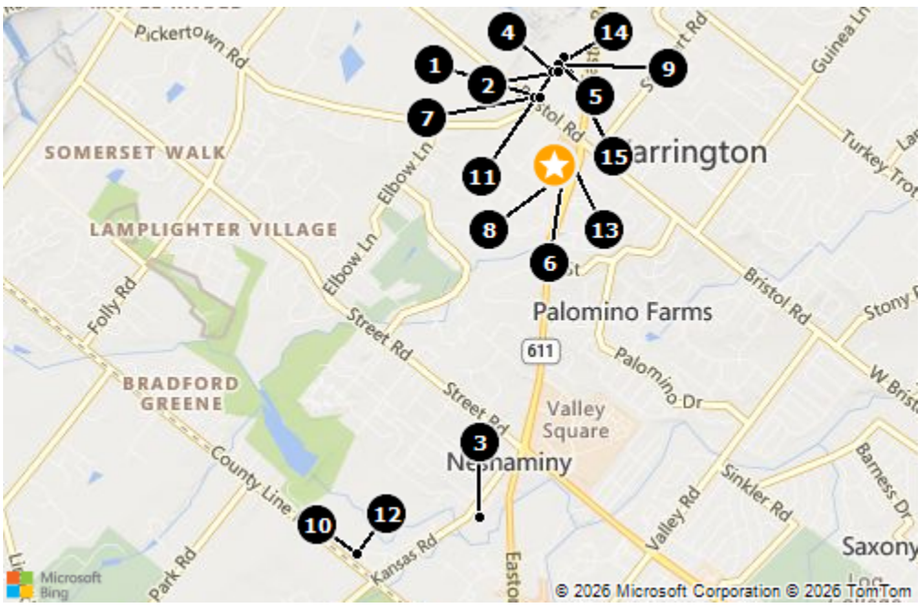
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

304 JASPER CT, WARRINGTON, PA 18976-1896

County:	**BUCKS PA**	Census Tract:	420171018.091004
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	50-022-037-039	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1972	Tax Rate Code Area:	50
Assd Land Value:		Market Land Value:		Tax Year:	2026
Assd Improvement:	$21,760	Market Improvment Value:	$298,081	Total Taxable Value:	$4,395
Total Assessed Value:	$21,760	Total Assessor Market Value:	$298,081	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 50 Legal Unit: 39 Map Ref: MP 022
Abbreviated Description: UNIT #39 SWEETBRIAR VLG CONDO
City/Muni/Twp: WARRINGTON TWP

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1305 SF	Baths:	1	Fireplace:	
Year Built:	2005	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Gravity
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/30/2017	Sales Price:	$225,000
Document #:	2017018331 BK-PG 5765-1999	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/15/2017	Sales Price:	N/A
Document #:	2017015063 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 50 Legal Unit: 39 Map Ref: MP 022
Abbreviated Description: UNIT #39 SWEETBRIAR VLG CONDO
City/Muni/Twp: WARRINGTON TWP

Prior Transfer

Recording Date:	03/15/2017	Sales Price:	N/A
Document #:	2017015063 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/15/2016		
Document Type:			
Legal Description:			

Legal Unit: 39 Map Ref: MB4177 PG785
City/Muni/Twp: WARRINGTON

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Prior Transfer

Recording Date:	06/03/2008	Sales Price:	$26,990
Document #:	2008050433 BK-PG 4434-1403	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/01/2008	Sales Price:	$167,920
Document #:	2008039764 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/16/2008	Sales Price:	$245,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/16/2008	Sales Price:	$245,000
Document #:	2008034405 BK-PG 5765-1994	Type of Sale:	Full Amount on Deed
Contract Date:	03/27/2008		
Document Type:			

Legal Description:
Subdivision: SWEETBRIAR VILLAGE CONDOMINIUM Legal Unit: 39 Map Ref: MB4094 PG652
City/Muni/Twp: WARRINGTON

Mortgage Record

Recording Date:	05/11/2005	Loan Amount:	N/A
Document #:	2005064127 BK-PG 4434-1403	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/26/2045	Type Finance:	VAR

Legal Description:
Subdivision: SWEETBRIAR VILLAGE CONDOMINIUM Legal Unit: 39
City/Muni/Twp: WARRIGNTON

