ICE SiteX Report

OrderID: 96242034

SiteX Property Information Report



Subject Property Location

334 N PIKE RD, SARVER, PA 16055-9737

County:	**BUTLER PA**	Census Tract:	420199127.022004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	040 1F92 A3C0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$330,000**	FSD:	17
Value Range:	$273,900 - $386,100	Confidence Score:	83

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	1969	Tax Rate Code Area:	
Assd Land Value:	$1,800	Market Land Value:		Tax Year:	2025
Assd Improvement:	$6,510	Market Improvment Value:	$8,310	Total Taxable Value:	$1,807
Total Assessed Value:	$8,310	Total Assessor Market Value:	$8,310	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 40
Abbreviated Description: 1 AC HSE
City/Muni/Twp: BUFFALO TWP

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		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
Mortgage Record

Recording Date:	01/25/2016	Loan Amount:	N/A
Document #:	201601250001596 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	11/13/2015	Sales Price:	$112,500
Document #:	201511130025210 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 40
Abbreviated Description: 1 AC HSE
City/Muni/Twp: BUFFALO TWP

Prior Transfer

Recording Date:	11/13/2015	Sales Price:	$112,500
Document #:	201511130025210 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/20/2015		
Document Type:			
Legal Description:			

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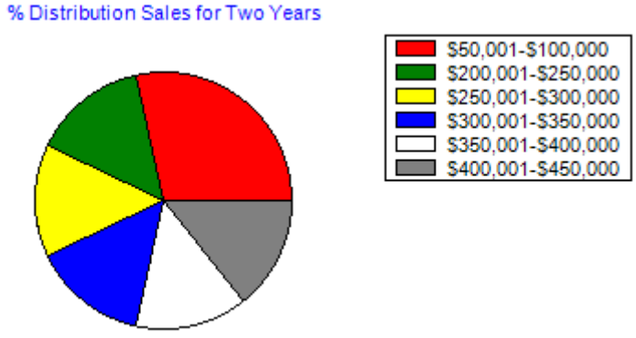
Area Sales Analysis

Total Area Sales	$2,792,800	Median # of Bedrooms	
Median Lot Size	43,560 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$56,000 to $560,000	Age Range	
Median Value	$350,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**184 RIEMER RD** **SARVER, PA 16055-1804**	10/03/2025	$350,000			//		SF	
	APN: 040 S1 L30000 Document #: 202510030016091 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: KELLEY PLAN MapRef: RK 66 PG 38 Abbreviated Description: Lot:3 Subdivision:KELLEY PLAN Map Ref:RK 66 PG 38City/Muni/Twp:BUFFALO TOWNSHIP City/Muni/Twp: BUFFALO TOWNSHIP									
2	.37Mi.	**156 RIEMER RD** **SARVER, PA 16055-1804**	08/15/2025	$260,000			//		43,560 SF	
	APN: 040 S1 L90000 Document #: 202508150012868 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: KELLEY PLAN NO 2 Legal Unit: 2 Abbreviated Description: Lot:9 Subdivision:KELLEY PLAN NO 2 Legal Unit:2 City/Muni/Twp:TOWNSHIP OF BUFFALO City/Muni/Twp: TOWNSHIP OF BUFFALO									
3	.97Mi.	**355 RIEMER RD** **SARVER, PA 16055-8502**	07/16/2025	$500,000			//		92,217 SF	
	APN: 320 1F94 16BBA0000 Document #: 202507160011006 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: J NEUBERT PLAN MapRef: MB 350 PG 2 Abbreviated Description: Lot:2 Subdivision:J NEUBERT PLAN Map Ref:MB 350 PG 2City/Muni/Twp:TOWNSHIP OF WINFIELD City/Muni/Twp: TOWNSHIP OF WINFIELD									
4	1.34Mi.	**179 HEATHFIELD DR** **SARVER, PA 16055-8418**	06/23/2025	$420,000			//		22,216 SF	Yes
	APN: 040 S16 A2140000 Document #: 202506230009589 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 214 Subdivision: CHESTERFIELD ESTATES PLAN NO 2 Phase No: 2 MapRef: VOL 347 PGS 26 THROU Abbreviated Description: Lot:214 Subdivision:CHESTERFIELD ESTATES PLAN NO 2 Phase No:2 Map Ref:VOL 347 PGS 26 THROUCity/Muni/Twp:TOWNSHIP OF BUFFALO City/Muni/Twp: TOWNSHIP OF BUFFALO									
5	1.41Mi.	**540 SARVER RD** **SARVER, PA 16055-9297**	06/09/2025	$56,800			//		392,042 SF	
	APN: 040 1F75 A6D0000 Document #: 202506090008665 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BUFFALO TOWNSHIP City/Muni/Twp: BUFFALO TOWNSHIP									
6	1.01Mi.	**501 BEAR CREEK RD** **SARVER, PA 16055-8653**	06/06/2025	$230,000			//		43,560 SF	Yes
	APN: 320 1F75 9T0000 Document #: 202506060008605 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINFIELD TOWNSHIP City/Muni/Twp: WINFIELD TOWNSHIP									
7	1.3Mi.	**171 HEATHFIELD DR** **SARVER, PA 16055-8430**	03/26/2025	$560,000			//		20,473 SF	
	APN: 040 S16 A3170000 Document #: 202503260004127 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 317 Subdivision: CHESTERFIELD ESTATES PLAN NO 3 MapRef: VOL 355 PGS 39 AND 4 Abbreviated Description: Lot:317 Subdivision:CHESTERFIELD ESTATES PLAN NO 3 Map Ref:VOL 355 PGS 39 AND 4City/Muni/Twp:TOWNSHIP OF BUFFALO City/Muni/Twp: TOWNSHIP OF BUFFALO									
8	.82Mi.	**210 RIEMER RD** **SARVER, PA 16055-9731**	10/15/2024	$360,000			//		101,931 SF	
	APN: 040 1F92 A7L10000 Document #: 202410150015305 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Abbreviated Description: Lot:1 City/Muni/Twp:BUFFALO TOWNSHIP City/Muni/Twp: BUFFALO TOWNSHIP									
9	1.27Mi.	**561 SARVER RD** **SARVER, PA 16055-9216**	07/24/2024	$56,000			//		24,394 SF	
	APN: 040 S5 250000 Document #: 202407240010720 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOWNSHIP OF BUFFALO City/Muni/Twp: TOWNSHIP OF BUFFALO									

