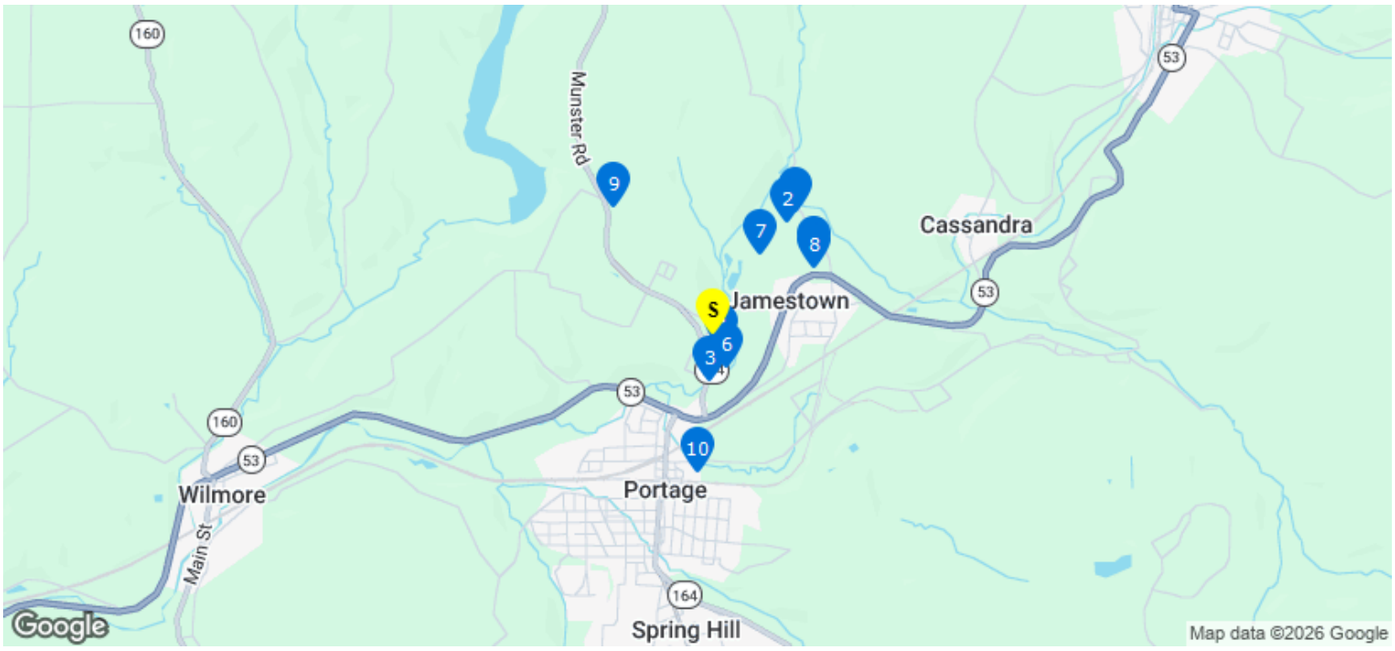
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

315 MUNSTER RD, PORTAGE, PA 15946-6510

County:	**CAMBRIA PA**	Census Tract:	0129.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	048 065384	Thomas Bros Pg-Grid:	

Valuation

Value:	**$162,000**	FSD:	25	Common Confidence Score:	29
Value Range:	$121,500 - $202,500	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1972	Tax Rate Code Area:	48
Assd Land Value:	$1,520	Market Land Value:	$1,520	Tax Year:	2026
Assd Improvement:	$19,920	Market Improvment Value:	$19,920	Total Taxable Value:	$783
Total Assessed Value:	$21,440	Total Assessor Market Value:	$21,440	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 48 Map Ref: MAP # 015

Abbreviated Description:	DIST:48 CITY:PORTAGE TWP. MAP REF:MAP # 015
City/Muni/Twp:	PORTAGE TWP.

Property Characteristics

Lot Size:	21,780 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/30/2025	Sales Price:	$158,332
Document #:	2025-00010420 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	04/04/2024	Loan Amount:	N/A
Document #:	2024-00002629 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/01/2024		
TD Due Date:	04/01/2054	Type Finance:	
Legal Description:			
Map Ref: 0			

Prior Transfer

Recording Date:	04/01/2024	Sales Price:	$155,000
Document #:	2024 482453 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			
District: 48			
City/Muni/Twp: PORTAGE TWP.			

