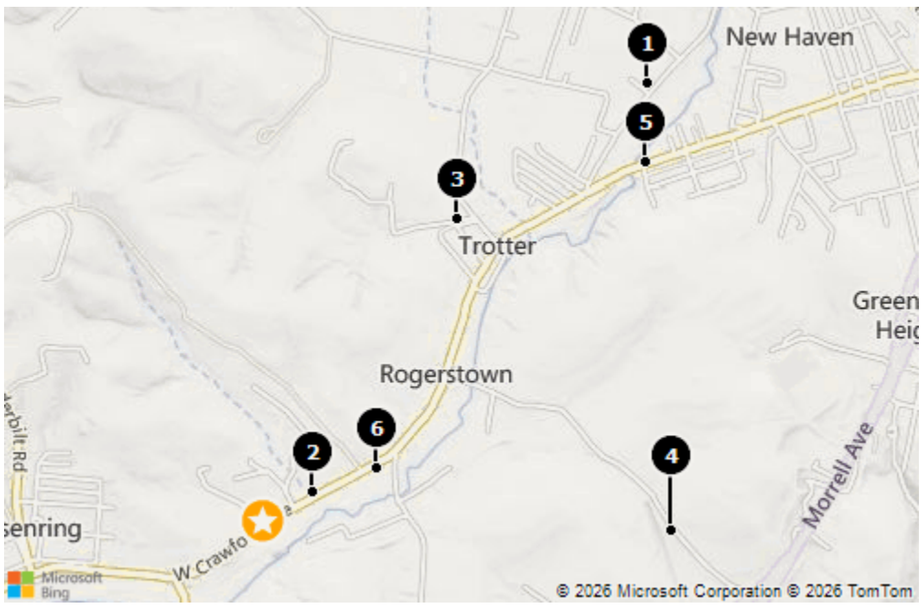
ICE SiteX Report

OrderID: 98665527

SiteX Property Information Report



Subject Property Location

3018 W CRAWFORD AVE, CONNELLSVILLE, PA 15425-1925

County:	**FAYETTE PA**	Census Tract:	420512609.002012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-11-0101	Thomas Bros Pg-Grid:	

Valuation

Value:	**$112,000**	FSD:	38	Common Confidence Score:	19
Value Range:	$69,440 - $154,560	ICE Confidence Score:	62		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2003	Tax Rate Code Area:	
Assd Land Value:	$7,320	Market Land Value:	$14,640	Tax Year:	2025
Assd Improvement:	$18,685	Market Improvment Value:	$37,370	Total Taxable Value:	$657
Total Assessed Value:	$26,005	Total Assessor Market Value:	$52,010	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 09 Map Ref: MAP 11	
Abbreviated Description:	0.227 AC R1 RM
City/Muni/Twp:	DUNBAR TOWNSHIP

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:	3	Pool:	
Building Area:	1692 SF	Baths:	1	Fireplace:	
Year Built:	1880	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Traditional	Basement:	Partial	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/12/2024	Sales Price:	$69,922
Document #:	202400007670 BK-PG 3312-2397	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/15/2023	Loan Amount:	N/A
Document #:	202300007996 BK-PG 3557-1650	Loan Type:	FHA
TD Due Date:	07/01/2046	Type Finance:	
Legal Description:			
City/Muni/Twp: DUNBAR TOWNSHIP			

Prior Transfer

Recording Date:	07/06/2016	Sales Price:	$67,200
Document #:	201600006992 BK-PG 3312 -2393	Type of Sale:	Full Amount on Deed
Contract Date:	06/29/2016		
Document Type:			
Legal Description:			
City/Muni/Twp: DUNBAR			

Prior Transfer

Recording Date:	06/29/2016	Sales Price:	$67,200

ICE SiteX Report

OrderID: 98665527

Document #:	BK-PG 3312 -2393	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 09 Map Ref: MAP 11
Abbreviated Description: 0.227 AC R1 RM
City/Muni/Twp: DUNBAR TOWNSHIP

