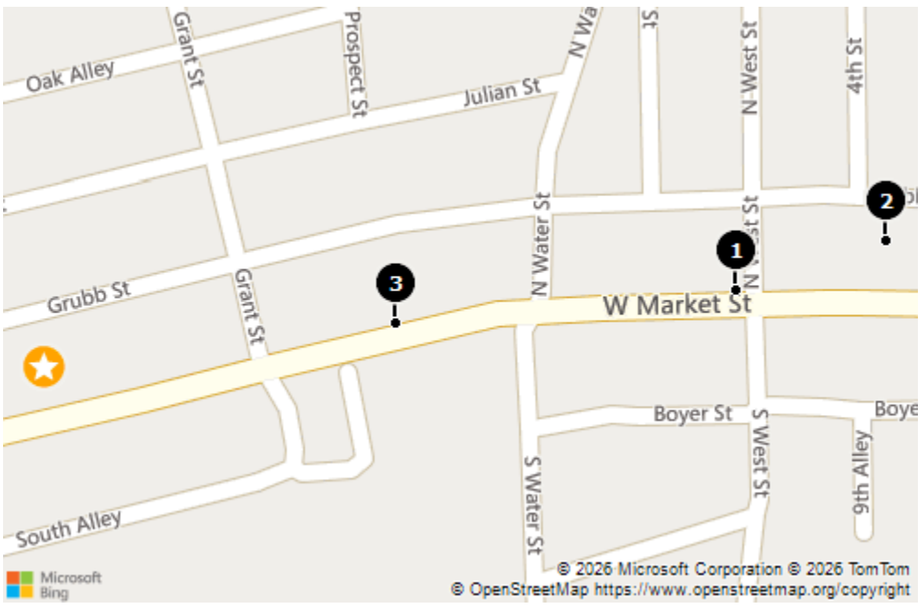
ICE SiteX Report

OrderID: 98328561

SiteX Property Information Report



Subject Property Location

429 W MARKET ST, WILLIAMSTOWN, PA 17098-1514

County:	**DAUPHIN PA**	Census Tract:	420430249.002036
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	71-004-030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$73,000**	FSD:	19	Common Confidence Score:	39
Value Range:	$59,130 - $86,870	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	70
Assd Land Value:	$9,800	Market Land Value:	$9,800	Tax Year:	2026
Assd Improvement:	$26,900	Market Improvment Value:	$26,900	Total Taxable Value:	$1,383
Total Assessed Value:	$36,700	Total Assessor Market Value:	$36,700	Delinquent Year:	2025
				Tax Account ID:	710040300000000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 70 Map Ref: MAP 71-004
City/Muni/Twp: WILLAMSTOWN BOROUGH

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	6	Pool:	
Building Area:	2943 SF	Baths:	2	Fireplace:	
Year Built:	1890	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	2+AB	Number of Cars:	2	A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/24/2024	Sales Price:	$4,000
Document #:	20240028177 BK-PG -	Type of Sale:	Sold for Taxes
Contract Date:	09/25/2024		
Document Type:			

Legal Description:
City/Muni/Twp: WILLIAMSTOWN

Prior Transfer

Recording Date:	12/23/2024	Sales Price:	$4,000
Document #:	20240028177 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 70 Map Ref: MAP 71-004
City/Muni/Twp: WILLAMSTOWN BOROUGH

Prior Transfer

Recording Date:	06/29/2022	Sales Price:	$57,293
Document #:	20220019627 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/07/2018	Sales Price:	$57,293

ICE SiteX Report

OrderID: 98328561

Document #:	20180013916 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/28/2007	Sales Price:	$150,000
Document #:	20070047521 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/07/2007	Loan Amount:	N/A
Document #:	20070044869 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/05/2028	Type Finance:	
Legal Description:			
City/Muni/Twp: WILLIAMSTOWN			

Mortgage Record

Recording Date:	08/23/2007	Loan Amount:	N/A
Document #:	20070034142 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: WILLIAMSTOWN			

Prior Transfer

Recording Date:	03/03/1995	Sales Price:	$37,750
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