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.	**334 N PIKE RD**	**11/13/2015**	$8,310	$8,310				1 SF	
.03Mi.	**336 N PIKE RD**	**06/17/2013**	$6,030	$6,030				17,424 SF	
.04Mi.	**102 WONDERLY DR**	**10/03/2018**	$29,930	$29,930				28,750 SF	
.04Mi.	**336 1/2 N PIKE RD**	**04/04/2008**	$13,200	$13,200				26,136 SF	
.04Mi.	**332 N PIKE RD**	**03/15/2017**	$16,680	$16,680				2 SF	
.04Mi.	**104 WONDERLY DR**	**06/11/2021**	$41,030	$41,030				28,314 SF	
.05Mi.	**100 WONDERLY DR**	**01/01/2000**	$27,370	$27,370					
.07Mi.	**322 N PIKE RD**	**07/03/2018**	$19,300	$19,300				3 SF	
.07Mi.	**101 WONDERLY DR**	**01/01/2000**	$29,150	$29,150				24,829 SF	
.08Mi.	**106 WONDERLY DR**	**11/09/2015**	$31,330	$31,330				1 SF	
.08Mi.	**103 WONDERLY DR**	**12/30/2013**	$40,530	$40,530				39,204 SF	
.08Mi.	**104 LINCOLN DR**	**01/16/2024**	$46,549	$46,549				1 SF	
.09Mi.	**107 STREAM VIEW CT**	**10/06/2015**	$35,270	$35,270				35,893 SF	
.09Mi.	**344 N PIKE RD**	**07/08/2020**	$23,630	$23,630				33,977 SF	
.1Mi.	**105 STREAM VIEW CT**	**08/03/2007**	$36,570	$36,570				30,884 SF	
.1Mi.	**105 WONDERLY DR**	**01/01/2000**	$28,870	$28,870					

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	49.8 years old	Households:	3,834
Median Household Income:	$92,023	Households w/Family:	75%
Household Income Per Capita:	$45,782	Households w/Family Married:	65%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Freeport Area School District	Students:	1,852
Number of Schools:	4	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.40Mi.	**Buffalo Elementary School** Number of Students: 556 Student-Teacher Ratio: 15.7	B+	Public	KG - 5
3.62Mi.	**Freeport Area Sr High School** Number of Students: 556 Student-Teacher Ratio: 13.33	A	Public	9 - 12

Flood Report

The Subject Property of **334 N PIKE RD, SARVER, PA 16055-9737** 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	27%	SIGNIFICANTLY LOWER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	47%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	80%	LOWER
MURDER	59%	NOTABLY LOWER
OVERALL	61%	NOTABLY 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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