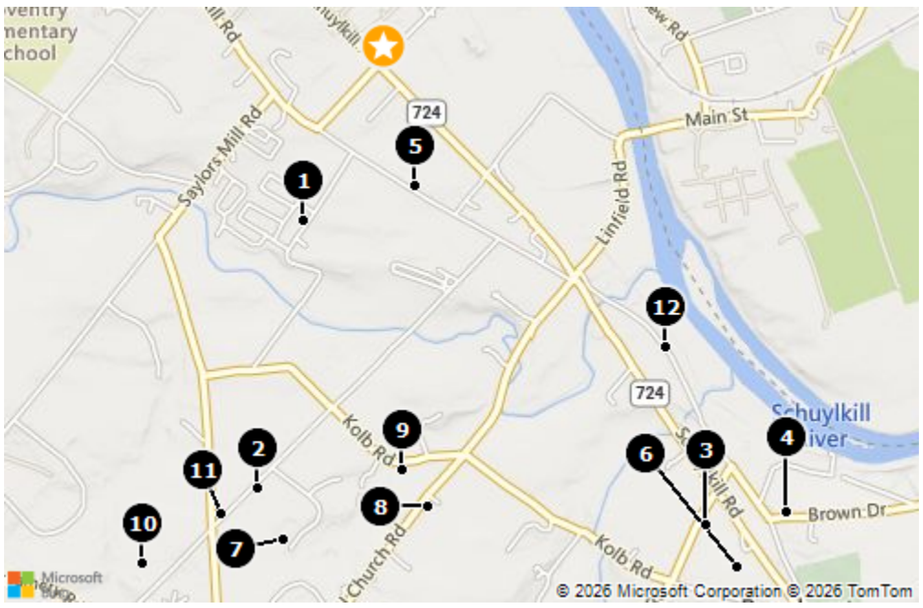
ICE SiteX Report

OrderID: 98671718

SiteX Property Information Report



Subject Property Location

42 ANDERSON RD, SPRING CITY, PA 19475-8630

County:	**CHESTER PA**	Census Tract:	420293013.002010
Property Use:	Single Family Residential	Zoning:	HI
Parcel Number:	1805 00080000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$429,000**	FSD:	35	Common Confidence Score:	21
Value Range:	$278,850 - $579,150	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1998	Tax Rate Code Area:	18
Assd Land Value:	$41,330	Market Land Value:	$41,330	Tax Year:	2026
Assd Improvement:	$63,250	Market Improvment Value:	$64,030	Total Taxable Value:	$4,839
Total Assessed Value:	$104,580	Total Assessor Market Value:	$105,360	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 18

Abbreviated Description:	2.6 AC & DWG
City/Muni/Twp:	EAST COVENTRY

Property Characteristics

Lot Size:	2.600 AC	Bedrooms:	3	Pool:	
Building Area:	1656 SF	Baths:	2	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	S/L+A	Number of Cars:	2	A/C:	Central
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/11/2018	Sales Price:	$238,521
Document #:	11628916 BK-PG 9595-1290	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/11/2017	Loan Amount:	N/A
Document #:	11560022 BK-PG 9595-1290	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	08/01/2047	Type Finance:	ADJ
Legal Description:			
City/Muni/Twp: EAST COVENTRY			

Prior Transfer

Recording Date:	10/06/2016	Sales Price:	$227,000
Document #:	11501487 BK-PG 9406-0812	Type of Sale:	Full Amount on Deed
Contract Date:	09/22/2016		
Document Type:			
Legal Description:			
City/Muni/Twp: EAST COVENTRY			

Prior Transfer

Recording Date:	10/06/2016	Sales Price:	$227,000

ICE SiteX Report

OrderID: 98671718

Document #:	BK-PG 9406 -812	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: 18			
Abbreviated Description: 2.6 AC & DWG			
City/Muni/Twp: EAST COVENTRY			

Prior Transfer

Recording Date:	12/16/2005	Sales Price:	$200,000
Document #:	10606976 BK-PG 6714-2145	Type of Sale:	Full Amount on Deed
Contract Date:	08/12/2005		
Document Type:			
Legal Description:			
City/Muni/Twp: EAST COVENTRY			

