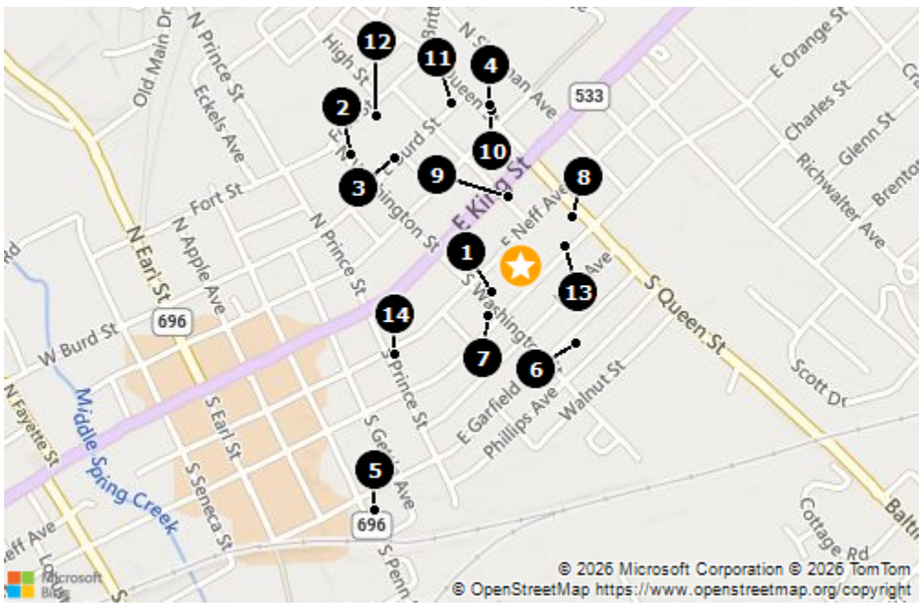
ICE SiteX Report

OrderID: 98001565

SiteX Property Information Report



Subject Property Location

317 E ORANGE ST, SHIPPENSBURG, PA 17257-2007

County:	**CUMBERLAND PA**	Census Tract:	420410132.003018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	32-34-2413-031	Thomas Bros Pg-Grid:	

Valuation

Value:	**$234,000**	FSD:	21	Common Confidence Score:	35
Value Range:	$184,860 - $283,140	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2010	Tax Rate Code Area:	SHIPPENSBURG SD
Assd Land Value:	$38,000	Market Land Value:	$38,000	Tax Year:	2026
Assd Improvement:	$134,600	Market Improvment Value:	$134,600	Total Taxable Value:	$3,608
Total Assessed Value:	$172,600	Total Assessor Market Value:	$172,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 32 Map Ref: MAP 2413

Abbreviated Description:	317 E ORANGE STREET LAND LESS THAN 1 ACRE
City/Muni/Twp:	SHIPPENSBURG BOROUGH

Property Characteristics

Lot Size:	20,473 SF	Bedrooms:	3	Pool:	
Building Area:	1632 SF	Baths:	2	Fireplace:	
Year Built:	1880	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Steam
Number of Stories:	2+B	Number of Cars:		A/C:	N
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/29/2023	Sales Price:	$202,020
Document #:	202325372 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/10/2021	Sales Price:	$126,900
Document #:	202144022 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/03/2021	Sales Price:	$200,000
Document #:	202143115 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/19/2021		
Document Type:			
Legal Description:			
City/Muni/Twp: SHIPPENSBURG BOROUGH			

Prior Transfer

Recording Date:	12/03/2021	Sales Price:	$200,000

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Document #:	BK-PG 20214 -3115	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 32 Map Ref: MAP 2413
Abbreviated Description: 317 E ORANGE STREET LAND LESS THAN 1 ACRE
City/Muni/Twp: SHIPPENSBURG BOROUGH