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Mortgage Record

Recording Date:	10/25/2021	Loan Amount:	N/A
Document #:	20210-00013436 BK-PG -	Loan Type:	Non Purchase Money Loan
Contract Date:	10/20/2021		
TD Due Date:	11/01/2036	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: PORTAGE

Mortgage Record

Recording Date:	03/18/2019	Loan Amount:	N/A
Document #:	20190-00002307 BK-PG -	Loan Type:	Non Purchase Money Loan
Contract Date:	02/27/2019		
TD Due Date:	04/01/2029	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: PORTAGE

Mortgage Record

Recording Date:	10/10/2018	Loan Amount:	N/A
Document #:	180-00010771 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	09/26/2018		
TD Due Date:	01/01/2028	Type Finance:	

Legal Description:
Map Ref: 893128

Area Sales Analysis

Total Area Sales	$1,552,795	Median # of Bedrooms	
Median Lot Size	4 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	1961
Price Range - 2 Yrs	$77,395 to $275,000	Age Range	38 years to 82 years
Median Value	$159,950	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**114 CHURCH RD** **PORTAGE, PA 15946-6519**	07/09/2025	$175,500			//		13,068 SF	
	APN: 048 064500 Document #: 2025-00006143 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7-8 Abbreviated Description: Lot:7-8 City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE									
2	.19Mi.	**243 MUNSTER RD** **PORTAGE, PA 15946-6512**	06/02/2025	$85,000			//	1950	SF	
	APN: 048 065064 Document #: 2025-00004811 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE									
3	.25Mi.	**126 1ST ST** **PORTAGE, PA 15946-6536**	04/11/2025	$159,900			//	1966	SF	
	APN: 048 065861 Document #: 2025-00002976 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 33-34 MapRef: MB 5 PG 65 Abbreviated Description: Lot:33-34 Map Ref:MB 5 PG 65City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE									
4	.26Mi.	**CHURCH RD** **, PA -**	11/20/2025	$18,000			//		392,040 SF	
	APN: 048 063821 Document #: 2025-00011238 Document Type: Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 30-34 MapRef: MB 1 PG 51 Abbreviated Description: Lot:30-34 Map Ref:MB 1 PG 51City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE									
5	.5Mi.	**216 TWIN LAKES RD** **PORTAGE, PA 15946-6612**	01/16/2026	$170,000			//	1970	34,848 SF	
	APN: 048 064291 Document #: 2026-00000439 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE									
6	.58Mi.	**126 MAIN ST** **PORTAGE, PA 15946-1117**	05/16/2025	$125,000			//		SF	
	APN: 046 026134 Document #: 2025-00004234 Document Type: Deed Price Code: A Land Use: Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.) Legal: Abbreviated Description: City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE									
7	.61Mi.	**136 GROGGIN LN** **PORTAGE, PA 15946-6602**	03/14/2025	$40,000			//	1900	174,240 SF	
	APN: 048 064751 Document #: 2025-00002049 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE									
8	.65Mi.	**150 GROGGIN LN** **PORTAGE, PA 15946-6602**	07/18/2025	$77,395			//		SF	
	APN: 048 063778 Document #: 2025-00006520 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE									
9	.68Mi.	**HOPFER AVE** **, PA 15946-**	05/05/2026	$25,000			//		91,476 SF	
	APN: 046 026562 Document #: 2026-00003847 Document Type: Deed Price Code: Land Use: Mobile Home Park, Trailer Park Legal: Abbreviated Description: City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE									
10	.72Mi.	**DULANCEY DR** **PORTAGE, PA 15946-**	07/11/2025	$5,000			//		42,689 SF	
	APN: 048 065207 Document #: 2025-00006241									

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Document Type: Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 1198 Abbreviated Description: Lot:1198 City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

11	.73Mi.	**926 WEBSTER AVE** **PORTAGE, PA 15946-1327**	08/11/2025	$100,000	//			SF

APN: 046 026410 Document #: 2025-00007330
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7-8 Block: 3 Subdivision: MELLEY PLAN Abbreviated Description: Lot:7-8 Block:3 Subdivision:MELLEY PLAN City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

12	.74Mi.	**622 DULANCEY DR** **PORTAGE, PA 15946-6917**	11/21/2025	$100,000	//			SF

APN: 048 065455 Document #: 2025-00011265
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal:

