ICE SiteX Report

OrderID: 97670737

SiteX Property Information Report



Subject Property Location

45 WOODBINE RD, LEVITTOWN, PA 19057-3215

County:	**BUCKS PA**	Census Tract:	420171004.023011
Property Use:	Single Family Residential	Zoning:	R3
Parcel Number:	05-037-105	Thomas Bros Pg-Grid:	

Valuation

Value:	**$335,000**	FSD:	16	Common Confidence Score:	42
Value Range:	$281,400 - $388,600	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1972	Tax Rate Code Area:	05
Assd Land Value:	$3,960	Market Land Value:	$54,246	Tax Year:	2026
Assd Improvement:	$10,840	Market Improvment Value:	$148,492	Total Taxable Value:	$4,164
Total Assessed Value:	$14,800	Total Assessor Market Value:	$202,738	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 324 Section: 42 District: 05 Map Ref: MP 037
Abbreviated Description: LEVITTOWN SEC 42 LOT #324 7-R 60X100
City/Muni/Twp: BRISTOL TWP

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1200 SF	Baths:	2	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/04/2025	Sales Price:	$206,196
Document #:	2025055149 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/16/2022	Sales Price:	N/A
Document #:	2022011579 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 324 Section: 42 District: 05 Map Ref: MP 037
Abbreviated Description: LEVITTOWN SEC 42 LOT #324 7-R 60X100
City/Muni/Twp: BRISTOL TWP

Prior Transfer

Recording Date:	02/16/2022	Sales Price:	N/A
Document #:	2022011579 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/15/2021		
Document Type:			

Legal Description:
Lot: 3247-R Subdivision: SUBDIVISION MAP WHITEWOOD LEVITTOWN SECTION 42 SIT
City/Muni/Twp: BRISTOL

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Prior Transfer

Recording Date:	09/06/2019	Sales Price:	$210,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/06/2019	Sales Price:	$210,000
Document #:	2019049154 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/25/2019		
Document Type:			
Legal Description:			

Lot: 3247-R Subdivision: SUBDIVISION MAP WHITEWOOD LEVITTOWN SECTION 42 Map Ref: MB 7 PG
City/Muni/Twp: BRISTOL

Prior Transfer

Recording Date:	08/12/2019	Sales Price:	$176,641
Document #:	2019042926 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/27/2017	Sales Price:	$160,000
Document #:	2017012069 BK-PG 6092-1522	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/03/2017	Sales Price:	$179,900
Document #:	2017007730 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/03/2017		
Document Type:			
Legal Description:			

Lot: 3247-R Subdivision: WHITEWOOD LEVITTOWN Map Ref: MB 7 PG9

Mortgage Record

Recording Date:	05/14/2009	Loan Amount:	N/A
Document #:	2009036937 BK-PG 6092-1522	Loan Type:	Unknown
TD Due Date:	05/01/2039	Type Finance:	
Legal Description:			

City/Muni/Twp: BRISTOL

Prior Transfer

Recording Date:	06/05/2008	Sales Price:	$126,000
Document #:	2008051473 BK-PG 5820-0151	Type of Sale:	Full Amount on Deed
Contract Date:	06/05/2008		
Document Type:			
Legal Description:			

Lot: 3247-R Subdivision: SUBDIVISION MAP WHITEWOOD SECTION 42 Map Ref: MB7 PG9
City/Muni/Twp: BRISTOL

Area Sales Analysis

Total Area Sales	$5,111,100	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,528 SF	Median Year Built	1954
Price Range - 2 Yrs	$250,000 to $575,000	Age Range	72 years to 72 years
Median Value	$360,000	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**85 GOLDENRIDGE DR LEVITTOWN, PA 19057-3231**	05/28/2026	$370,000	$237	1555	6/3/2	1954	SF	
		APN: 05-037-311 Document #: 2026023883 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2931-R Section: 40 Subdivision: GOLDENRIDGE MapRef: MB 7 PG 3 Abbreviated Description: Lot:2931-R Section:40 Subdivision:GOLDENRIDGE Map Ref:MB 7 PG 3City/Muni/Twp:LEVITTOWN City/Muni/Twp: LEVITTOWN								
2	.29Mi.	**12 GERANIUM RD LEVITTOWN, PA 19057-3316**	05/21/2026	$575,000	$359	1600	1/1/1	1954	SF	
		APN: 05-037-315 Document #: 2026022685 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2902R Section: 40 Subdivision: GOLDEN RIDGE MapRef: MB 7 PG 3 Abbreviated Description: Lot:2902R Section:40 Subdivision:GOLDEN RIDGE Map Ref:MB 7 PG 3City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
3	.17Mi.	**56 GOLDENRIDGE DR LEVITTOWN, PA 19057-3202**	04/30/2026	$380,000	$176	2152	6/3/2	1954	SF	
		APN: 05-037-046 Document #: 2026019035 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3175R Subdivision: MAP WHITEWOOD LEVITTOWN SECTION 42 MapRef: MB 7 PG 9 Abbreviated Description: Lot:3175R Subdivision:MAP WHITEWOOD LEVITTOWN SECTION 42 Map Ref:MB 7 PG 9City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
4	.33Mi.	**40 GOLDENGATE RD LEVITTOWN, PA 19057-3326**	04/20/2026	$375,000	$174	2145	10/5/2	1954	SF	
		APN: 05-037-332 Document #: 2026017300 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2885R Section: 40 Subdivision: GOLDEN RIDGE MapRef: MB 7 PG 3 Abbreviated Description: Lot:2885R Section:40 Subdivision:GOLDEN RIDGE Map Ref:MB 7 PG 3City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								

