:	FHA
TD Due Date:	05/01/2063	Type Finance:	

Legal Description:
Lot: G-1608
City/Muni/Twp: NEWBERRY YORK COUNTY

Prior Transfer

Recording Date:	11/21/2022	Sales Price:	$134,714
Document #:	2022060130 BK-PG 2639-4821	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/10/2022	Loan Amount:	N/A
Document #:	2022058675 BK-PG 2757-3366	Loan Type:	FHA
TD Due Date:	11/01/2062	Type Finance:	

Legal Description:
City/Muni/Twp: NEWBERRY

Mortgage Record

Recording Date:	12/16/2021	Loan Amount:	N/A

ICE SiteX Report

OrderID: 97841496

Document #:	2021078390 BK-PG 2700-945	Loan Type:	New Conventional
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: C-1603
City/Muni/Twp: NEWBERRY

Prior Transfer

Recording Date:	04/30/2021	Sales Price:	$122,637
Document #:	2021026603 BK-PG 2521-488	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/25/2021	Sales Price:	$137,200
Document #:	2021017780 BK-PG 2639-4817	Type of Sale:	Full Amount on Deed
Contract Date:	03/23/2021		
Document Type:			

Legal Description:
Lot: G-1608 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: XVI Map Ref: MB KK PG 330
City/Muni/Twp: NEWBERRY

Prior Transfer

Recording Date:	03/25/2021	Sales Price:	$137,200
Document #:	BK-PG 2639 -4817	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 39 Subdivision: VALLEY GREEN VILLAGE WEST
Abbreviated Description: LOT 1608; VALLEY GREEN VILLAGE ESTS; PB KK 350
City/Muni/Twp: NEWBERRY TOWNSHIP

Prior Transfer

Recording Date:	07/17/2019	Sales Price:	$109,205
Document #:	2019030318 BK-PG 2342-5698	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/10/2019	Sales Price:	$124,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/10/2019	Sales Price:	$124,900
Document #:	2019023881 BK-PG 2521-0484	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2019		
Document Type:			

Legal Description:
Lot: C-1608 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: XVI Map Ref: MB KK PG 350
City/Muni/Twp: NEWBERRY

Mortgage Record

Recording Date:	10/22/2015	Loan Amount:	N/A
Document #:	2015047761 BK-PG 2342-5698	Loan Type:	FHA
TD Due Date:	10/01/2045	Type Finance:	

Legal Description:
Lot: C-1608 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: XVI
City/Muni/Twp: NEWBERRY

Prior Transfer

Recording Date:	02/06/2014	Sales Price:	$62,300
Document #:	2014004788 BK-PG 2267-6414	Type of Sale:	Full Amount on Deed
Contract Date:	01/29/2014		
Document Type:			

Legal Description:
Lot: C-1608 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: XVI Map Ref: MB KK PG350
City/Muni/Twp: NEWBERRY

Prior Transfer

Recording Date:	11/06/2013	Sales Price:	N/A
Document #:	2013061536 BK-PG 2257-7107	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/28/2013		
Document Type:			

Legal Description:
Lot: C-1608 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: XVI Map Ref: MB KK PG350
City/Muni/Twp: NEWBERRY

Prior Transfer

Recording Date:	01/22/2013	Sales Price:	$2,370
Document #:	2013004223 BK-PG 2213-0189	Type of Sale:	Full Amount on Deed
Contract Date:	01/22/2013		
Document Type:			

Legal Description:
Lot: C-1608 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: XVI Map Ref: MB KK PG350
City/Muni/Twp: NEWBERRY

Mortgage Record

Recording Date:	07/30/2007	Loan Amount:	N/A

ICE SiteX Report

OrderID: 97841496

Document #:	2007056244 BK-PG 1910-6396	Loan Type:	FHA
TD Due Date:	04/01/2036	Type Finance:	

Legal Description:
Lot: C-1608 Subdivision: VALLEY GREEN VILLAGE WEST PHASE XVI
City/Muni/Twp: NEWBERRY

