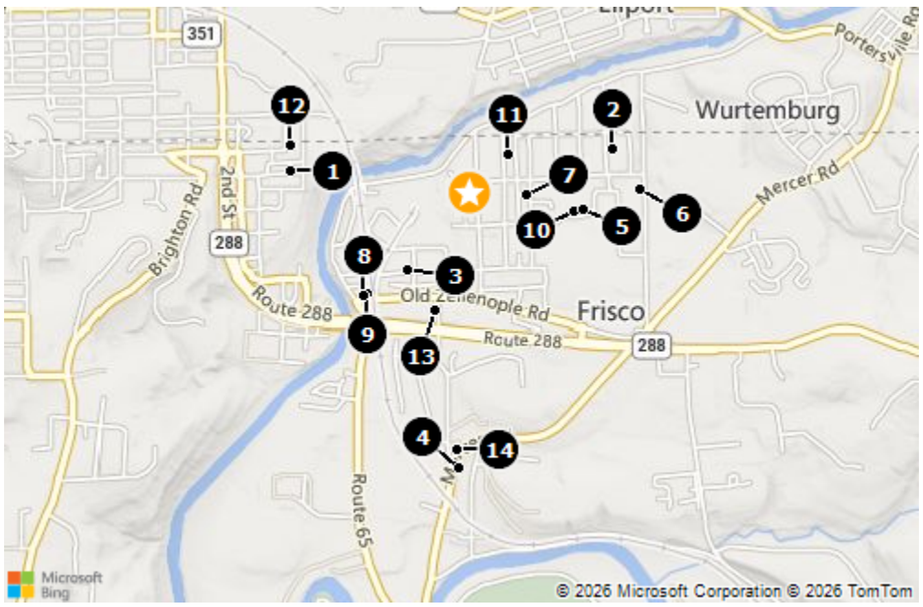
ICE SiteX Report

OrderID: 97523324

SiteX Property Information Report



Subject Property Location

408 STIEFEL AVE, ELLWOOD CITY, PA 16117-2946

County:	**BEAVER PA**	Census Tract:	420076051.004022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	61-004-0135.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$167,000**	FSD:	28	Common Confidence Score:	26
Value Range:	$120,240 - $213,760	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2024	Tax Rate Code Area:	61
Assd Land Value:	$11,600	Market Land Value:	$23,200	Tax Year:	2026
Assd Improvement:	$13,900	Market Improvment Value:	$27,800	Total Taxable Value:	$388
Total Assessed Value:	$25,500	Total Assessor Market Value:	$51,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 48 District: 61
Abbreviated Description: 1LOT 48 KNOX PL HS GR SINGLE FAMILY DWELLING-DETACHED
City/Muni/Twp: FRANKLIN TWP

Property Characteristics

Lot Size:	4,356 SF	Bedrooms:	3	Pool:	
Building Area:	1298 SF	Baths:	1	Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:	Convention	Basement:	Full	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/08/2005	Loan Amount:	N/A
Document #:	3231932 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2028	Type Finance:	

Legal Description:
Lot: 48 Subdivision: KNOX PLAN
City/Muni/Twp: FRANKLIN

Prior Transfer

Recording Date:	08/17/1998	Sales Price:	$72,000
Document #:	BK-PG 3007 -825	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 48 District: 61
Abbreviated Description: 1LOT 48 KNOX PL HS GR SINGLE FAMILY DWELLING-DETACHED
City/Muni/Twp: FRANKLIN TWP

Area Sales Analysis

Total Area Sales	$1,852,550	Median # of Bedrooms	3
Median Lot Size	8,059 SF	Median # of Baths	1
Median Living Area	1,182 SF	Median Year Built	1925
Price Range - 2 Yrs	$35,000 to $307,500	Age Range	30 years to 116 years
Median Value	$113,000	Median Age	101 years