Prior Transfer

Recording Date:	03/26/2018	Sales Price:	$141,000
Document #:	201806817 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/23/2018		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,282,000	Median # of Bedrooms	3
Median Lot Size	4,356 SF	Median # of Baths	1
Median Living Area	1,389 SF	Median Year Built	1900
Price Range - 2 Yrs	$62,000 to $280,250	Age Range	77 years to 136 years
Median Value	$159,500	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**27 S WASHINGTON ST** **SHIPPENSBURG, PA 17257-2023**	06/16/2026	$100,000	$67	1478	6/3/1	1900	6,970 SF	
		APN: 32-34-2413-026 Document #: 202612981 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: VOL 27 PG 54 Abbreviated Description: Map Ref:VOL 27 PG 54City/Muni/Twp:SHIPPENSBURG City/Muni/Twp: SHIPPENSBURG								
2	.25Mi.	**115 N WASHINGTON ST** **SHIPPENSBURG, PA 17257-1422**	05/28/2026	$280,250	$141	1976	8/3/1	1910	9,583 SF	
		APN: 32-33-1867-026 Document #: 202611322 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHIPPENSBURG City/Muni/Twp: SHIPPENSBURG								
3	.22Mi.	**315 E BURD ST** **SHIPPENSBURG, PA 17257-1403**	04/30/2026	$160,000	$175	912	5/2/1	1900	1,742 SF	
		APN: 32-33-1867-037A Document #: 202609015 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHIPPENSBURG City/Muni/Twp: SHIPPENSBURG								
4	.21Mi.	**21 N QUEEN ST** **SHIPPENSBURG, PA 17257-1411**	04/27/2026	$110,000	$49	2240	7/3/1	1890	5,227 SF	
		APN: 32-33-1869-027 Document #: 202608650 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: DOC 2025022814 Abbreviated Description: Map Ref:DOC 2025022814								
5	.35Mi.	**211 S PENN ST** **SHIPPENSBURG, PA 17257-1917**	04/24/2026	$62,000	$48	1272	6/3/1	1900	2,178 SF	
		APN: 33-34-2415-169 Document #: 202608473 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHIPPENSBURG City/Muni/Twp: SHIPPENSBURG								
6	.13Mi.	**312 E GARFIELD ST** **SHIPPENSBURG, PA 17257-2004**	04/17/2026	$240,000	$179	1334	5/3/1	1900	5,227 SF	
		APN: 32-34-2413-102 Document #: 202607842 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Abbreviated Description: Lot:35 City/Muni/Twp:SHIPPENSBURG City/Muni/Twp: SHIPPENSBURG								
7	.07Mi.	**28 S WASHINGTON ST** **SHIPPENSBURG, PA 17257-2024**	04/08/2026	$230,000	$152	1513	6/2/1	1900	2,614 SF	
		APN: 33-34-2415-217 Document #: 202607092 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHIPPENSBURG City/Muni/Twp: SHIPPENSBURG								
8	.07Mi.	**28 S QUEEN ST** **SHIPPENSBURG, PA 17257-2010**	03/17/2026	$140,000	$136	1026	5/2/1	1900	9,583 SF	
		APN: 32-34-2413-046 Document #: 202605428 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHIPPENSBURG City/Muni/Twp: SHIPPENSBURG								
9	.09Mi.	**338 E KING ST** **SHIPPENSBURG, PA 17257-1425**	02/03/2026	$159,000	$87	1827	6/4/1	1949	3,049 SF	
		APN: 32-34-2413-005 Document #: 202602315 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHIPPENSBURG City/Muni/Twp: SHIPPENSBURG								
10	.21Mi.	**19 N QUEEN ST** **SHIPPENSBURG, PA 17257-1411**	01/28/2026	$99,750	$77	1280	6/3/1	1890	5,227 SF	
		APN: 32-33-1869-027A Document #: 202601760 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHIPPENSBURG City/Muni/Twp: SHIPPENSBURG								
11	.23Mi.	**349 E BURD ST** **SHIPPENSBURG, PA 17257-1449**	01/22/2026	$211,000	$146	1444	7/5/2	1900	5,227 SF	
		APN: 32-33-1867-048 Document #: 202601445 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHIPPENSBURG City/Muni/Twp: SHIPPENSBURG								
12	.25Mi.	**320 FORT ST** **SHIPPENSBURG, PA 17257-1408**	12/22/2025	$170,000	$136	1242	6/3/1	1900	3,485 SF	
		APN: 32-33-1867-021 Document #: 202526956 Document Type: Price Code: D								