13	.79Mi.	**104 TWIN LAKES RD** **PORTAGE, PA 15946-6610**	01/12/2026	$150,000	//		248,292	SF

APN: 048 065477 Document #: 2026-00000277
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

14	.84Mi.	**1000 WASHINGTON AVE** **PORTAGE, PA 15946-1221**	01/03/2025	$430,000	//			SF

APN: 046 025954 Document #: 2025-00000063
Document Type: Special Warranty Deed Price Code: A
Land Use: Homes (retired, handicap, rest, convalescent, nursing)
Legal: Lot: 11 Abbreviated Description: Lot:11 City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

15	.87Mi.	**700 MUNSTER RD** **PORTAGE, PA 15946-6007**	05/19/2025	$200,000	//	1988	52,272	SF

APN: 048 105731 Document #: 2025-00004299
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

16	.88Mi.	**507 ORCHARD ST** **PORTAGE, PA 15946-1625**	07/01/2025	$66,000	//			SF

APN: 047 026753 Document #: 2025-00005875
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 698 Abbreviated Description: Lot:698 City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

17	.91Mi.	**507 FARREN ST** **PORTAGE, PA 15946-1615**	02/07/2025	$13,000	//			SF

APN: 047 027122 Document #: 2025-00000931
Document Type: Fiduciary Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 622-625 Abbreviated Description: Lot:622-625 City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

18	.92Mi.	**519 ORCHARD ST** **PORTAGE, PA 15946-1625**	05/21/2025	$22,250	//	1906		SF

APN: 047 026764 Document #: 2025-00004441
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

19	.94Mi.	**1029 WASHINGTON AVE** **PORTAGE, PA 15946-1227**	03/20/2025	$115,000	//	1921		SF

APN: 046 025895 Document #: 2025-00002237
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

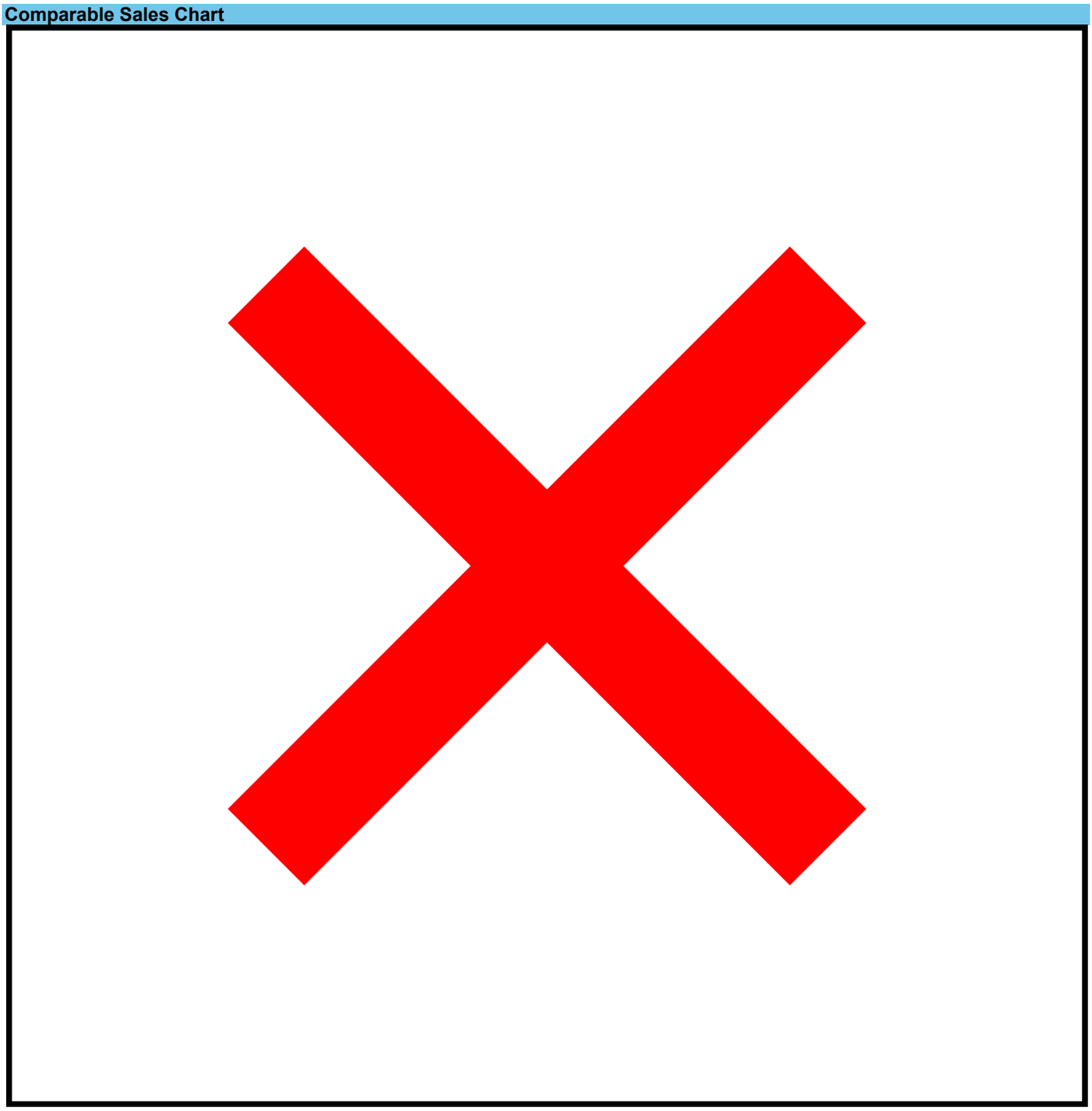
20	.95Mi.	**616 CALDWELL AVE** **PORTAGE, PA 15946-1614**	02/23/2026	$135,000	//	1902		SF