ICE SiteX Report

OrderID: 97523324

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**76 SUMMIT AVE** **ELLWOOD CITY, PA 16117-2840**	03/24/2026	$45,000	$46	960	5/2/1	1950	4,356 SF	
		APN: 22-001-0615.000 Document #: 3728139 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3389 Subdivision: PITTSBURGH COMPANYS PLAN OF SEVENTH ADDITION TO E MapRef: VOL 3 PG 88 Abbreviated Description: Lot:3389 Subdivision:PITTSBURGH COMPANYS PLAN OF SEVENTH ADDITION TO E Map Ref:VOL 3 PG 88City/Muni/Twp:BOROUGH OF ELLWOOD CITY City/Muni/Twp: BOROUGH OF ELLWOOD CITY								
2	.36Mi.	**323 BUTLER AVE** **ELLWOOD CITY, PA 16117-2901**	03/13/2026	$53,500	$69	768	6/3/1	1952	7,405 SF	
		APN: 61-004-0805.000 Document #: 3727568 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 169,170 Subdivision: ROCKDELL PLAN OF LOTS MapRef: VOL 3 PG 24 Abbreviated Description: Lot:169,170 Subdivision:ROCKDELL PLAN OF LOTS Map Ref:VOL 3 PG 24City/Muni/Twp:TOWNSHIP OF FRANKLIN City/Muni/Twp: TOWNSHIP OF FRANKLIN								
3	.24Mi.	**524 FRANCES ST** **ELLWOOD CITY, PA 16117-4105**	02/25/2026	$122,000			//	1923	6,098 SF	
		APN: 61-005-0313.000 Document #: 3726691 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Subdivision: FRISCO PLAN OF LOTS MapRef: VOL 2 PG 106 Abbreviated Description: Lot:40 Subdivision:FRISCO PLAN OF LOTS Map Ref:VOL 2 PG 106City/Muni/Twp:TOWNSHIP OF FRANKLIN City/Muni/Twp: TOWNSHIP OF FRANKLIN								
4	.67Mi.	**1660 MERCER RD** **ELLWOOD CITY, PA 16117-3171**	02/10/2026	$45,000	$28	1591	7/4/1	1910	4,356 SF	
		APN: 61-006-0918.000 Document #: 3726003 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOWNSHIP OF FRANKLIN City/Muni/Twp: TOWNSHIP OF FRANKLIN								
5	.27Mi.	**412 CIRCLE DR** **ELLWOOD CITY, PA 16117-2904**	01/14/2026	$307,500	$145	2118	7/3/2	1988	13,504 SF	
		APN: 61-004-1110.000 Document #: 3724913 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Subdivision: CHAPEL VIEW PLAN OF LOTS MapRef: VOL 14 PG 160 Abbreviated Description: Lot:37 Subdivision:CHAPEL VIEW PLAN OF LOTS Map Ref:VOL 14 PG 160City/Muni/Twp:TOWNSHIP OF FRANKLIN City/Muni/Twp: TOWNSHIP OF FRANKLIN								
6	.41Mi.	**404 MECKLEM LN** **ELLWOOD CITY, PA 16117-3004**	12/22/2025	$90,000	$77	1168	5/3/1.5	1971	13,068 SF	
		APN: 61-004-0636.000 Document #: 3724014 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: CHAPEL VIEW PLAN OF LOTS MapRef: VOL 9 PG 100 & 101 Abbreviated Description: Lot:7 Subdivision:CHAPEL VIEW PLAN OF LOTS Map Ref:VOL 9 PG 100 & 101City/Muni/Twp:FRANKLIN TOWNSHIP City/Muni/Twp: FRANKLIN TOWNSHIP								
7	.13Mi.	**416 NICHOLSON AVE** **ELLWOOD CITY, PA 16117-2930**	10/03/2025	$171,000	$129	1320	5/2/1	1922	10,890 SF	