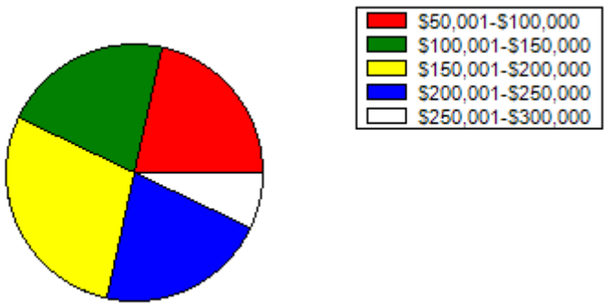
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	Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHIPPENSBURG City/Muni/Twp: SHIPPENSBURG								
13	.06Mi.	**335 E ORANGE ST** **SHIPPENSBURG, PA 17257-2007**	12/15/2025	$145,000	$119	1216	5/2/1	1900	1,307 SF
	APN: 32-34-2413-038 Document #: 202526341 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
14	.19Mi.	**13 S PRINCE ST** **SHIPPENSBURG, PA 17257-1919**	11/12/2025	$175,000	$94	1843	6/3/1	1900	2,614 SF
	APN: 33-34-2415-191 Document #: 202523689 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

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.	**317 E ORANGE ST**	**12/03/2021**	$172,600	$172,600	1,632	9/3/2	1880	20,473 SF	
.01Mi.	**321 E ORANGE ST**	**10/25/2005**	$154,000	$154,000	1,590	7/3/1	1890	10,454 SF	
.02Mi.	**323 E ORANGE ST**	**10/19/2023**	$192,800	$192,800	1,992	7/4/1	1900	17,424 SF	
.03Mi.	**305 E ORANGE ST**	**09/23/2015**	$105,700	$105,700	1,308	6/3/1	1896	6,534 SF	
.03Mi.	**27 S WASHINGTON ST**	**05/11/1978**	$124,700	$124,700	1,478	6/3/1	1900	6,970 SF	
.03Mi.	**29 S WASHINGTON ST**	**04/30/2021**	$95,400	$95,400	1,022	6/3/1	1900	6,098 SF	
.04Mi.	**25 S WASHINGTON ST**	**01/14/2000**	$141,500	$141,500	1,664	6/3/2	1900	6,534 SF	
.04Mi.	**31 S WASHINGTON ST**	**07/13/2017**	$214,500	$214,500	2,748	8/4/4	1900	13,504 SF	
.04Mi.	**23 S WASHINGTON ST**	**05/23/2007**	$114,600	$114,600	1,297	6/3/1	1900	6,970 SF	
.04Mi.	**21 S WASHINGTON ST**	**09/27/2018**	$129,300	$129,300	1,558	7/3/1	1898	8,712 SF	
.04Mi.	**327 E ORANGE ST**	**02/26/2016**	$124,500	$124,500	1,376	6/3/1	1900	6,970 SF	
.04Mi.	**19 S WASHINGTON ST**	**12/16/2024**	$137,500	$137,500	1,576	6/3/1	1900	8,276 SF	
.05Mi.	**320 E ORANGE ST**	**10/18/2010**	$89,000	$89,000	1,236	5/2/1	1900	2,614 SF	
.05Mi.	**322 E ORANGE ST**	**12/03/2018**	$151,000	$151,000	1,908	7/4/1	1900	5,663 SF	
.05Mi.	**318 E ORANGE ST**	**10/18/2010**	$89,700	$89,700	1,260	5/2/1	1900	2,614 SF	
.05Mi.	**324 E ORANGE ST**	**12/26/2024**	$135,900	$135,900	1,464	6/3/1	1900	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	37.6 years old	Households:	11,567
Median Household Income:	$71,558	Households w/Family:	60%
Household Income Per Capita:	$37,985	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Shippensburg Area School District	Students:	3,638
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.67Mi.	**Shippensburg Area Middle School** Number of Students: 851 Student-Teacher Ratio: 14.37	B	Public	6 - 8
0.68Mi.	**Grace B Luhrs Univ Elementary School** Number of Students: 132	B+	Public	KG - 5

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Student-Teacher Ratio: 21.5			
0.50Mi. **James Burd Elementary School** Number of Students: 529 Student-Teacher Ratio: 13.17	C+	Public	KG - 3
1.82Mi. **Shippensburg Area High School** Number of Students: 1,097 Student-Teacher Ratio: 16.24 Advanced Placement: Yes	B-	Public	9 - 12
0.70Mi. **Shippensburg Area Intermediate School** Number of Students: 495 Student-Teacher Ratio: 13.9	B-	Public	4 - 5

Flood Report

The Subject Property of **317 E ORANGE ST, SHIPPENSBURG, PA 17257-2007** 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	111%	HIGHER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	143%	NOTABLY HIGHER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	124%	HIGHER
OVERALL	103%	SIMILAR

Disaster Alerts

No alerts noted

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