Prior Transfer

Recording Date:	08/12/2005	Sales Price:	$200,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$6,091,800	Median # of Bedrooms	3
Median Lot Size	63,358 SF	Median # of Baths	2
Median Living Area	1,953 SF	Median Year Built	1954
Price Range - 2 Yrs	$300,000 to $820,000	Age Range	8 years to 196 years
Median Value	$437,500	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**122 ZIEBER RD** **SPRING CITY, PA 19475-9607**	09/17/2026	$343,000	$340	1008	6/3/1	1958	20,000 SF	
		APN: 1805 00930400 Document #: 12142574 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: J KENNETH LONG Abbreviated Description: Lot:4 Subdivision:J KENNETH LONG City/Muni/Twp:EAST COVENTRY City/Muni/Twp: EAST COVENTRY								
2	1.15Mi.	**443 BAPTIST CHURCH RD** **SPRING CITY, PA 19475-9634**	08/04/2026	$440,000	$218	2016	6/3/1	1870	74,052 SF	
		APN: 1805 01580000 Document #: 12135749 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST COVENTRY City/Muni/Twp: EAST COVENTRY								
3	1.43Mi.	**206 REITNOUR RD** **SPRING CITY, PA 19475-2702**	06/30/2026	$620,000	$267	2322	8/4/2	1995	69,696 SF	Yes
		APN: 2101 00430400 Document #: 12129610 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Abbreviated Description: Lot:4 City/Muni/Twp:EAST VINCENT City/Muni/Twp: EAST VINCENT								
4	1.52Mi.	**891 BROWN DR** **SPRING CITY, PA 19475-1105**	06/02/2026	$348,900	$223	1563	8/4/2	1973	87,120 SF	
		APN: 2101 00830000 Document #: 12125495 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST VINCENT City/Muni/Twp: EAST VINCENT								
5	.34Mi.	**1413 OLD SCHUYLKILL RD** **SPRING CITY, PA 19475-8622**	05/11/2026	$300,000	$231	1296	6/3/1	1935	12,000 SF	
		APN: 1805 00790000 Document #: 12122228 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST COVENTRY TOWNSHIP City/Muni/Twp: EAST COVENTRY TOWNSHIP								
6	1.56Mi.	**509 KOLB RD** **SPRING CITY, PA 19475-1141**	03/17/2026	$780,000	$309	2523	8/4/2	2018	100,188 SF	
		APN: 2101 00400200 Document #: 12113704 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST VINCENT City/Muni/Twp: EAST VINCENT								
7	1.24Mi.	**25 HASTINGS LN** **SPRING CITY, PA 19475-8613**	02/12/2026	$820,000	$182	4495	10/4/3	2002	65,732 SF	
		APN: 1805 01671100 Document #: 12109343 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: COVENTRY RIDGE Abbreviated Description: Lot:8 Subdivision:COVENTRY RIDGE City/Muni/Twp:EAST COVENTRY City/Muni/Twp: EAST COVENTRY								
8	1.17Mi.	**367 BETHEL CHURCH RD** **SPRING CITY, PA 19475-9658**	01/08/2026	$365,000	$290	1258	5/3/1	1950	43,560 SF	
		APN: 1805 01720000 Document #: 12104597 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST COVENTRY TOWNSHIP City/Muni/Twp: EAST COVENTRY TOWNSHIP								
9	1.06Mi.	**262 KOLB RD** **SPRING CITY, PA 19475-**	11/26/2025	$435,000	$193	2248	7/3/2	1964	60,984 SF	
		APN: 1805 01680100 Document #: 12098567 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST COVENTRY TOWNSHIP City/Muni/Twp: EAST COVENTRY TOWNSHIP								
10	1.39Mi.	**576 BAPTIST CHURCH RD** **SPRING CITY, PA 19475-9639**	10/02/2025	$710,000	$430	1649	5/2/2	1850	184,260 SF	
		APN: 1804 02040000 Document #: 12090392 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98671718

Legal: Subdivision: FINAL MINOR SUBDIVISION PLAN SNOWDEN VILLAGE I Abbreviated Description: Subdivision:FINAL MINOR SUBDIVISION PLAN SNOWDEN VILLAGE I City/Muni/Twp:EAST COVENTRY City/Muni/Twp: EAST COVENTRY