		APN: 61-004-0333.000 Document #: 3720378 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 223,224 Block: 12 Subdivision: KNOX PLAN OF LOTS MapRef: VOL 3 PG 174 & 175 Abbreviated Description: Lot:223,224 Block:12 Subdivision:KNOX PLAN OF LOTS Map Ref:VOL 3 PG 174 & 175City/Muni/Twp:FRANKLIN TOWNSHIP City/Muni/Twp: FRANKLIN TOWNSHIP								
8	.36Mi.	**420 OLD ZELIENOPLE RD** **ELLWOOD CITY, PA 16117-4142**	09/25/2025	$120,000	$100	1196	5/2/1	1925	4,356 SF	
		APN: 61-005-0121.000 Document #: 3719907 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: MRS ESHAZEN MapRef: MB 2 PG 64 Abbreviated Description: Lot:7 Subdivision:MRS ESHAZEN Map Ref:MB 2 PG 64City/Muni/Twp:VILLAGE OF FRISCO City/Muni/Twp: VILLAGE OF FRISCO								
9	.35Mi.	**424 OLD ZELIENOPLE RD** **ELLWOOD CITY, PA 16117-4142**	09/24/2025	$35,000	$36	960	5//1	1915	4,356 SF	
		APN: 61-005-0122.000 Document #: 3719829 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: HAZENS PLAN OF FRISCO MapRef: VOL 2 PG 64 Abbreviated Description: Lot:8 Subdivision:HAZENS PLAN OF FRISCO Map Ref:VOL 2 PG 64City/Muni/Twp:FRANKLIN TOWNSHIP City/Muni/Twp: FRANKLIN TOWNSHIP								
10	.26Mi.	**408 CIRCLE DR** **ELLWOOD CITY, PA 16117-2904**	08/22/2025	$245,000	$133	1842	6/3/2.5	1979	13,504 SF	
		APN: 61-004-1109.000 Document #: 3718102 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: CHAPEL VIEW PLAN OF LOTS MapRef: VOL 14 PG 160 Abbreviated Description: Lot:38 Subdivision:CHAPEL VIEW PLAN OF LOTS Map Ref:VOL 14 PG 160City/Muni/Twp:TOWNSHIP OF FRANKLIN City/Muni/Twp: TOWNSHIP OF FRANKLIN								
11	.13Mi.	**321 HANSEN AVE** **ELLWOOD CITY, PA 16117-2917**	08/20/2025	$250,000	$152	1642	6/3/1.5	1926	10,890 SF	Yes
		APN: 61-004-0302.001 Document #: 3717909 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 192,193 Section: 13 Subdivision: KNOX PLAN MapRef: VOL 3 PG 102 Abbreviated Description: Lot:192,193 Section:13 Subdivision:KNOX PLAN Map Ref:VOL 3 PG 102City/Muni/Twp:FRANKLIN TOWNSHIP City/Muni/Twp: FRANKLIN TOWNSHIP								
12	.45Mi.	**809 NATIONAL WAY** **ELLWOOD CITY, PA 16117-2256**	06/05/2025	$175,000	$114	1534	7/4/2	1996	12,632 SF	
		APN: 22-001-1000.000 Document #: 3714040 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: RW ELLIOTT & SONS INC PLAN MapRef: VOL 22 PG 39 Abbreviated Description: Lot:3 Subdivision:RW ELLIOTT & SONS INC PLAN Map Ref:VOL 22 PG 39City/Muni/Twp:BOROUGH OF ELLWOOD CITY City/Muni/Twp: BOROUGH OF ELLWOOD CITY								
13	.3Mi.	**702 HARMONY FISHER AVE** **ELLWOOD CITY, PA 16117-3108**	04/14/2025	$106,000	$106	994	5/2/1	1915	6,098 SF	
		APN: 61-005-0530.000 Document #: 3711362 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50,52 Subdivision: SIMON P FISHER MapRef: VOL 1 PG 104 Abbreviated Description: Lot:50,52 Subdivision:SIMON P FISHER Map Ref:VOL 1 PG 104City/Muni/Twp:TOWNSHIP OF FRANKLIN City/Muni/Twp: TOWNSHIP OF FRANKLIN								
14	.63Mi.	**1665 MERCER RD** **ELLWOOD CITY, PA 16117-3169**	04/09/2025	$87,550	$88	988	6/3/1	1915	8,712 SF	

