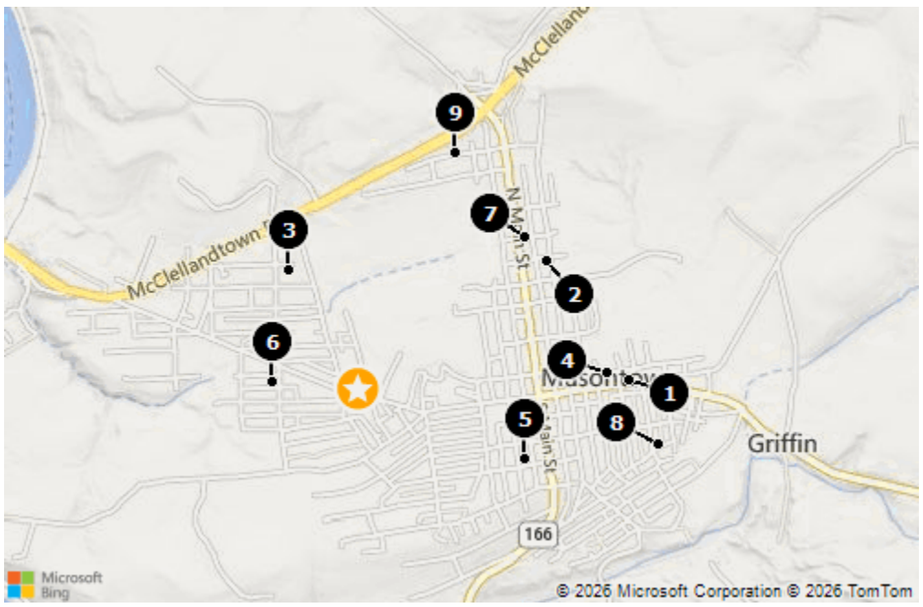
ICE SiteX Report

OrderID: 98671570

SiteX Property Information Report



Subject Property Location

48 RIVER AVE, MASONTOWN, PA 15461-1964

County:	**FAYETTE PA**	Census Tract:	420512630.002008
Property Use:	Bungalow (Residential)	Zoning:	
Parcel Number:	21-07-0013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$169,000**	FSD:	17	Common Confidence Score:	43
Value Range:	$140,270 - $197,730	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2003	Tax Rate Code Area:	
Assd Land Value:	$5,750	Market Land Value:	$11,500	Tax Year:	2025
Assd Improvement:	$22,970	Market Improvment Value:	$45,940	Total Taxable Value:	$861
Total Assessed Value:	$28,720	Total Assessor Market Value:	$57,440	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 21 Map Ref: MAP 07	
Abbreviated Description:	0.145 AC R1 RG
City/Muni/Twp:	MASONTOWN BOROUGH

Property Characteristics

Lot Size:	6,316 SF	Bedrooms:	2	Pool:	
Building Area:	1260 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Brick
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+AB	Number of Cars:	2	A/C:	Central
Style:	Bungalow	Basement:	Full	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/19/2023	Sales Price:	$66,500
Document #:	202300006219 BK-PG 2982-569	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/19/2021	Sales Price:	$15,669
Document #:	202100005347 BK-PG 3024-2336	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/19/2017	Sales Price:	$15,669
Document #:	201700000742 BK-PG 3024-2336	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/12/2010	Sales Price:	N/A
Document #:	201000003378 BK-PG 3119 -1172	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/05/2010		
Document Type:			

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Legal Description:
Map Ref: MB434 PG194

Mortgage Record

Recording Date:	05/09/2007	Loan Amount:	N/A
Document #:	200700006478 BK-PG 3024-2336	Loan Type:	Unknown
TD Due Date:	06/11/2022	Type Finance:	

Legal Description:
City/Muni/Twp: MASONTOWN

Prior Transfer

Recording Date:	04/04/2006	Sales Price:	$66,500
Document #:	200600004783 BK-PG 2982 -0565	Type of Sale:	Full Amount on Deed
Contract Date:	03/29/2006		
Document Type:			

Legal Description:
City/Muni/Twp: MASONTOWN

Prior Transfer

Recording Date:	03/29/2006	Sales Price:	$66,500
Document #:	BK-PG RB2982 -565	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 21 Map Ref: MAP 07
Abbreviated Description: 0.145 AC R1 RG
City/Muni/Twp: MASONTOWN BOROUGH

Area Sales Analysis

Total Area Sales	$834,900	Median # of Bedrooms	2
Median Lot Size	6,970 SF	Median # of Baths	1
Median Living Area	1,227 SF	Median Year Built	1940
Price Range - 2 Yrs	$25,000 to $155,000	Age Range	76 years to 126 years
Median Value	$90,000	Median Age	86 years