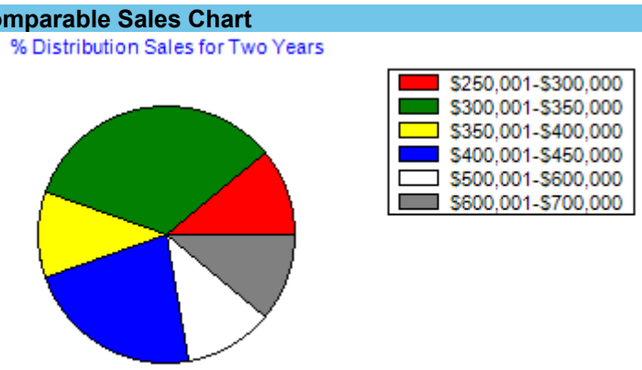
11	1.22Mi.	**494 BAPTIST CHURCH RD SPRING CITY, PA 19475-9638**	10/01/2025	$595,000	$314	1890	8/4/2	1870	31,875 SF	Yes

APN: 1805 01530000 Document #: 12090090
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1-3 Abbreviated Description: Lot:1-3 City/Muni/Twp:EAST COVENTRY TOWNSHIP City/Muni/Twp: EAST COVENTRY TOWNSHIP

12	1.01Mi.	**1825 OLD SCHUYLKILL RD SPRING CITY, PA 19475-1121**	08/06/2025	$334,900	$124	2683	7/3/2	1830	31,779 SF	

APN: 2101 00660000 Document #: 12081622
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PARKERFORD City/Muni/Twp: PARKERFORD

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.

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.	**42 ANDERSON RD**	**10/06/2016**	$105,360	$104,580	1,656	6/3/2	1961	3 SF	
.09Mi.	**69 ANDERSON RD**	**05/22/2009**	$139,740	$139,740	2,552	5/3/1	1956	42,129 SF	
.11Mi.	**71 ANDERSON RD**	**12/15/2021**	$88,900	$88,130	1,238	5/3/1	1956	20,000 SF	
.11Mi.	**12 N FRANKLIN ST**	**01/14/2022**	$113,930	$113,560	1,290	5/3/2	1959	20,001 SF	
.12Mi.	**94 ANDERSON RD**	**04/03/2014**	$84,760	$84,390	910	6/4/1	1954	20,000 SF	
.13Mi.	**24 FRANKLIN AVE**	**01/02/2024**	$99,990	$99,990	1,254	4/2/1	1960	21,750 SF	
.14Mi.	**11 FRANKLIN AVE**	**11/09/2020**	$98,430	$93,080	1,288	6/3/1	1958	20,370 SF	
.14Mi.	**95 ANDERSON RD**	**09/26/2023**	$112,840	$111,870	1,359	4/2/1	1956	17,500 SF	
.14Mi.	**106 ANDERSON RD**	**12/17/2002**	$101,290	$101,290	1,226	5/3/1	1958	20,000 SF	
.16Mi.	**107 ANDERSON RD**	**01/25/2008**	$111,980	$101,340	1,609	6/3/1	1955	21,500 SF	
.16Mi.	**27 FRANKLIN AVE**	**12/24/2003**	$124,950	$116,260	1,361	5/3/1	1965	25,000 SF	
.17Mi.	**48 FRANKLIN AVE**	**03/03/2017**	$122,020	$122,020	1,680	7/3/1	1992	1 SF	
.17Mi.	**2355 NEW SCHUYLKILL RD**	**08/31/2011**	$102,540	$102,540	1,386	6/3/1	1952	2 SF	
.18Mi.	**119 ANDERSON RD**	**10/01/1990**	$81,790	$81,790	1,178	5/3/1	1955	17,500 SF	
.18Mi.	**2364 NEW SCHUYLKILL RD**	**02/01/1990**	$214,920	$193,640	2,484	7/4/1	1813	8 SF	Yes
.19Mi.	**43 FRANKLIN AVE**	**04/01/1991**	$137,270	$135,370	1,680	6/3/1	1993	1 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

OrderID: 98671718

Flood Report

The Subject Property of **42 ANDERSON RD, SPRING CITY, PA 19475-8630** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.