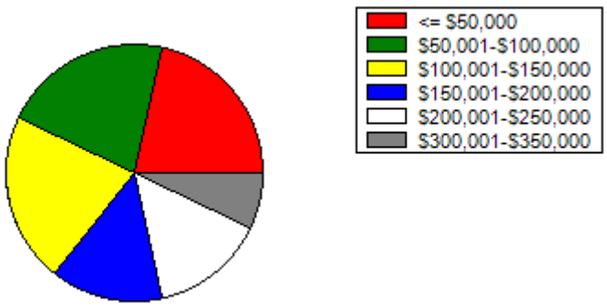
ICE SiteX Report

OrderID: 97523324

APN: 61-006-0403.000 Document #: 3711122
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:FRANKLIN TOWNSHIP City/Muni/Twp: FRANKLIN TOWNSHIP

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.	**408 STIEFEL AVE**	**08/17/1998**	$51,000	$25,500	1,298	6/3/1	1925	4,356 SF	
.01Mi.	**412 STIEFEL AVE**	**04/01/1950**	$90,000	$45,000	1,129	6/3/1	1923	4,356 SF	
.01Mi.	**404 STIEFEL AVE**	**09/24/2015**	$106,400	$53,200	1,264	6/3/1	1920	4,356 SF	
.02Mi.	**400 STIEFEL AVE**	**05/11/2012**	$111,600	$55,800	1,350	6/3/1	1925	4,356 SF	
.02Mi.	**420 STIEFEL AVE**	**08/28/2002**	$131,000	$65,500	1,139	5/2/1.5	1924	10,890 SF	
.03Mi.	**409 FOREST GROVE AVE**	**07/01/1974**	$164,000	$82,000	1,232	6/3/2	1978	13,068 SF	Yes
.03Mi.	**424 STIEFEL AVE**	**05/18/2012**	$94,700	$47,350	768	4/2/1	1954	4,356 SF	
.03Mi.	**417 FOREST GROVE AVE**	**09/25/2014**	$109,000	$54,500	1,282	6/3/1	1925	8,712 SF	
.03Mi.	**348 STIEFEL AVE**	**07/07/2008**	$110,200	$55,100	792	5/3/1	1955	4,792 SF	
.03Mi.	**119 FRANKLIN ST**	**06/12/2023**	$92,300	$46,150	700	4/2/1	1940	4,356 SF	
.04Mi.	**419 STIEFEL AVE**	**11/04/2004**	$68,600	$34,300	980		1988	4,356 SF	
.04Mi.	**405 STIEFEL AVE**	**06/10/2015**	$114,600	$57,300	1,090	6/3/1	1927	4,356 SF	Yes
.04Mi.	**428 STIEFEL AVE**	**03/22/2013**	$153,100	$76,550	1,164	5/2/1	1928	4,356 SF	
.04Mi.	**425 FOREST GROVE AVE**	**07/20/1994**	$132,300	$66,150	720	6/3/1	1929	13,068 SF	
.04Mi.	**421 STIEFEL AVE**	**01/13/2003**	$120,000	$60,000	1,193	6/3/1	1932	13,068 SF	
.05Mi.	**430 STIEFEL AVE**	**08/24/2006**	$202,800	$101,400	1,680	7/3/2	1978	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	45.9 years old	Households:	6,722
Median Household Income:	$68,858	Households w/Family:	62%
Household Income Per Capita:	$35,223	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Riverside Beaver County School District	Students:	1,442
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.45Mi.	**Riverside Middle School** Number of Students: 307 Student-Teacher Ratio: 16.51	A-	Public	6 - 8
1.52Mi.	**Riverside Elementary School** Number of Students: 667 Student-Teacher Ratio: 14.01	B-	Public	PK - 5
1.52Mi.	**Riverside High School** Number of Students: 461 Student-Teacher Ratio: 13.56 Advanced Placement: Yes	C+	Public	9 - 12

ICE SiteX Report

OrderID: 97523324

Flood Report

The Subject Property of **408 STIEFEL AVE, ELLWOOD CITY, PA 16117-2946** 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	111%	HIGHER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	123%	HIGHER
MURDER	112%	HIGHER
OVERALL	104%	SIMILAR

Disaster Alerts

No alerts noted

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