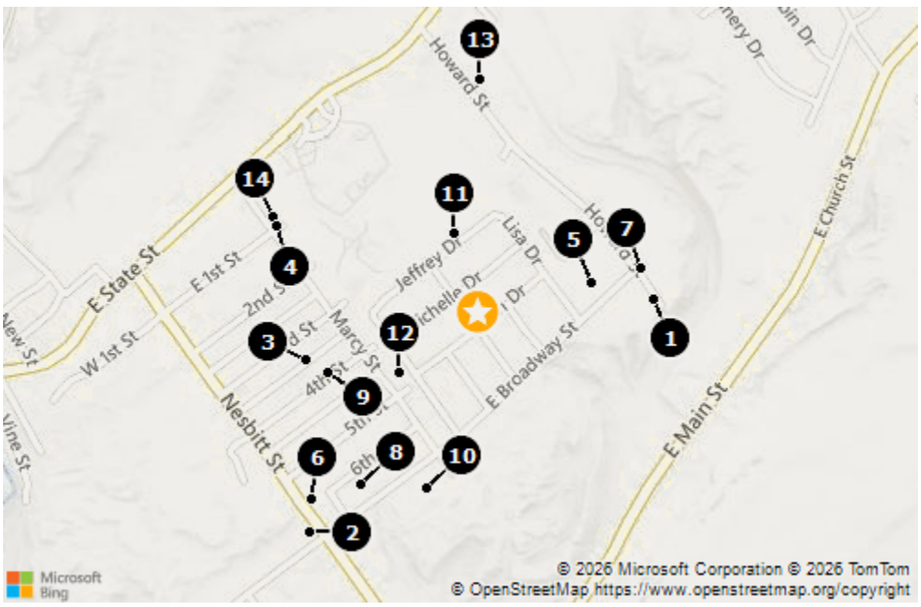
ICE SiteX Report

OrderID: 97875786

SiteX Property Information Report



Subject Property Location

26 ALLEN DR, LARKSVILLE, PA 18704-1431

County:	**LUZERNE PA**	Census Tract:	420792134.003002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	38-H8S4-013-007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$373,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$317,050 - $428,950	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2009	Tax Rate Code Area:	
Assd Land Value:	$27,100	Market Land Value:	$27,100	Tax Year:	2025
Assd Improvement:	$146,300	Market Improvment Value:	$146,300	Total Taxable Value:	$5,190
Total Assessed Value:	$173,400	Total Assessor Market Value:	$173,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 13 District: 38 Subdivision: BIRCHWOOD ESTATE Map Ref: MAP H8S4
Abbreviated Description: 38-C-51-R6-D1-3-D51-3 26 ALLEN DR
City/Muni/Twp: LARKSVILLE BORO

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:		Pool:	
Building Area:	1660 SF	Baths:		Fireplace:	
Year Built:	1985	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	10/31/2024	Loan Amount:	N/A
Document #:	202458557 BK-PG 3024-216966	Loan Type:	FHA
TD Due Date:	10/01/2064	Type Finance:	

Legal Description:
City/Muni/Twp: LARKSVILLE

Mortgage Record

Recording Date:	08/06/2024	Loan Amount:	N/A
Document #:	202441647 BK-PG 3024-149387	Loan Type:	FHA
TD Due Date:	05/01/2064	Type Finance:	

Legal Description:
Lot: 86 Subdivision: BIRCHWOOD ESTATES
City/Muni/Twp: LARKSVILLE

Mortgage Record

Recording Date:	12/20/2021	Loan Amount:	N/A
Document #:	202182236 BK-PG 3021-360920	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 86 Subdivision: BIRCHWOOD ESTATES INC
City/Muni/Twp: LARKSVILLE

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Mortgage Record

Recording Date:	05/08/2017	Loan Amount:	N/A
Document #:	201724631 BK-PG 3017-086779	Loan Type:	FHA
TD Due Date:	04/01/2047	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	07/28/2014	Loan Amount:	N/A
Document #:	201434456 BK-PG 3014-120844	Loan Type:	FHA
TD Due Date:	05/01/2044	Type Finance:	

