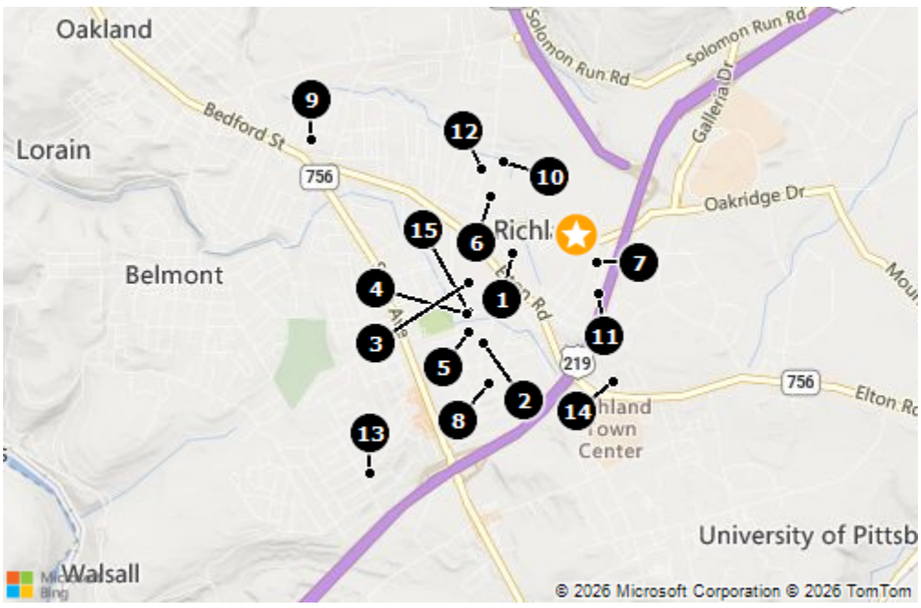
ICE SiteX Report

OrderID: 98117326

SiteX Property Information Report



Subject Property Location

359 OAKRIDGE DR, JOHNSTOWN, PA 15904-1819

County:	**CAMBRIA PA**	Census Tract:	420210107.002000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	050 069714	Thomas Bros Pg-Grid:	

Valuation

Value:	**$206,000**	FSD:	19	Common Confidence Score:	42
Value Range:	$166,860 - $245,140	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1972	Tax Rate Code Area:	50
Assd Land Value:	$2,000	Market Land Value:	$2,000	Tax Year:	2026
Assd Improvement:	$18,120	Market Improvment Value:	$18,120	Total Taxable Value:	$815
Total Assessed Value:	$20,120	Total Assessor Market Value:	$20,120	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 50 Map Ref: MAP # 035
Abbreviated Description: 100 X 150 H
City/Muni/Twp: RICHLAND TWP.

Property Characteristics

Lot Size:	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:	04/07/2025	Loan Amount:	N/A
Document #:	2025-00002772 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2048	Type Finance:	

Legal Description:
City/Muni/Twp: RICHLAND

Prior Transfer

Recording Date:	09/28/2018	Sales Price:	$171,700
Document #:	180-00010359 BK-PG 2607-426	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/06/2018	Loan Amount:	N/A
Document #:	180-00009454 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	09/25/2013	Loan Amount:	N/A
Document #:	2013-00013137 BK-PG 2607-426	Loan Type:	
TD Due Date:	10/13/2033	Type Finance:	

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Legal Description:
City/Muni/Twp: TOWNSHIP OF RICHLAND

Prior Transfer

Recording Date:	03/16/2012	Sales Price:	$87,000
Document #:	504858 BK-PG 2509 -487	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 50 Map Ref: MAP # 035
Abbreviated Description: 100 X 150 H
City/Muni/Twp: RICHLAND TWP.

Area Sales Analysis

Total Area Sales	$2,423,963	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	1958
Price Range - 2 Yrs	$3,163 to $437,000	Age Range	40 years to 86 years
Median Value	$150,100	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**2777 RICHLAND ST** **JOHNSTOWN, PA 15904-1823**	07/07/2026	$3,163			//	1957	SF	
		APN: 050 071297 Document #: 2026-00006044 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.71Mi.	**301 CHERRY LN** **JOHNSTOWN, PA 15904-2615**	05/22/2026	$222,200			//	1940	SF	
		APN: 050 069731 Document #: 2026-00004540 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Abbreviated Description: Lot:44 City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
3	.58Mi.	**123 SEESE DR** **JOHNSTOWN, PA 15904-2636**	05/19/2026	$205,000			//	1957	SF	
		APN: 050 068799 Document #: 2026-00004324 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 228-229 Subdivision: JOHNSTOWN HEIGHTS Abbreviated Description: Lot:228-229 Subdivision:JOHNSTOWN HEIGHTS City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
4	.67Mi.	**211 DOWLING RD** **JOHNSTOWN, PA 15904-2601**	04/20/2026	$187,000			//	1957	SF	
		APN: 050 070617 Document #: 2026-00003270 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
5	.71Mi.	**209 MAYLUTH RD** **JOHNSTOWN, PA 15904-2634**	04/20/2026	$120,000			//	1942	SF	
		APN: 050 069692 Document #: 2026-00003273 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 110-112 Abbreviated Description: Lot:110-112 City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
6	.47Mi.	**105 ALPHA DR** **JOHNSTOWN, PA 15904-1872**	02/16/2026	$275,000			//	1976	SF	
		APN: 050 068343 Document #: 2026-00001277 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Abbreviated Description: Lot:13 City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
7	.16Mi.	**404 BERTMIN ST** **JOHNSTOWN, PA 15904-1810**	01/05/2026	$25,000			//	1950	SF	
		APN: 050 069007 Document #: 2026-00000056 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Abbreviated Description: Lot:30 City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
8	.85Mi.	**322 BOB ST** **JOHNSTOWN, PA 15904-2702**	12/12/2025	$194,500			//	1968	SF	
		APN: 050 069546 Document #: 2025-00012077 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	.4Mi.	**120 THORA ST** **JOHNSTOWN, PA 15904-1869**	10/31/2025	$65,000			//	1958	SF	
		APN: 050 071855 Document #: 2025-00010521 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
10	.52Mi.	**105 BETA DR** **JOHNSTOWN, PA 15904-1866**	10/23/2025	$135,000			//	1972	SF	
		APN: 050 071534 Document #: 2025-00010170 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
11	.31Mi.	**226 SUIE ST** **JOHNSTOWN, PA 15904-1828**	10/21/2025	$95,000			//		SF	
		APN: 050 070413 Document #: 2025-00010068 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
12	.58Mi.	**227 LEVENTRY RD** **JOHNSTOWN, PA 15904-1862**	09/22/2025	$437,000			//	1986	SF	
		APN: 050 110512 Document #: 2025-00008914 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 13 Subdivision: OAK EDEN ESTATES Abbreviated Description: Lot:13 Subdivision:OAK EDEN ESTATES City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND

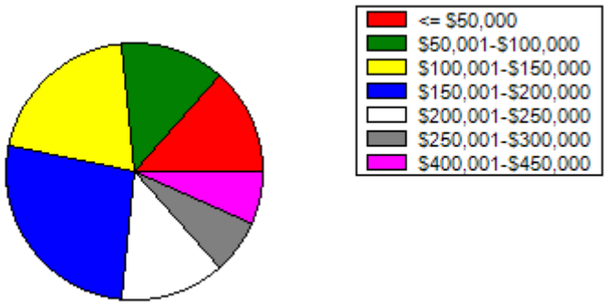
13 .3Mi. **219 SUIE ST** 09/17/2025 $175,000 // SF
JOHNSTOWN, PA 15904-1827
APN: 050 069501 Document #: 2025-00008768
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 79-80 Subdivision: MEADOW WOOD DEVELOPMENT Abbreviated Description: Lot:79-80 Subdivision:MEADOW WOOD DEVELOPMENT City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND

14 .75Mi. **117 BRECK LN** 08/12/2025 $135,000 // 1974 SF
JOHNSTOWN, PA 15904-2801
APN: 050 071688 Document #: 2025-00007406
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: B Subdivision: PENNMAR VILLAGE MapRef: MB 5 PG 11 Abbreviated Description: Lot:4 Block:B Subdivision:PENNMAR VILLAGE Map Ref:MB 5 PG 11City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND

15 .65Mi. **215 DOWLING RD** 08/08/2025 $150,100 // 1958 SF
JOHNSTOWN, PA 15904-2601
APN: 050 069393 Document #: 2025-00007248
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 173-175 Subdivision: JOHNSTOWN HEIGHTS MapRef: MB 3 PG 23 Abbreviated Description: Lot:173-175 Subdivision:JOHNSTOWN HEIGHTS Map Ref:MB 3 PG 23City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND

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.	**359 OAKRIDGE DR**	**03/16/2012**	$20,120	$20,120					
.04Mi.	**356 OAKRIDGE DR**	**04/28/2020**	$33,640	$33,640			1992		
.04Mi.	**360 OAKRIDGE DR**	**09/01/1993**	$35,640	$35,640			1993		
.05Mi.	**350 OAKRIDGE DR**	**07/02/2024**	$36,020	$36,020			1992		
.07Mi.	**343 OAKRIDGE DR**	**08/16/1999**	$11,020	$11,020			1949		
.07Mi.	**340 OAKRIDGE DR**	**09/29/2008**	$37,850	$37,850			1992		
.08Mi.	**364 OAKRIDGE DR**	**10/11/2001**	$55,820	$55,820			2002	3 SF	
.08Mi.	**335 OAKRIDGE DR**	**05/01/1991**	$13,300	$13,300			1957		
.09Mi.	**336 OAKRIDGE DR**	**12/26/2005**	$21,160	$21,160			1954		
.11Mi.	**411 BERTMIN ST**	**10/08/2018**	$17,380	$17,380			1956		
.11Mi.	**320 OAKRIDGE DR**	**07/22/2024**	$24,140	$24,140			1979		
.11Mi.	**366 OAKRIDGE DR**	**06/10/2010**	$46,740	$46,740			1998	2 SF	
.12Mi.	**409 BERTMIN ST**	**07/01/1997**	$15,320	$15,320			1951		
.13Mi.	**405 BERTMIN ST**		$12,480	$12,480			1954		
.14Mi.	**430 BERTMIN ST**		$16,660	$16,660			1956		
.14Mi.	**401 BERTMIN ST**		$17,220	$17,220					

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	46.3 years old	Households:	7,047
Median Household Income:	$64,857	Households w/Family:	55%
Household Income Per Capita:	$40,673	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	18%

School District

School District Zone:	Richland School District	Students:	1,531
Number of Schools:	2	Rating:	A-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.64Mi.	**Richland High School** Number of Students: 693 Student-Teacher Ratio: 14.17 Advanced Placement: Yes	A	Public	7 - 12
1.31Mi.	**Richland Elementary School** Number of Students: 831 Student-Teacher Ratio: 15.65	B	Public	KG - 6

Flood Report

The Subject Property of **359 OAKRIDGE DR, JOHNSTOWN, PA 15904-1819** 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	100%	SIMILAR
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	76%	NOTABLY LOWER
MURDER	109%	SIMILAR
OVERALL	92%	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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