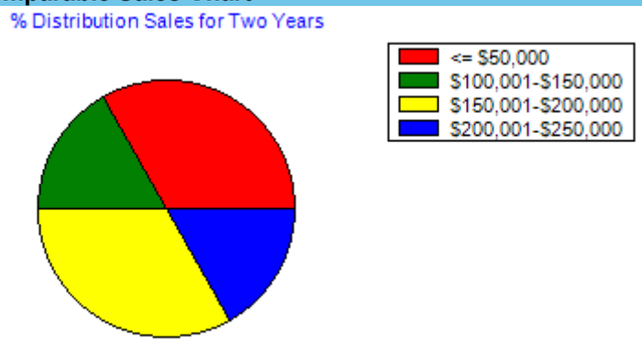
Area Sales Analysis

Total Area Sales	$707,000	Median # of Bedrooms	2
Median Lot Size	19,820 SF	Median # of Baths	1
Median Living Area	1,277 SF	Median Year Built	1945
Price Range - 2 Yrs	$10,500 to $210,000	Age Range	48 years to 126 years
Median Value	$151,500	Median Age	81 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.45Mi.	**316 FALLS AVE** **CONNELLSVILLE, PA 15425-1931**	09/30/2026	$160,000	$48	3288	6/4/2	1978	21,780 SF	
		APN: 09-11-0232 Document #: 202600009042 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: TULLEY PLAN OF LOTS MapRef: VOL 11 PG 167 Abbreviated Description: Lot:6 Subdivision:TULLEY PLAN OF LOTS Map Ref:VOL 11 PG 167City/Muni/Twp:DUNBAR TOWNSHIP City/Muni/Twp: DUNBAR TOWNSHIP								
2	.14Mi.	**2814 W CRAWFORD AVE** **CONNELLSVILLE, PA 15425-1921**	05/20/2026	$143,000	$105	1352	6/2/1	1900	21,344 SF	
		APN: 09-11-0092 Document #: 202600004362 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9&10 Subdivision: WILLIAM BLANEY ON PLOT NO 1 Abbreviated Description: Lot:9&10 Subdivision:WILLIAM BLANEY ON PLOT NO 1 City/Muni/Twp:DUNBAR TOWNSHIP City/Muni/Twp: DUNBAR TOWNSHIP								
3	.9Mi.	**100 PERSHING DR** **CONNELLSVILLE, PA 15425-1945**	01/28/2026	$161,000	$120	1335	6/3/2	1940	15,682 SF	
		APN: 09-11-0074 Document #: 202600000787 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: RALPH E SHAFFER PLAN OF LOTS MapRef: VOL 78 PG 91 Abbreviated Description: Lot:2 Subdivision:RALPH E SHAFFER PLAN OF LOTS Map Ref:VOL 78 PG 91City/Muni/Twp:DUNBAR TOWNSHIP City/Muni/Twp: DUNBAR TOWNSHIP								
4	1.01Mi.	**220 OGLEVEE LN** **CONNELLSVILLE, PA 15425-3842**	12/30/2025	$210,000	$172	1219	4/2/1	1954	18,731 SF	
		APN: 09-24-0053 Document #: 202500012022 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Abbreviated Description: Lot:4 City/Muni/Twp:DUNBAR TOWNSHIP City/Muni/Twp: DUNBAR TOWNSHIP								
5	1.31Mi.	**1812 W CRAWFORD AVE** **CONNELLSVILLE, PA 15425-2316**	10/09/2025	$22,500	$22	1004	5/2/1	1916	20,909 SF	
		APN: 09-11-0183 Document #: 202500009415 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DUNBAR TOWNSHIP City/Muni/Twp: DUNBAR TOWNSHIP								
6	.32Mi.	**2711 W CRAWFORD AVE** **CONNELLSVILLE, PA 15425-1920**	10/09/2025	$10,500	$14	720	4/2/1	1950	8,276 SF	
		APN: 09-11-0124 Document #: 202500009419 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DUNBAR TOWNSHIP City/Muni/Twp: DUNBAR TOWNSHIP								

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.