Legal Description:
Lot: 86&87 Subdivision: BIRCHWOOD ESTATES INC Phase No: 1
City/Muni/Twp: LARKSVILLE

Prior Transfer

Recording Date:	10/31/2013	Sales Price:	$204,212
Document #:	201356615 BK-PG 3009-233615	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/08/2011	Sales Price:	$204,212
Document #:	5992682 BK-PG 3009-233615	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/17/2009	Sales Price:	$23,000
Document #:	5898504 BK-PG 3006-247927	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/07/2009	Sales Price:	$153,000
Document #:	5897301 BK-PG 3009-027707	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/23/2009	Sales Price:	$208,000
Document #:	5895522 BK-PG 3009-233591	Type of Sale:	Full Amount on Deed
Contract Date:	11/17/2009		
Document Type:			

Legal Description:
Lot: 86 Subdivision: PLOT OF LOTS OF BIRCHWOOD ESTATES INC PHASE 1 Map Ref: MB33 PG27
City/Muni/Twp: LARKSVILLE

Prior Transfer

Recording Date:	11/23/2009	Sales Price:	$208,000
Document #:	BK-PG 3009 -233591	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 13 District: 38 Subdivision: BIRCHWOOD ESTATE Map Ref: MAP H8S4
Abbreviated Description: 38-C-51-R6-D1-3-D51-3 26 ALLEN DR
City/Muni/Twp: LARKSVILLE BORO

Prior Transfer

Recording Date:	03/26/2009	Sales Price:	$151,050
Document #:	5862335 BK-PG 3005-202985	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/19/2009	Loan Amount:	N/A
Document #:	5857599 BK-PG 3009-27707	Loan Type:	Unknown
TD Due Date:	03/01/2034	Type Finance:	

Legal Description:
Lot: 86 Subdivision: PLOT OF LOTS OF BIRCHWOOD ESTATE INC PHASE 1
City/Muni/Twp: LARKSVILLE

Mortgage Record

Recording Date:	09/11/2006	Loan Amount:	N/A
Document #:	5723430 BK-PG 3006-247927	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/02/2046	Type Finance:	VAR

Legal Description:
City/Muni/Twp: LARKSVILLE

Mortgage Record

Recording Date:	08/12/2005	Loan Amount:	N/A
Document #:	5651988 BK-PG 3005-202985	Loan Type:	New Conventional
TD Due Date:	09/01/2035	Type Finance:	

Legal Description:
Lot: 86 Subdivision: BIRCHWOOD ESTATE INC Phase No: I
City/Muni/Twp: LARKSVILLE

Prior Transfer

Recording Date:	08/12/2005	Sales Price:	$159,000

ICE SiteX Report

OrderID: 97875786

Document #:	5651987 BK-PG 3005-202982	Type of Sale:	Full Amount on Deed
Contract Date:	08/11/2005		
Document Type:			

Legal Description:
Lot: 86 Subdivision: BIRCHWOOD ESTATE Phase No: 1 Map Ref: MB33 PG27
City/Muni/Twp: LARKSVILLE