Prior Transfer

Recording Date:	05/11/2005	Sales Price:	$212,400
Document #:	2005064125 BK-PG 4434-1349	Type of Sale:	Full Amount on Deed
Contract Date:	03/21/2005		
Document Type:			

Legal Description:
Subdivision: SWEETBRIAR VILLAGE CONDOMINIUM Legal Unit: 39 Map Ref: MB4094 PG652
City/Muni/Twp: WARRINGTON

Area Sales Analysis

Total Area Sales	$5,311,400	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,519 SF	Median Year Built	2004
Price Range - 2 Yrs	$315,000 to $395,000	Age Range	20 years to 23 years
Median Value	$355,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**200 BEECH BLVD** **WARRINGTON, PA 18976-3037**	08/06/2026	$335,000	$220	1519	4/2/2	2003	SF	
		APN: 50-027-048-02G Document #: 2026036698 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: FOREST RIDGE CONDOMINIUM Legal Unit: G MapRef: MB 2792 PG 1571 Abbreviated Description: Subdivision:FOREST RIDGE CONDOMINIUM Map Ref:MB 2792 PG 1571Abbreviated Description:BUILDING 2 City/Muni/Twp:WARRINGTON TOWNSHIP City/Muni/Twp: WARRINGTON TOWNSHIP								
2	.47Mi.	**200 EVODIA CIR** **WARRINGTON, PA 18976-3042**	07/17/2026	$359,000	$236	1519	4/2/2	2004	SF	
		APN: 50-027-048-08H Document #: 2026032943 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: UNIFORM CONDOMINIUM ACT Legal Unit: 204 MapRef: MB 2792 PG 1571 Abbreviated Description: Subdivision:UNIFORM CONDOMINIUM ACT Legal Unit:204 Map Ref:MB 2792 PG 1571City/Muni/Twp:WARRINGTON City/Muni/Twp: WARRINGTON								
3	.39Mi.	**200 CLARET CT** **WARRINGTON, PA 18976-3038**	07/14/2026	$375,000	$246	1519	4/2/2	2003	SF	
		APN: 50-027-048-04H Document #: 2026031997 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: MapRef: MB 2792 PG 1571 Abbreviated Description: Map Ref:MB 2792 PG 1571City/Muni/Twp:WARRINGTON TOWNSHIP City/Muni/Twp: WARRINGTON TOWNSHIP								
4	.46Mi.	**100 EVODIA CIR** **WARRINGTON, PA 18976-3043**	07/08/2026	$375,000	$204	1837	4/2/2	2004	SF	
		APN: 50-027-048-07M Document #: 2026031244 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 7 Subdivision: FOREST RIDGE CONDOMINIUM MapRef: MB 2792 PG 1571 Abbreviated Description: Lot:7 Subdivision:FOREST RIDGE CONDOMINIUM Map Ref:MB 2792 PG 1571								
5	.49Mi.	**100 FIDDLELEAF LN** **WARRINGTON, PA 18976-3045**	07/07/2026	$350,000	$230	1519	4/2/2	2004	SF	
		APN: 50-027-048-09B Document #: 2026030776 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: FOREST RIDGE CONDOMINIUM Legal Unit: 9 Abbreviated Description: Subdivision:FOREST RIDGE CONDOMINIUM Legal Unit:9 City/Muni/Twp:WARRINGTON TOWNSHIP City/Muni/Twp: WARRINGTON TOWNSHIP								

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6	.04Mi.	**405 FELDSPAR CT** **WARRINGTON, PA 18976-1897**	07/07/2026	$395,000	$264	1494	6/3/1	2005	SF

APN: 50-022-037-076 Document #: 2026030798
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SWEETBRIAR VILLAGE CONDOMINIUM Legal Unit: 76 MapRef: MB 4094 PG 785 Abbreviated Description: Subdivision:SWEETBRIAR VILLAGE CONDOMINIUM Legal Unit:76 Map Ref:MB 4094 PG 785City/Muni/Twp:WARRINGTON City/Muni/Twp: WARRINGTON

7	.36Mi.	**100 BEECH BLVD** **WARRINGTON, PA 18976-3058**	06/18/2026	$340,000	$223	1519	4/2/2	2005	SF

APN: 50-027-048-01H Document #: 2026027773
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Lot: 111 Subdivision: FOREST RIDGE CONDOMINIUM MapRef: MB 4165 PG 1638 Abbreviated Description: Lot:111 Subdivision:FOREST RIDGE CONDOMINIUM Map Ref:MB 4165 PG 1638City/Muni/Twp:WARRINGTON City/Muni/Twp: WARRINGTON

