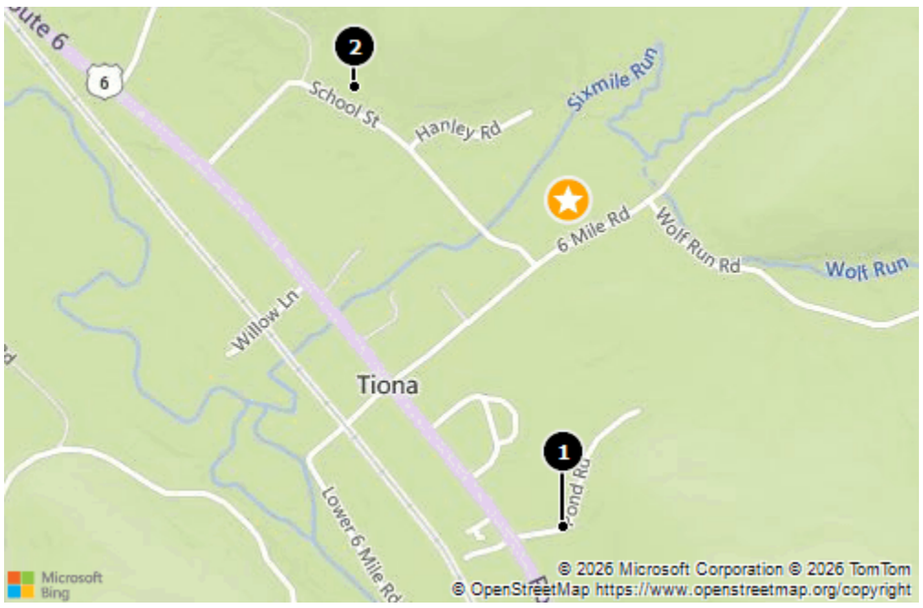
ICE SiteX Report

OrderID: 97528328

SiteX Property Information Report



Subject Property Location

297 SIX MILE RD, TIONA, PA 16352-1026

County:	**WARREN PA**	Census Tract:	421239701.001078
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	SH-313-113700-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$163,000**	FSD:	16	Common Confidence Score:	42
Value Range:	$136,920 - $189,080	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	1989	Tax Rate Code Area:	
Assd Land Value:	$1,250	Market Land Value:	$2,500	Tax Year:	2025
Assd Improvement:	$15,236	Market Improvment Value:	$30,471	Total Taxable Value:	$982
Total Assessed Value:	$16,486	Total Assessor Market Value:	$32,971	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 14
City/Muni/Twp: MEAD TWP

Property Characteristics

Lot Size:	12,197 SF	Bedrooms:	3	Pool:	
Building Area:	1460 SF	Baths:	1	Fireplace:	
Year Built:	1890	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Other
Number of Stories:	2	Number of Cars:	1	A/C:	N
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/07/2015	Sales Price:	$68,000
Document #:	BK-PG 2444 -44	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 14
City/Muni/Twp: MEAD TWP

Prior Transfer

Recording Date:	09/18/2013	Sales Price:	$57,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/18/2013	Loan Amount:	N/A
Document #:	2013-3757 BK-PG 2314-6	Loan Type:	
TD Due Date:	10/01/2043	Type Finance:	

Legal Description:
Lot: 164
City/Muni/Twp: TOWNSHIP OF MEAD

Prior Transfer

Recording Date:	09/18/2013	Sales Price:	$57,500

ICE SiteX Report

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Document #:	2013-3756 BK-PG 2314 -1	Type of Sale:	Full Amount on Deed
Contract Date:	09/03/2013		
Document Type:			

Legal Description:
Lot: 164 Subdivision: MAP OF MEAD TOWNSHIP
City/Muni/Twp: TOWNSHIP O FMEAD