Area Sales Analysis

Total Area Sales	$2,627,000	Median # of Bedrooms	
Median Lot Size	6,317 SF	Median # of Baths	
Median Living Area	1,344 SF	Median Year Built	1922
Price Range - 2 Yrs	$55,000 to $305,000	Age Range	11 years to 136 years
Median Value	$192,500	Median Age	104 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**278 HOWARD ST** **LARKSVILLE, PA 18704-1426**	06/04/2026	$170,000	$121	1394	//	1900	5,227 SF	
		APN: 38-H8S4-003-14A Document #: 202630432 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LARKSVILLE City/Muni/Twp: LARKSVILLE								
2	.34Mi.	**4 W BROADWAY ST** **LARKSVILLE, PA 18651-2502**	05/27/2026	$305,000			//	2015	14,810 SF	
		APN: 38-H8S2-001-010 Document #: 202628585 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LARKSVILLE City/Muni/Twp: LARKSVILLE								
3	.22Mi.	**62 3RD ST** **LARKSVILLE, PA 18651-1908**	05/19/2026	$185,000	$186	994	//	1920	5,663 SF	
		APN: 38-H8S4-007-028 Document #: 202627433 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 146 Abbreviated Description: Lot:146 City/Muni/Twp:LARKSVILLE City/Muni/Twp: LARKSVILLE								
4	.2Mi.	**101 E 1ST ST** **LARKSVILLE, PA 18651-1961**	05/18/2026	$133,000	$98	1344	//	1920	2,614 SF	
		APN: 38-H8S2-003-022 Document #: 202627054 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 MapRef: MB 1 PG 28 Abbreviated Description: Map Ref:MB 1 PG 28Abbreviated Description:EAST2 LOT23 City/Muni/Twp:LARKSVILLE City/Muni/Twp: LARKSVILLE								
5	.17Mi.	**236 HOWARD ST** **LARKSVILLE, PA 18704-1418**	04/23/2026	$270,000	$112	2400	//	1905	6,970 SF	
		APN: 38-H8S4-003-031 Document #: 202622046 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LARKSVILLE City/Muni/Twp: LARKSVILLE								
6	.3Mi.	**36 NESBITT ST** **LARKSVILLE, PA 18651-1938**	04/20/2026	$200,000	$190	1050	//	1971	7,405 SF	
		APN: 38-H8S4-004-01A Document #: 202621094 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 261 MapRef: MB 344 PG 244 Abbreviated Description: Lot:261 Map Ref:MB 344 PG 244City/Muni/Twp:LARKSVILLE City/Muni/Twp: LARKSVILLE								
7	.22Mi.	**249 HOWARD ST** **LARKSVILLE, PA 18704-1417**	04/15/2026	$95,000	$40	2360	//	1890	12,197 SF	
		APN: 38-H8S4-003-010 Document #: 202620354 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LARKSVILLE City/Muni/Twp: LARKSVILLE								
8	.25Mi.	**38 6TH ST** **LARKSVILLE, PA 18651-1919**	11/14/2025	$55,000	$43	1252	//	1940	3,485 SF	
		APN: 38-H8S4-004-006 Document #: 202561169 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH								
9	.2Mi.	**67 4TH ST** **LARKSVILLE, PA 18651-1911**	09/26/2025	$225,000	$123	1818	//	1925	5,663 SF	
		APN: 38-H8S4-006-010 Document #: 202551701 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 162 MapRef: MB 1 PG 28 Abbreviated Description: Lot:162 Map Ref:MB 1 PG 28City/Muni/Twp:LARKSVILLE City/Muni/Twp: LARKSVILLE								
10	.23Mi.	**82 E BROADWAY ST** **LARKSVILLE, PA 18651-2602**	09/26/2025	$75,000	$73	1024	//	1900	3,049 SF	
		APN: 38-H8S4-004-025 Document #: 202551663 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 285 MapRef: MB 344 PG 224 Abbreviated Description: Lot:285 Map Ref:MB 344 PG 224City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH								
11	.1Mi.	**34 JEFFREY DR** **LARKSVILLE, PA 18704-1446**	08/26/2025	$250,000	$166	1500	//	1986	8,276 SF	
		APN: 38-H8S4-009-021 Document #: 202544997 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Subdivision: BIRCHWOOD ESTATES Phase No: 4 Abbreviated Description: Lot:60 Subdivision:BIRCHWOOD ESTATES Phase No:4 City/Muni/Twp:LARKSVILLE City/Muni/Twp: LARKSVILLE								
12	.12Mi.	**30 LINDA DR** **LARKSVILLE, PA 18704-1436**	08/25/2025	$280,000	$254	1100	//	1988	7,841 SF	
		APN: 38-H8S4-009-007 Document #: 202544827 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: BIRCHWOOD ESTATE INC PHASE 4 AND PART OF PHASE 3 Abbreviated Description: Lot:7 Subdivision:BIRCHWOOD ESTATE INC PHASE 4 AND PART OF PHASE 3								
13	.28Mi.	**47 HOWARD ST**	06/11/2025	$262,000	$171	1525	//	1960	14,810 SF	