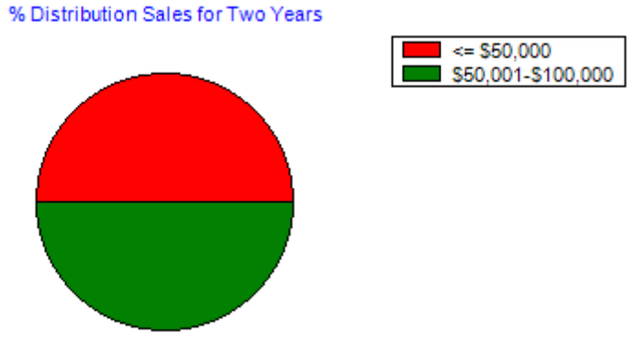
Area Sales Analysis

Total Area Sales	$305,000	Median # of Bedrooms	6
Median Lot Size	4,199 SF	Median # of Baths	3
Median Living Area	3,600 SF	Median Year Built	1900
Price Range - 2 Yrs	$30,000 to $220,000	Age Range	126 years to 126 years
Median Value	$55,000	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**201 W MARKET ST** **WILLIAMSTOWN, PA 17098-1549**	05/07/2026	$220,000	$57	3804	/5/3	1900	4,199 SF	
		APN: 71-006-049 Document #: 20260010552 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Lot: 22 Abbreviated Description: Abbreviated Description:PORTION LOT22 City/Muni/Twp:WILLIAMSTOWN City/Muni/Twp: WILLIAMSTOWN								
2	.26Mi.	**113 W MARKET ST** **WILLIAMSTOWN, PA 17098-1569**	04/15/2026	$30,000	$12	2464	/6/3	1900	3,485 SF	
		APN: 71-006-054 Document #: 20260008590 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:WILLIAMSTOWN City/Muni/Twp: WILLIAMSTOWN								
3	.11Mi.	**321 W MARKET ST** **WILLIAMSTOWN, PA 17098-1512**	10/28/2025	$55,000	$15	3600	/9/3	1900	5,663 SF	
		APN: 71-005-027 Document #: 20250025097 Document Type: Price Code: D Land Use: Apartments (generic) Legal:								

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.

ICE SiteX Report

OrderID: 98328561

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.	**429 W MARKET ST**	**12/23/2024**	$36,700	$36,700	2,943	/6/2	1890	7,405 SF	
.01Mi.	**431 W MARKET ST**	**07/19/2006**	$27,800	$27,800	1,770	/3/1	1890	3,920 SF	
.01Mi.	**423 W MARKET ST**	**09/01/2017**	$31,900	$31,900	1,618	/3/1	1890	7,405 SF	
.01Mi.	**433 W MARKET ST**	**06/18/2021**	$22,200	$22,200	1,342	/3/1	1890	3,049 SF	
.02Mi.	**435 W MARKET ST**	**09/12/2016**	$27,100	$27,100	1,512	/3/1	1890	2,614 SF	
.02Mi.	**421 W MARKET ST**	**03/03/2011**	$56,400	$56,400	1,166	/3/1	1890	3,920 SF	
.02Mi.	**437 W MARKET ST**	**01/16/2015**	$500	$500	1,359	/3/1	1890	2,178 SF	
.02Mi.	**419 W MARKET ST**	**03/03/2011**	$56,400	$56,400	1,166	/3/1	1890	3,920 SF	
.02Mi.	**439 W MARKET ST**	**10/11/2006**	$29,800	$29,800	1,376	/3/1	1890	2,178 SF	
.03Mi.	**441 W MARKET ST**	**04/02/2004**	$27,700	$27,700	1,421	/3/1	1890	2,178 SF	
.03Mi.	**415 W MARKET ST**	**02/09/2022**	$44,800	$44,800	2,244	/4/2	1890	7,405 SF	
.03Mi.	**426 JULIAN ST**	**01/03/2023**	$43,300	$43,300	1,470	/3/2	1872	3,485 SF	
.03Mi.	**424 JULIAN ST**	**05/20/2020**	$30,200	$30,200	1,438	/3/1	1900	3,485 SF	
.03Mi.	**422 JULIAN ST**	**08/04/2017**	$33,500	$33,500	1,696	/2/1	1900	3,485 SF	
.03Mi.	**JULIAN ST**	**01/03/2023**	$9,700	$9,700				7,405 SF	
.03Mi.	**420 JULIAN ST**	**12/28/2005**	$31,900	$31,900	1,848	/3/1	1900	3,485 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	44.3 years old	Households:	1,043
Median Household Income:	$68,041	Households w/Family:	59%
Household Income Per Capita:	$29,302	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Williams Valley School District	Students:	931
Number of Schools:	2	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.03Mi.	**Williams Valley Jr. / Sr. High School** Number of Students: 433 Student-Teacher Ratio: 13.45 Advanced Placement: Yes	D-	Public	7 - 12
2.42Mi.	**Williams Valley Elementary School** Number of Students: 497 Student-Teacher Ratio: 13.15	D+	Public	KG - 6

Flood Report

The Subject Property of **429 W MARKET ST, WILLIAMSTOWN, PA 17098-1514** 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	128%	HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	165%	NOTABLY HIGHER
FORCIBLE ROBBERY	149%	NOTABLY HIGHER
AGGRAVATED ASSAULT	177%	NOTABLY HIGHER
FORCIBLE RAPE	165%	NOTABLY HIGHER
MURDER	154%	NOTABLY HIGHER
OVERALL	170%	NOTABLY HIGHER

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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ICE SiteX Report

OrderID: 98328561

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