Comparable Sales Data

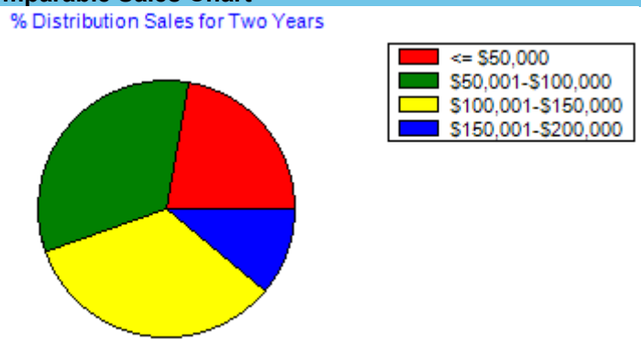
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.67Mi.	**307 E CHURCH AVE** **MASONTOWN, PA 15461-1825**	05/29/2026	$80,000	$58	1372	6/2/1	1900	5,663 SF	
		APN: 21-11-0048 Document #: 202600004699 Document Type: Price Code: D Land Use: Bungalow (Residential) Legal: Lot: 13&14 Subdivision: C D CONNERS ADDITION MapRef: MB 1 PG 34 Abbreviated Description: Lot:13&14 Subdivision:C D CONNERS ADDITION Map Ref:MB 1 PG 34City/Muni/Twp:MASONTOWN City/Muni/Twp: MASONTOWN								
2	.56Mi.	**411 N WATER ST** **MASONTOWN, PA 15461-1745**	05/19/2026	$25,000	$20	1227	6/3/2	1948	6,970 SF	
		APN: 21-02-0165 Document #: 202600004328 Document Type: Price Code: D Land Use: Bungalow (Residential) Legal: Lot: 217 Subdivision: NEFF ADDITION MapRef: MB 4 PG 209 Abbreviated Description: Lot:217 Subdivision:NEFF ADDITION Map Ref:MB 4 PG 209City/Muni/Twp:MASONTOWN City/Muni/Twp: MASONTOWN								
3	.34Mi.	**127 WESTWOOD AVE** **MASONTOWN, PA 15461-1643**	04/22/2026	$125,000	$155	806	6/3/1	1950	5,663 SF	
		APN: 21-03-0063 Document #: 202600003347 Document Type: Price Code: D Land Use: Bungalow (Residential) Legal: Lot: 55 MapRef: MB VO PG 31 Abbreviated Description: Lot:55 Map Ref:MB VO PG 31City/Muni/Twp:MASONTOWN City/Muni/Twp: MASONTOWN								
4	.62Mi.	**2 ARLINGTON AVE** **MASONTOWN, PA 15461-1808**	04/16/2026	$35,000	$48	720	4/2/1	1910	1,742 SF	
		APN: 21-11-0001 Document #: 202600003207 Document Type: Price Code: D Land Use: Bungalow (Residential) Legal: Abbreviated Description: City/Muni/Twp:MASONTOWN City/Muni/Twp: MASONTOWN								
5	.45Mi.	**211 S WASHINGTON ST** **MASONTOWN, PA 15461-2029**	03/20/2026	$90,000	$63	1428	6/3/1	1940	4,792 SF	
		APN: 21-07-0228 Document #: 202600002305 Document Type: Price Code: D Land Use: Bungalow (Residential) Legal: Abbreviated Description: City/Muni/Twp:MASONTOWN City/Muni/Twp: MASONTOWN								
6	.21Mi.	**7 COTTAGE AVE** **MASONTOWN, PA 15461-1617**	01/29/2026	$63,000	$75	832	5/2/2	1916	12,197 SF	
		APN: 21-06-0135 Document #: 202600000851 Document Type: Price Code: D Land Use: Bungalow (Residential) Legal: Lot: 3-5 Block: 42 MapRef: MB ON PG 204 Abbreviated Description: Lot:3-5 Block:42 Map Ref:MB ON PG 204City/Muni/Twp:MASONTOWN City/Muni/Twp: MASONTOWN								
7	.57Mi.	**500 N MAIN ST** **MASONTOWN, PA 15461-1760**	12/19/2025	$122,000	$67	1797	10/6/2	1950	6,970 SF	
		APN: 21-02-0140 Document #: 202500011735 Document Type: Price Code: D Land Use: Bungalow (Residential) Legal: Lot: 122 MapRef: MB 4 PG 209 Abbreviated Description: Lot:122 Map Ref:MB 4 PG 209City/Muni/Twp:MASONTOWN City/Muni/Twp: MASONTOWN								
8	.76Mi.	**111 CEDAR ST** **MASONTOWN, PA 15461-2144**	12/11/2025	$155,000	$120	1284	6/2/1	1920	12,632 SF	
		APN: 21-11-0140 Document #: 202500011448 Document Type: Price Code: D Land Use: Bungalow (Residential) Legal: Lot: 150-152 Subdivision: FORT MASON PLAN OF LOTS MapRef: MB 4 PG 249 Abbreviated Description: Lot:150-152 Subdivision:FORT MASON PLAN OF LOTS Map Ref:MB 4 PG 249City/Muni/Twp:GERMAN TOWNSHIP City/Muni/Twp: GERMAN TOWNSHIP								
9	.64Mi.	**110 HARBISON AVE**	09/09/2025	$139,900	$152	916	5/2/1	1941	6,970 SF	