8	.06Mi.	**412 FELDSPAR CT** **WARRINGTON, PA 18976-1897**	04/10/2026	$355,000	$272	1305	6/2/1	2005	SF

APN: 50-022-037-069 Document #: 2026015642
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SWEETBRLAR VILLAGE CONDOMINIUM Legal Unit: 69 MapRef: MB 4094 PG 652 Abbreviated Description: Subdivision:SWEETBRLAR VILLAGE CONDOMINIUM Legal Unit:69 Map Ref:MB 4094 PG 652City/Muni/Twp:WARRINGTON City/Muni/Twp: WARRINGTON

9	.5Mi.	**100 FIDDLELEAF LN** **WARRINGTON, PA 18976-3045**	04/10/2026	$377,500	$205	1837	4/2/2	2004	SF

APN: 50-027-048-09J Document #: 2026015648
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: FOREST RIDGE CONDOMINIUM Legal Unit: 9J MapRef: MB 2939 PG 3330&138 Abbreviated Description: Subdivision:FOREST RIDGE CONDOMINIUM Legal Unit:9J Map Ref:MB 2939 PG 3330&138City/Muni/Twp:WARRINGTON City/Muni/Twp: WARRINGTON

10	.39Mi.	**100 CLARET CT** **WARRINGTON, PA 18976-3039**	03/31/2026	$339,900	$223	1519	4/2/2	2003	SF

APN: 50-027-048-03E Document #: 2026013890
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: FOREST RIDGE CONDOMINIUM Legal Unit: 3E MapRef: MB 3139 PG 72 Abbreviated Description: Subdivision:FOREST RIDGE CONDOMINIUM Legal Unit:3E Map Ref:MB 3139 PG 72City/Muni/Twp:WARRINGTON City/Muni/Twp: WARRINGTON

11	.53Mi.	**100 GINKO ST** **WARRINGTON, PA 18976-3059**	12/24/2025	$315,000	$207	1519	4/2/2	2005	SF

APN: 50-027-048-11F Document #: 2025058855
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PROVISION OF THE UNIFORM CONDOMINIUM Legal Unit: F MapRef: MB 2792 PG 1571 Abbreviated Description: Subdivision:PROVISION OF THE UNIFORM CONDOMINIUM Legal Unit:F Map Ref:MB 2792 PG 1571Abbreviated Description:BLDG 11

12	.39Mi.	**100 CLARET CT** **WARRINGTON, PA 18976-3039**	12/23/2025	$315,000	$207	1519	4/2/2	2003	SF

APN: 50-027-048-03B Document #: 2025058774
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: FOREST RIDGE CONDOMINIUM Legal Unit: 3B MapRef: MB 3139 PG 72 Abbreviated Description: Subdivision:FOREST RIDGE CONDOMINIUM Legal Unit:3B Map Ref:MB 3139 PG 72City/Muni/Twp:WARRINGTON City/Muni/Twp: WARRINGTON

13	.08Mi.	**110 ZIRCON CT** **WARRINGTON, PA 18976-1894**	12/22/2025	$355,000	$306	1160	6/2/1	2006	SF

APN: 50-022-037-014 Document #: 2025058336
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SWEETBRIAR VILLAGE CONDOMINIUM Legal Unit: 14 MapRef: MB 4094 PG 652 Abbreviated Description: Subdivision:SWEETBRIAR VILLAGE CONDOMINIUM Legal Unit:14 Map Ref:MB 4094 PG 652City/Muni/Twp:WARRINGTON City/Muni/Twp: WARRINGTON

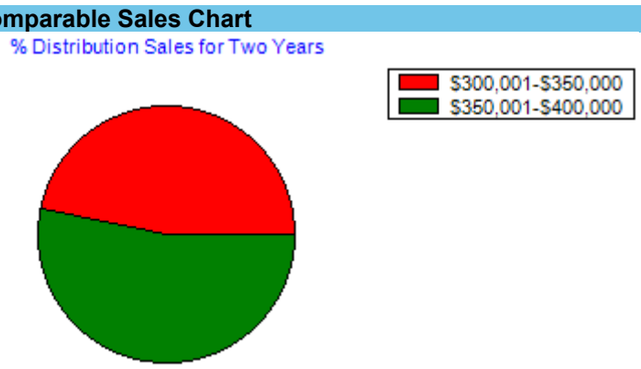
14	.49Mi.	**100 FIDDLELEAF LN** **WARRINGTON, PA 18976-3045**	12/08/2025	$350,000	$230	1519	4/2/2	2004	SF