Prior Transfer

Recording Date:	04/03/2006	Sales Price:	$49,000
Document #:	2006025477 BK-PG 1376-0095	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/16/2006	Sales Price:	$103,000
Document #:	2006020740 BK-PG 1797-6213	Type of Sale:	Full Amount on Deed
Contract Date:	03/13/2006		
Document Type:			

Legal Description:
Lot: C-1608 Subdivision: VALLEY GREEN VILLAGE WEST PHASE XVI Map Ref: MB KK PG350
City/Muni/Twp: NEWBERRY

Prior Transfer

Recording Date:	08/31/1999	Sales Price:	N/A
Document #:	1999063925 BK-PG 1376-0091	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/19/1999		
Document Type:			

Legal Description:
Lot: C-1608 Subdivision: FINAL SUBDIVISION PLAN VALLEY GREEN VILLAGE WEST Phase No: XVI Map Ref: MB KK PG350
City/Muni/Twp: NEWBERRY

Area Sales Analysis

Total Area Sales	$2,258,600	Median # of Bedrooms	2
Median Lot Size	1,786 SF	Median # of Baths	1
Median Living Area	1,500 SF	Median Year Built	1987
Price Range - 2 Yrs	$100,000 to $214,900	Age Range	33 years to 43 years
Median Value	$183,000	Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**46 ROSE OF SHARON DR** **ETTERS, PA 17319-9576**	04/24/2026	$180,000	$105	1700	5/2/1	1985	1,830 SF	
		APN: 39-000-08-0469.00-00000 Document #: 2026017247 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: C-469 Subdivision: VALELY GREEN VILLAGE WEST MapRef: MB EE PG 957 Abbreviated Description: Lot:C-469 Subdivision:VALELY GREEN VILLAGE WEST Map Ref:MB EE PG 957City/Muni/Twp:NEWBERRY City/Muni/Twp: NEWBERRY								
2	.08Mi.	**22 PERSIAN LILAC DR** **ETTERS, PA 17319-9309**	04/14/2026	$180,000	$150	1200	5/3/1	1989	1,742 SF	
		APN: 39-000-25-1025.00-00000 Document #: 2026015641 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:NEWBERRY City/Muni/Twp: NEWBERRY								
3	.19Mi.	**143 WHITE DOGWOOD DR** **ETTERS, PA 17319-9573**	04/07/2026	$183,000	$131	1390	5/2/1	1984	1,612 SF	
		APN: 39-000-08-0402.00-00000 Document #: 2026014561 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: C-402 Subdivision: VALLEY GREEN VILLAGE WEST MapRef: MB EE PG 277 Abbreviated Description: Lot:C-402 Subdivision:VALLEY GREEN VILLAGE WEST Map Ref:MB EE PG 277City/Muni/Twp:NEWBERRY City/Muni/Twp: NEWBERRY								
4	.08Mi.	**6 PERSIAN LILAC DR** **ETTERS, PA 17319-9309**	03/31/2026	$214,900	$179	1200	4/2/1	1989	1,873 SF	
		APN: 39-000-25-1021.00-00000 Document #: 2026013593 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: C-1021 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: X MapRef: MB HH PG 390 Abbreviated Description: Lot:C-1021 Subdivision:VALLEY GREEN VILLAGE WEST Phase No:X Map Ref:MB HH PG 390City/Muni/Twp:NEWBERRY City/Muni/Twp: NEWBERRY								
5	.13Mi.	**72 N CONLEY LN** **ETTERS, PA 17319-9586**	03/23/2026	$100,000	$66	1500	6/2/1	1986	3,920 SF	
		APN: 39-000-08-0739.00-00000 Document #: 2026012340 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: C-739 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: VII MapRef: MB FF PG 807 Abbreviated Description: Lot:C-739 Subdivision:VALLEY GREEN VILLAGE WEST Phase No:VII Map Ref:MB FF PG 807City/Muni/Twp:NEWBERRY City/Muni/Twp: NEWBERRY								
6	.13Mi.	**24 ROSE OF SHARON DR** **ETTERS, PA 17319-9575**	02/10/2026	$155,000	$129	1200	5/2/2	1984	1,830 SF	
		APN: 39-000-08-0476.00-00000 Document #: 2026006593 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 476 Section: III Subdivision: VALLEY GREEN VILLAGE WEST MapRef: MB EE PG 442 Abbreviated Description: Lot:476 Section:III Subdivision:VALLEY GREEN VILLAGE WEST Map Ref:MB EE PG 442City/Muni/Twp:NEWBERRY City/Muni/Twp: NEWBERRY								
7	.1Mi.	**46 RED BARBERRY DR** **ETTERS, PA 17319-9333**	01/09/2026	$117,000	$73	1600	6/3/1	1993	1,742 SF	
		APN: 39-000-25-1721.00-00000 Document #: 2026001450 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:NEWBERRY City/Muni/Twp: NEWBERRY								
8	.16Mi.	**44 N CONLEY LN** **ETTERS, PA 17319-9585**	01/05/2026	$209,900	$139	1500	6/3/1	1987	1,742 SF	
		APN: 39-000-08-0526.00-00000 Document #: 2026000478 Document Type: Price Code: D Land Use: Townhouse (Residential)								