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MASONTOWN, PA 15461-1712
APN: 21-02-0010 Document #: 202500008141
Document Type: Price Code: D
Land Use: Bungalow (Residential)
Legal: Lot: 96 Subdivision: ELLIOTT CHRISTOPHER PLAN OF LOTS MapRef: VOL 9 PG 64 Abbreviated Description: Lot:96 Subdivision:ELLIOTT CHRISTOPHER PLAN OF LOTS Map Ref:VOL 9 PG 64

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.	**48 RIVER AVE**	**03/29/2006**	$57,440	$28,720	1,260	4/2/1	1950	6,316 SF	
.05Mi.	**20 N FIELD ST**	**11/19/2009**	$61,400	$30,700	828	5/2/1	1940	9,583 SF	
.06Mi.	**10 S LIBERTY ST**	**11/03/2022**	$42,470	$21,235	1,019	6/3/1	1948	4,792 SF	
.06Mi.	**24 N FIELD ST**	**02/20/1990**	$50,700	$25,350	1,607	6/3/1	1940	9,583 SF	
.07Mi.	**17 S LIBERTY ST**	**08/28/1991**	$27,310	$13,655	896	4/2/1	1940	11,761 SF	
.07Mi.	**111 RIVER AVE**	**09/02/2015**	$26,970	$13,485	860	4/2/1	1940	10,019 SF	
.1Mi.	**117 COLUMBUS AVE**	**10/08/2009**	$54,550	$27,275	1,176	6/4/1	1950	13,068 SF	
.1Mi.	**119 COLUMBUS AVE**	**05/03/2010**	$59,860	$29,930	1,456	5/2/1	1953	9,583 SF	
.11Mi.	**36 N LIBERTY ST**	**03/13/2023**	$45,530	$22,765	1,158	4/2/1	1975	4,792 SF	
.11Mi.	**123 RIVER AVE**	**08/08/2008**	$51,980	$25,990	1,613	6/3/1	1960	5,227 SF	
.12Mi.	**127 RIVER AVE**	**10/13/2022**	$77,250	$38,625	1,638	4/2/1	1977	10,890 SF	
.12Mi.	**98 CENTRAL AVE**	**08/20/2020**	$32,750	$16,375	900	4/1/1	1940	9,583 SF	
.13Mi.	**110 S LIBERTY ST**	**01/01/1968**	$83,530	$41,765	1,434	8/3/1	1977	13,939 SF	
.14Mi.	**27 WOODLAND AVE**	**01/31/2006**	$49,290	$24,645	1,634	6/3/1	1925	8,276 SF	
.14Mi.	**336 W CHURCH AVE**	**06/11/2021**	$54,450	$27,225	1,266	5/3/1	1948	8,276 SF	
.15Mi.	**338 W CHURCH AVE**	**05/10/2019**	$51,990	$25,995	1,392	6/2/1	1952	4,792 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	40.0 years old	Households:	1,772
Median Household Income:	$60,122	Households w/Family:	59%
Household Income Per Capita:	$29,523	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Albert Gallatin Area School District	Students:	2,894
Number of Schools:	8	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.68Mi.	**Albert Gallatin Area Sr High School** Number of Students: 920 Student-Teacher Ratio: 14.87 Advanced Placement: Yes	C-	Public	9 - 12
4.77Mi.	**Albert Gallatin South Middle School** Number of Students: 318 Student-Teacher Ratio: 11.58	C	Public	6 - 8
0.30Mi.	**Masontown Elementary School** Number of Students: 251 Student-Teacher Ratio: 13.11	D+	Public	KG - 5

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Flood Report

The Subject Property of **48 RIVER AVE, MASONTOWN, PA 15461-1964** 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	135%	NOTABLY HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	141%	NOTABLY HIGHER
FORCIBLE ROBBERY	134%	NOTABLY HIGHER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	116%	HIGHER
MURDER	132%	NOTABLY HIGHER
OVERALL	116%	HIGHER

Disaster Alerts

No alerts noted

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