Area Sales Analysis

Total Area Sales	$157,000	Median # of Bedrooms	1.5
Median Lot Size	92,565 SF	Median # of Baths	0.5
Median Living Area	1,408 SF	Median Year Built	1958
Price Range - 2 Yrs	$27,000 to $130,000	Age Range	49 years to 87 years
Median Value	$78,500	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**76 POND RD** **TIONA, PA 16352-1010**	08/28/2025	$27,000	$24	1100	//	1977	142,877 SF	
		APN: SH-313-392500-000 Document #: 202503892 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 164 Abbreviated Description: Lot:164 City/Muni/Twp:MEAD City/Muni/Twp: MEAD								
2	.29Mi.	**306 SCHOOL ST** **TIONA, PA 16352-1023**	05/22/2025	$130,000	$75	1715	6/3/1	1939	42,253 SF	
		APN: WN-978-861100-000 Document #: 202502203 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MEAD City/Muni/Twp: MEAD								

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.	**297 SIX MILE RD**	**04/07/2015**	$32,971	$16,486	1,460	6/3/1	1890	12,197 SF	
.02Mi.	**285 SIX MILE RD**	**06/17/2008**	$28,579	$14,290	1,216	6/3/1	1925	16,988 SF	
.03Mi.	**321 SIX MILE RD**	**03/06/1992**	$24,927	$12,464	1,048	4/2/1	1931	11,761 SF	
.04Mi.	**261 SIX MILE RD**	**09/01/1977**	$44,033	$22,017	1,456	8/3/1	1920	1 SF	
.05Mi.	**335 SIX MILE RD**	**06/26/2006**	$11,096	$5,548	1,084	4/2/1	1975	16,988 SF	
.07Mi.	**68 SCHOOL ST**	**03/29/2019**	$29,242	$14,621	1,648	7/4/1	1880	1 SF	
.08Mi.	**258 SIX MILE RD**	**06/21/2018**	$44,872	$22,436	1,604	7/2/1	1960	14,810 SF	
.08Mi.	**240 HARTWELL RD**	**07/29/2005**	$8,072	$4,037	720	4/2/1	1975	27,007 SF	
.09Mi.	**150 HARTWELL RD**	**02/11/2016**	$39,540	$19,780	1,468	6/3/1	1880	3 SF	
.1Mi.	**SIX MILE RD**	**03/29/2019**	$3,023	$1,512			1900	21,780 SF	
.1Mi.	**240 SIX MILE RD**	**06/01/1975**	$46,306	$23,154	2,358	6/3/1	1921	26,136 SF	
.1Mi.	**114 SCHOOL ST**	**02/28/2017**	$48,316	$24,163	2,268	6/3/1	1875	1 SF	
.1Mi.	**366 SIX MILE RD**	**08/04/2005**	$25,025	$12,513	1,428	10/5/1	1870	28,314 SF	
.11Mi.	**210 SIX MILE RD**	**07/27/2015**	$35,360	$17,685	1,525	7/3/1	1941	20,909 SF	
.11Mi.	**384 SIX MILE RD**	**12/15/2008**	$26,055	$13,028	1,216	4/2/1	1840	19,166 SF	
.12Mi.	**53 SCHOOL ST**	**03/08/2012**	$43,086	$21,548	2,192	9/4/1	1935	24,394 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	64%

ICE SiteX Report

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Demographics & Income

Median Age:	48.3 years old	Households:	58
Median Household Income:	$70,255	Households w/Family:	52%
Household Income Per Capita:	$42,931	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	18%

School District

School District Zone:	Warren County School District	Students:	3,796
Number of Schools:	9	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.49Mi.	**Sheffield Middle / High School** Number of Students: 211 Student-Teacher Ratio: 17.32	C	Public	6 - 12
2.49Mi.	**Sheffield Area Elementary School** Number of Students: 198 Student-Teacher Ratio: 14.3	C	Public	KG - 5

Flood Report

The Subject Property of **297 SIX MILE RD, TIONA, PA 16352-1026** 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	51%	NOTABLY LOWER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	34%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	120%	HIGHER
MURDER	121%	HIGHER
OVERALL	114%	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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