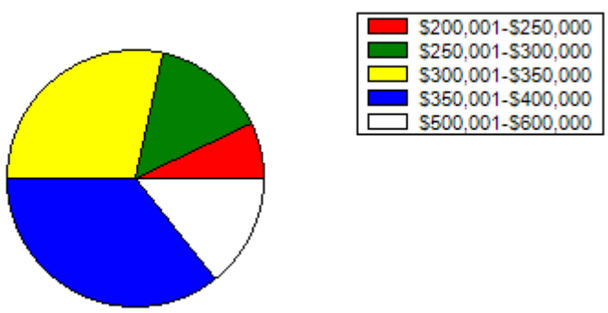
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5	.17Mi.	**118 WILDFLOWER RD** **LEVITTOWN, PA 19057-3225**	03/09/2026	$399,600	$266	1500	6/3/2	1954	SF
	APN: 05-037-540 Document #: 2026010131 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3311-R Subdivision: WHITEWOOD MapRef: MB 7 PG 9 Abbreviated Description: Lot:3311-R Subdivision:WHITEWOOD Map Ref:MB 7 PG 9City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
6	.23Mi.	**14 INLET RD** **LEVITTOWN, PA 19057-2711**	02/03/2026	$270,000	$225	1200	//2	1954	SF
	APN: 05-033-252 Document #: 2026005023 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3686R Section: 48 Subdivision: INDIAN CREEK MapRef: MB 7 PG 26 Abbreviated Description: Lot:3686R Section:48 Subdivision:INDIAN CREEK Map Ref:MB 7 PG 26City/Muni/Twp:LEVITTOWN City/Muni/Twp: LEVITTOWN								
7	.02Mi.	**42 WHITEWOOD DR** **LEVITTOWN, PA 19057-3229**	01/30/2026	$260,000	$216	1200	6/3/2	1954	SF
	APN: 05-037-094 Document #: 2026004573 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3210-R Section: 42 Subdivision: WHITEWOOD MapRef: MB 7 PG 9 Abbreviated Description: Lot:3210-R Section:42 Subdivision:WHITEWOOD Map Ref:MB 7 PG 9City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
8	.13Mi.	**109 WILDFLOWER RD** **LEVITTOWN, PA 19057-3224**	01/29/2026	$515,000	$271	1900	8/5/3	1954	SF
	APN: 05-037-166 Document #: 2026004341 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3308-R Section: 42 MapRef: MB 7 PG 9 Abbreviated Description: Lot:3308-R Section:42 Map Ref:MB 7 PG 9City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
9	.04Mi.	**30 WHITEWOOD DR** **LEVITTOWN, PA 19057-3229**	01/05/2026	$350,000	$221	1578	6/3/2	1954	SF
	APN: 05-037-090 Document #: 2026000310 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3214R Section: 2 Subdivision: WHITEWOOD MapRef: MB 7 PG 9 Abbreviated Description: Lot:3214R Section:2 Subdivision:WHITEWOOD Map Ref:MB 7 PG 9City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
10	.1Mi.	**2 WINDING RD** **LEVITTOWN, PA 19057-3214**	12/19/2025	$250,000	$208	1200	4/2/2	1954	SF
	APN: 05-037-154 Document #: 2025057869 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: DEILY LLA SUBDIVISION PLAN RECORD PLAN MapRef: DOC 2024049417 Abbreviated Description: Subdivision:DEILY LLA SUBDIVISION PLAN RECORD PLAN Map Ref:DOC 2024049417City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
11	.14Mi.	**35 WILDFLOWER RD** **LEVITTOWN, PA 19057-3209**	11/13/2025	$330,500	$233	1416	7/3/2	1954	SF
	APN: 05-036-438 Document #: 2025051575 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3228 Section: 42 Subdivision: WHITEWOOD MapRef: MB 7 PG 9 Abbreviated Description: Lot:3228 Section:42 Subdivision:WHITEWOOD Map Ref:MB 7 PG 9City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
12	.22Mi.	**19 ICE POND RD** **LEVITTOWN, PA 19057-2705**	09/25/2025	$335,000	$231	1450	//1	1954	SF
	APN: 05-033-277 Document #: 2025043323 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3677R Section: 48 Subdivision: SUBDIVISION MAP OF INDIAN CREEK MapRef: MB 7 PG 26 Abbreviated Description: Lot:3677R Section:48 Subdivision:SUBDIVISION MAP OF INDIAN CREEK Map Ref:MB 7 PG 26City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
13	.13Mi.	**81 WHITEWOOD DR** **LEVITTOWN, PA 19057-3207**	08/20/2025	$327,000	$272	1200	6/3/2	1954	SF
	APN: 05-037-050 Document #: 2025036900 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3178 Section: 42 Subdivision: WHITEWOOD MapRef: MB 7 PG 9 Abbreviated Description: Lot:3178 Section:42 Subdivision:WHITEWOOD Map Ref:MB 7 PG 9City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
14	.39Mi.	**59 GRANITE RD** **LEVITTOWN, PA 19057-3311**	07/29/2025	$374,000	$234	1596	6/3/2	1954	SF
	APN: 05-037-387 Document #: 2025032763 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2830R Subdivision: GOLDEEN RIDGE MapRef: MB 7 PG 3 Abbreviated Description: Lot:2830R Subdivision:GOLDEEN RIDGE Map Ref:MB 7 PG 3City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								