APN: 50-027-048-09D Document #: 2025055662
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: FOREST RIDGE CONDOMINIUM Legal Unit: D MapRef: DOC 2025030621 Abbreviated Description: Subdivision:FOREST RIDGE CONDOMINIUM Map Ref:DOC 2025030621Abbreviated Description:BLDG 9 City/Muni/Twp:WARRINGTON City/Muni/Twp: WARRINGTON

15	.54Mi.	**100 GINKO ST** **WARRINGTON, PA 18976-3059**	11/10/2025	$375,000	$204	1837	4/2/2	2005	SF

APN: 50-027-048-11L Document #: 2025050956
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Lot: 11L Subdivision: FOREST RIDGE CONDOMINUM MapRef: MB 2939 PG 1638 Abbreviated Description: Lot:11L Subdivision:FOREST RIDGE CONDOMINUM Map Ref:MB 2939 PG 1638City/Muni/Twp:WARRINGTON City/Muni/Twp: WARRINGTON

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.

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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.	**304 JASPER CT**	**03/15/2017**	$298,081	$21,760	1,305	6/2/1	2005		
0Mi.	**303 JASPER CT**	**01/06/2021**	$363,560	$26,540	1,160	6/2/1	2005		
.01Mi.	**305 JASPER CT**	**06/07/2018**	$315,478	$23,030	1,494	6/3/1	2005		
.01Mi.	**302 JASPER CT**	**03/23/2009**	$298,081	$21,760	1,305	6/2/1	2005		
.01Mi.	**306 JASPER CT**	**04/12/2005**	$298,081	$21,760	1,305	6/2/1	2005		
.01Mi.	**307 JASPER CT**	**08/03/2009**	$298,081	$21,760	1,305	6/2/1	2005		
.01Mi.	**301 JASPER CT**	**02/03/2006**	$363,560	$26,540	1,305	6/2/1	2005		
.01Mi.	**308 JASPER CT**	**07/24/2013**	$363,560	$26,540	1,305	6/2/1	2005		
.01Mi.	**310 JASPER CT**	**06/17/2024**	$298,081	$21,760	1,305	6/2/1	2005		
.01Mi.	**311 JASPER CT**	**03/13/2008**	$363,560	$26,540	1,305	6/2/1	2005		
.02Mi.	**312 JASPER CT**	**06/30/2005**	$363,560	$26,540	1,305	6/2/1	2005		
.02Mi.	**309 JASPER CT**	**12/12/2017**	$356,574	$26,030	1,160	6/2/1	2005		
.02Mi.	**313 JASPER CT**	**11/15/2019**	$363,560	$26,540	1,305	6/2/1	2005		
.02Mi.	**319 JASPER CT**	**03/04/2005**	$315,478	$23,030	1,494	6/3/1	2005		
.02Mi.	**318 JASPER CT**	**10/01/2014**	$298,081	$21,760	1,160	6/2/1	2005		
.02Mi.	**314 JASPER CT**	**12/21/2021**	$363,560	$26,540	1,305	6/3/1	2005		

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	44.1 years old	Households:	7,928
Median Household Income:	$123,513	Households w/Family:	72%
Household Income Per Capita:	$55,135	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	Central Bucks School District	Students:	16,941
Number of Schools:	23	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.51Mi.	**Tamanend Middle School** Number of Students: 901 Student-Teacher Ratio: 13.44	B+	Public	7 - 9
1.62Mi.	**Central Bucks High School South** Number of Students: 1,719 Student-Teacher Ratio: 15.27 Advanced Placement: Yes	A+	Public	10 - 12
0.66Mi.	**Titus Elementary School** Number of Students: 566 Student-Teacher Ratio: 13.89	A-	Public	KG - 6

Flood Report

The Subject Property of **304 JASPER CT, WARRINGTON, PA 18976-1896** 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	63%	NOTABLY LOWER
BURGLARY	57%	NOTABLY LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	23%	SIGNIFICANTLY LOWER
MURDER	64%	NOTABLY LOWER
OVERALL	28%	SIGNIFICANTLY LOWER

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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