ICE SiteX Report

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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.	**3018 W CRAWFORD AVE**	**06/29/2016**	$52,010	$26,005	1,692	7/3/1	1880	9,583 SF	
.02Mi.	**3014 W CRAWFORD AVE**	**10/30/2024**	$36,420	$18,210	1,476	6/3/1	1920	10,019 SF	
.03Mi.	**3024 W CRAWFORD AVE**	**03/29/2006**	$48,080	$24,040	950	4/2/1	1925	18,295 SF	
.04Mi.	**3015 W CRAWFORD AVE**	**01/01/1968**	$54,700	$27,350	1,534	6/3/1	1940	33,977 SF	
.05Mi.	**3026 W CRAWFORD AVE**	**12/06/1996**	$18,440	$9,220	1,046	4/2/	1850	19,602 SF	
.05Mi.	**3010 W CRAWFORD AVE**	**05/04/1982**	$60,220	$30,110	1,920	5/2/1	1924	14,810 SF	
.05Mi.	**3009 W CRAWFORD AVE**	**03/12/2018**	$44,180	$22,090	936	6/3/1	1945	9,148 SF	
.06Mi.	**3006 W CRAWFORD AVE**	**05/09/2016**	$47,900	$23,950	1,524	7/3/1	1928	14,810 SF	
.06Mi.	**3021 W CRAWFORD AVE**	**09/30/2020**	$60,790	$30,395	1,736	6/3/1	1940	2 SF	
.06Mi.	**3005 W CRAWFORD AVE**	**01/01/1968**	$43,890	$21,945	1,670	7/4/1	1870	18,731 SF	
.07Mi.	**3016 W CRAWFORD AVE**	**01/12/2012**	$54,200	$27,100	1,444	6/3/1	1890	1 SF	
.07Mi.	**3032 W CRAWFORD AVE**	**01/01/1968**	$44,190	$22,095	1,206	5/2/1	1900	29,621 SF	
.08Mi.	**3002 W CRAWFORD AVE**	**04/19/1982**	$51,890	$25,945	1,404	6/4/1	1930	9,583 SF	
.08Mi.	**3031 W CRAWFORD AVE**	**02/16/2009**	$48,190	$24,095	856	4/2/1	1957	35,719 SF	
.09Mi.	**3034 W CRAWFORD AVE**	**04/12/2004**	$35,440	$17,720	728	4/2/1	1910	9,583 SF	
.1Mi.	**3003 W CRAWFORD AVE**	**08/16/2017**	$93,590	$46,795	2,048	6/3/1	1875	2 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	48.5 years old	Households:	129
Median Household Income:	$45,526	Households w/Family:	72%
Household Income Per Capita:	$30,780	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Connellsville Area School District	Students:	3,328
Number of Schools:	6	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.58Mi.	**Connellsville Area Sr High School** Number of Students: 667 Student-Teacher Ratio: 10.06 Advanced Placement: Yes	C-	Public	9 - 12
1.68Mi.	**Dunbar Township Elementary School** Number of Students: 580 Student-Teacher Ratio: 13.12	C-	Public	KG - 5
3.68Mi.	**Connellsville Area Middle School** Number of Students: 866 Student-Teacher Ratio: 13.27	D	Public	6 - 8

Flood Report

The Subject Property of **3018 W CRAWFORD AVE, CONNELLSVILLE, PA 15425-1925** 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	98%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	175%	NOTABLY HIGHER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	176%	NOTABLY HIGHER
FORCIBLE RAPE	184%	NOTABLY HIGHER
MURDER	160%	NOTABLY HIGHER
OVERALL	166%	NOTABLY 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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ICE SiteX Report

OrderID: 98665527

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