APN: 047 026784 Document #: 2026-00001454
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7-8 Block: 7 Abbreviated Description: Lot:7-8 Block:7 City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

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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.

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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.	**315 MUNSTER RD**	**04/01/2024**	$21,440	$21,440			1972	21,780 SF	
.03Mi.	**299 MUNSTER RD**	**06/08/2020**	$58,920	$58,920				1 SF	
.04Mi.	**308 MUNSTER RD**	**12/30/2003**	$25,180	$25,180				34,848 SF	
.05Mi.	**203 CHURCH RD**	**06/01/1985**	$26,440	$26,440			1980	1 SF	
.06Mi.	**326 MUNSTER RD**	**03/25/1999**	$24,110	$24,110			1967	1 SF	
.06Mi.	**154 CHURCH RD**	**08/04/2006**	$19,840	$19,840			1964	21,780 SF	
.07Mi.	**295 MUNSTER RD**	**10/25/2017**	$15,110	$15,110			1965	12,807 SF	
.09Mi.	**114 CHURCH RD**	**06/30/2025**	$15,390	$15,390				13,068 SF	
.09Mi.	**177 CHURCH RD**		$12,880	$12,880			1978	6 SF	
.1Mi.	**274 MUNSTER RD**	**10/02/2000**	$29,710	$29,710			1950	4 SF	
.13Mi.	**187 ASPEN DR**	**06/01/1978**	$17,640	$17,640			1979	39,204 SF	
.14Mi.	**117 VRABEL RD**		$17,060	$17,060			1960		
.14Mi.	**155 TROY PL**	**02/15/2018**	$21,700	$21,700			1971	1 SF	
.14Mi.	**185 ASPEN DR**	**12/01/1994**	$18,680	$18,680			1982	39,204 SF	
.14Mi.	**262 MUNSTER RD**	**01/01/1996**	$13,940	$13,940					
.15Mi.	**128 MANGUS CT**	**09/21/2018**	$12,820	$12,820				2 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	48.3 years old	Households:	3,084
Median Household Income:	$62,236	Households w/Family:	59%
Household Income Per Capita:	$34,815	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Portage Area School District	Students:	743
Number of Schools:	2	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.19Mi.	**Portage Area Elementary School** Number of Students: 401 Student-Teacher Ratio: 10.84	A	Public	PK - 6
1.27Mi.	**Portage Area Junior-Senior High School** Number of Students: 339 Student-Teacher Ratio: 12.54	B-	Public	7 - 12

Flood Report

The Subject Property of **315 MUNSTER RD, PORTAGE, PA 15946-6510** 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	54%	NOTABLY LOWER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	99%	SIMILAR
OVERALL	95%	SIMILAR

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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