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Legal: Lot: C-526 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: VI MapRef: MB FF PG 523 Abbreviated Description: Lot:C-526 Subdivision:VALLEY GREEN VILLAGE WEST Phase No:VI Map Ref:MB FF PG 523City/Muni/Twp:NEWBERRY City/Muni/Twp: NEWBERRY

9	.19Mi.	**10 BILL DUGAN DR ETTERS, PA 17319-9587**	12/05/2025	$210,000	$140	1500	5/3/1	1986	1,786 SF

APN: 39-000-08-0709.00-00000 Document #: 2025047382
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: C-709 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: VII MapRef: MB FF PG 807 Abbreviated Description: Lot:C-709 Subdivision:VALLEY GREEN VILLAGE WEST Phase No:VII Map Ref:MB FF PG 807City/Muni/Twp:NEWBERRY City/Muni/Twp: NEWBERRY

10	.06Mi.	**9 RED BARBERRY DR ETTERS, PA 17319-9353**	11/13/2025	$188,800	$125	1500	7/3/1	1992	1,742 SF

APN: 39-000-25-1505.00-00000 Document #: 2025043793
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: C-1505 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: XV MapRef: MB JJ PG 900 Abbreviated Description: Lot:C-1505 Subdivision:VALLEY GREEN VILLAGE WEST Phase No:XV Map Ref:MB JJ PG 900City/Muni/Twp:NEWBERRY City/Muni/Twp: NEWBERRY

11	.23Mi.	**78 WHITE DOGWOOD DR ETTERS, PA 17319-9571**	07/30/2025	$120,000	$83	1432	5/2/2	1983	1,873 SF

APN: 39-000-08-0319.00-00000 Document #: 2025027425
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: C-319 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: 1 Abbreviated Description: Lot:C-319 Subdivision:VALLEY GREEN VILLAGE WEST Phase No:1 City/Muni/Twp:NEWBERRY City/Muni/Twp: NEWBERRY

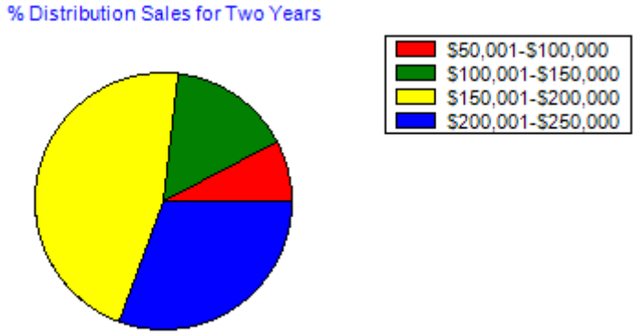
12	.08Mi.	**220 WHITE DOGWOOD DR ETTERS, PA 17319-9322**	07/15/2025	$205,000	$128	1600	5/2/1	1993	1,960 SF

APN: 39-000-25-1044.00-00000 Document #: 2025025082
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: C-1044 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: X MapRef: MB HH PG 390 Abbreviated Description: Lot:C-1044 Subdivision:VALLEY GREEN VILLAGE WEST Phase No:X Map Ref:MB HH PG 390City/Muni/Twp:NEWBERRY City/Muni/Twp: NEWBERRY