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.

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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.	**45 WOODBINE RD**	**02/16/2022**	$202,738	$14,800	1,200	5/3/2	1954		
.01Mi.	**49 WOODBINE RD**	**03/11/1992**	$255,478	$18,650	1,940	6/3/2	1954		
.01Mi.	**43 WOODBINE RD**	**10/15/2002**	$241,094	$17,600	1,500	6/3/2	1953		
.02Mi.	**40 WHITEWOOD DR**	**10/20/2010**	$238,218	$17,390	1,610	7/3/2	1954		
.02Mi.	**42 WHITEWOOD DR**	**06/03/2021**	$202,465	$14,780	1,200	6/3/2	1954		
.02Mi.	**51 WOODBINE RD**	**06/05/2013**	$228,218	$16,660	1,500	5/3/2	1954		
.02Mi.	**39 WOODBINE RD**	**03/31/2015**	$257,396	$18,790	1,900	8/4/2	1954		
.02Mi.	**36 WHITEWOOD DR**	**01/04/2010**	$230,136	$16,800	1,550	6/3/2	1954		
.03Mi.	**44 WOODBINE RD**	**08/11/2006**	$225,204	$16,440	1,452	6/3/2	1954		
.03Mi.	**46 WHITEWOOD DR**	**07/20/2010**	$232,053	$16,940	1,500	6/3/2	1954		
.03Mi.	**34 WHITEWOOD DR**	**07/19/2012**	$208,218	$15,200	800	5/3/2	1954		
.03Mi.	**48 WOODBINE RD**	**10/08/2008**	$219,177	$16,000	1,620	6/3/2	1954		
.03Mi.	**42 WOODBINE RD**	**05/23/2012**	$256,848	$18,750	1,900	7/4/2	1954		
.03Mi.	**35 WOODBINE RD**	**07/27/2006**	$257,533	$18,800	1,824	6/3/2	1954		
.03Mi.	**55 WOODBINE RD**	**10/06/2022**	$238,903	$17,440	1,827	6/3/2	1954		
.04Mi.	**50 WOODBINE RD**	**11/19/2009**	$224,656	$16,400	1,500	6/3/2	1954		

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	38.3 years old	Households:	6,565
Median Household Income:	$89,662	Households w/Family:	75%
Household Income Per Capita:	$38,964	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Bristol Township School District	Students:	5,985
Number of Schools:	6	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.36Mi.	**Harry S. Truman High School**	D	Public	9 - 12
Number of Students: 1,626 Student-Teacher Ratio: 14.52 Advanced Placement: Yes				
1.30Mi.	**Neil A. Armstrong Middle School**	NA	Public	6 - 8
Number of Students: NA Student-Teacher Ratio: NA				

Flood Report

The Subject Property of **45 WOODBINE RD, LEVITTOWN, PA 19057-3215** 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	90%	LOWER
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	125%	HIGHER
MURDER	86%	LOWER
OVERALL	90%	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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