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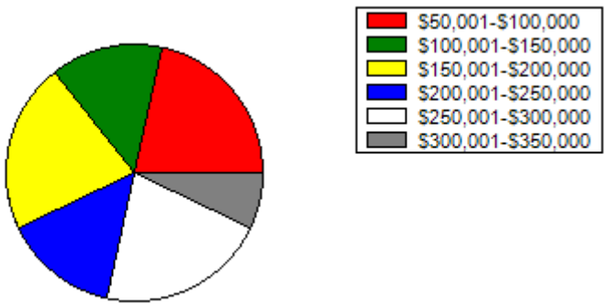
LARKSVILLE, PA 18704-1413
APN: 38-H8S2-002-040 Document #: 202529797
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LARKSVILLE City/Muni/Twp: LARKSVILLE

14	.28Mi.	**99 E 1ST ST**	04/25/2025	$122,000	$90	1344	//	1920	2,614 SF

LARKSVILLE, PA 18651-1903
APN: 38-H8S2-003-021 Document #: 202520732
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 MapRef: MB 1 PG 28 Abbreviated Description: Lot:23 Map Ref:MB 1 PG 28City/Muni/Twp:LARKSVILLE City/Muni/Twp: LARKSVILLE

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.	**26 ALLEN DR**	**11/23/2009**	$173,400	$173,400	1,660		1985	8,712 SF	
.02Mi.	**30 ALLEN DR**	**11/03/2021**	$122,300	$122,300	1,194		1978	7,841 SF	
.02Mi.	**85 MICHELLE DR**	**07/13/1999**	$164,900	$164,900	2,632		1970	9,148 SF	
.03Mi.	**31 MICHELLE DR**	**05/22/1984**	$146,200	$146,200	1,520		1984	7,841 SF	
.03Mi.	**23 ALLEN DR**	**10/10/1984**	$194,500	$194,500	2,664		1985	9,148 SF	
.03Mi.	**22 ALLEN DR**	**09/09/2015**	$178,700	$178,700	1,944		1988	9,148 SF	
.03Mi.	**34 ALLEN DR**	**08/19/2013**	$118,600	$118,600	1,120		1975	7,841 SF	
.03Mi.	**23 MICHELLE DR**	**06/05/1987**	$166,800	$166,800	2,002		1988	9,583 SF	
.03Mi.	**27 ALLEN DR**	**07/27/2015**	$135,600	$135,600	1,456		1985	9,148 SF	
.04Mi.	**35 MICHELLE DR**	**06/19/2007**	$128,000	$128,000	1,040		1982	7,841 SF	
.04Mi.	**19 ALLEN DR**	**04/21/2011**	$212,900	$212,900	1,860		1990	8,276 SF	
.05Mi.	**18 ALLEN DR**	**11/16/1989**	$154,000	$154,000	1,716		1990	8,276 SF	
.05Mi.	**11 MICHAEL DR**	**12/12/2011**	$159,700	$159,700	1,962		1981	9,148 SF	
.05Mi.	**38 ALLEN DR**	**06/21/2022**	$120,000	$120,000	1,148		1978	7,841 SF	
.05Mi.	**26 MICHELLE DR**	**10/19/2022**	$129,100	$129,100	1,352		1987	9,148 SF	
.05Mi.	**19 MICHELLE DR**	**02/20/2024**	$159,600	$159,600	1,548		1988	8,276 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	42.0 years old	Households:	14,526
Median Household Income:	$62,198	Households w/Family:	57%
Household Income Per Capita:	$35,470	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Wyoming Valley West School District	Students:	4,959
Number of Schools:	6	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.26Mi.	**State el Center**	D-	Public	KG - 5
Number of Students: 1,376				
Student-Teacher Ratio: 15.66				
1.80Mi.	**Wyoming Valley West Middle School**	D	Public	6 - 8
Number of Students: 1,139				
Student-Teacher Ratio: 15.47				
1.68Mi.	**Wyoming Valley West Sr High School**	D+	Public	9 - 12

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Number of Students: 1,362
Student-Teacher Ratio: 15.4
Advanced Placement: Yes

Flood Report

The Subject Property of **26 ALLEN DR, LARKSVILLE, PA 18704-1431** 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	132%	NOTABLY HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	100%	SIMILAR
MURDER	124%	HIGHER
OVERALL	118%	HIGHER

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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