13	.17Mi.	**47 N CONLEY LN ETTERS, PA 17319-9585**	07/02/2025	$195,000	$130	1500	5/2/1	1987	1,742 SF

APN: 39-000-08-0516.00-00000 Document #: 2025023523
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: C-516 Subdivision: VALLEY GREEN VILLAGE WEST Phase No: VI MapRef: MB FF PG 523 Abbreviated Description: Lot:C-516 Subdivision:VALLEY GREEN VILLAGE WEST Phase No:VI Map Ref:MB FF PG 523

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.	**251 WHITE DOGWOOD DR**	**03/25/2021**	$81,310	$81,310	1,200	5/3/1	1990	1,917 SF	
0Mi.	**249 WHITE DOGWOOD DR**	**11/21/2018**	$80,470	$80,470	1,200	5/2/1	1991	1,917 SF	
.01Mi.	**253 WHITE DOGWOOD DR**	**08/18/2009**	$93,330	$93,330	1,440	5/2/1	1991	4,051 SF	
.01Mi.	**247 WHITE DOGWOOD DR**	**03/21/2025**	$86,610	$86,610	1,500	6/3/1	1991	1,917 SF	
.01Mi.	**245 WHITE DOGWOOD DR**	**04/05/2019**	$81,460	$81,460	1,600	5/2/2	1991	1,917 SF	
.01Mi.	**255 WHITE DOGWOOD DR**	**12/02/2021**	$86,520	$86,520	1,330	5/2/2	1991	4,051 SF	
.02Mi.	**243 WHITE DOGWOOD DR**	**10/31/2007**	$94,660	$94,660	1,500	6/3/1	1991	6,316 SF	
.02Mi.	**257 WHITE DOGWOOD DR**	**02/16/2012**	$82,600	$82,600	1,330	5/2/1	1991	1,917 SF	
.02Mi.	**252 WHITE DOGWOOD DR**	**08/07/2006**	$84,420	$84,420	1,200	5/3/1	1994	1,786 SF	
.02Mi.	**250 WHITE DOGWOOD DR**	**02/25/2008**	$84,820	$84,820	1,340	5/2/1	1994	1,786 SF	
.02Mi.	**248 WHITE DOGWOOD DR**	**01/30/2025**	$91,110	$91,110	1,600	5/2/1	1994	1,699 SF	
.02Mi.	**246 WHITE DOGWOOD DR**	**06/18/2009**	$81,990	$81,990	1,200	5/2/1	1994	1,786 SF	
.02Mi.	**259 WHITE DOGWOOD DR**	**05/24/2010**	$85,620	$85,620	1,520	6/3/1	1991	1,917 SF	
.03Mi.	**254 WHITE DOGWOOD DR**	**02/29/2024**	$94,880	$94,880	1,500	6/2/1	1994	3,528 SF	
.03Mi.	**261 WHITE DOGWOOD DR**	**02/27/2014**	$85,620	$85,620	1,520	6/3/1	1991	1,917 SF	
.03Mi.	**244 WHITE DOGWOOD DR**	**06/23/2014**	$87,940	$87,940	1,200	6/3/1	1994	3,746 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	90%

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Demographics & Income

Median Age:	41.9 years old	Households:	4,419
Median Household Income:	$98,561	Households w/Family:	74%
Household Income Per Capita:	$43,417	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	West Shore School District	Students:	7,467
Number of Schools:	14	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.19Mi.	**Red Land High School** Number of Students: 1,061 Student-Teacher Ratio: 15.58 Advanced Placement: Yes	B+	Public	9 - 12
2.17Mi.	**Crossroads Middle School** Number of Students: 541 Student-Teacher Ratio: 13.78	B+	Public	7 - 8
1.09Mi.	**Red Mill Elementary School** Number of Students: 457 Student-Teacher Ratio: 14.51	A+	Public	KG - 4

Flood Report

The Subject Property of **251 WHITE DOGWOOD DR, ETTERS, PA 17319-9324** 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	95%	SIMILAR
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	44%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	95%	SIMILAR
OVERALL	75%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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