ICE SiteX Report

OrderID: 98605931

SiteX Property Information Report



Subject Property Location

502 E 5TH ST, ERIE, PA 16507-1772

County:	**ERIE PA**	Census Tract:	420490004.001023
Property Use:	Multi-Family Dwellings (Generic, any combination 2+)	Zoning:	R2
Parcel Number:	14-010-017.0-240.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$84,000**	FSD:	34	Common Confidence Score:	21
Value Range:	$55,440 - $112,560	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2013	Tax Rate Code Area:	
Assd Land Value:	$7,000	Market Land Value:	$7,000	Tax Year:	2025
Assd Improvement:	$35,000	Market Improvment Value:	$35,000	Total Taxable Value:	$1,141
Total Assessed Value:	$42,000	Total Assessor Market Value:	$42,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 14

Abbreviated Description:	502 E 5 ST 40 X 100
City/Muni/Twp:	CITY OF ERIE

Property Characteristics

Lot Size:	3,999 SF	Bedrooms:	6	Pool:	
Building Area:	2640 SF	Baths:	2	Fireplace:	
Year Built:	1902	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	14	Ext Walls:	Composition
Number of Units:	2	Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Traditional	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2026	Sales Price:	$64,615
Document #:	2026-007976 BK-PG 1447-1089	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/10/2025	Sales Price:	$64,615
Document #:	2025-020070 BK-PG 1447-1089	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/27/2025	Sales Price:	$64,615
Document #:	10483 BK-PG 1447-1089	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/09/2024	Sales Price:	$64,615
Document #:	2024-005242 BK-PG 1447-1089	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	02/09/2024	Sales Price:	$64,615
Document #:	2024-002179 BK-PG 1447-1089	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/04/2020	Sales Price:	$64,615
Document #:	2020-004195 BK-PG 1447-1089	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/18/2019	Sales Price:	$64,615
Document #:	2019-018775 BK-PG 1447-1089	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/06/2017	Loan Amount:	N/A
Document #:	2017-019342 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
District: 14
City/Muni/Twp: ERIE

Prior Transfer

Recording Date:	09/12/2014	Sales Price:	$64,615
Document #:	2014-019270 BK-PG 1447-1089	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/20/2012	Sales Price:	$10,000
Document #:	20120259176 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/07/2011	Loan Amount:	N/A
Document #:	2011-021022 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/29/2007	Sales Price:	$50,400
Document #:	032645 BK-PG 1098-0806	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/17/2007	Loan Amount:	N/A
Document #:	028603 BK-PG 1447-1089	Loan Type:	Commercial
TD Due Date:	09/14/2032	Type Finance:	

Legal Description:
City/Muni/Twp: ERIE

Prior Transfer

Recording Date:	12/31/2003	Sales Price:	$63,000
Document #:	066775 BK-PG 1098-0803	Type of Sale:	Full Amount on Deed
Contract Date:	12/31/2003		
Document Type:			

Legal Description:
City/Muni/Twp: ERIE

Prior Transfer

Recording Date:	12/31/2003	Sales Price:	$63,000
Document #:	BK-PG 1098 -803	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 14
Abbreviated Description: 502 E 5 ST 40 X 100
City/Muni/Twp: CITY OF ERIE

Prior Transfer

Recording Date:	09/27/1994	Sales Price:	$43,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

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Area Sales Analysis

Total Area Sales	$1,407,300	Median # of Bedrooms	4.5
Median Lot Size	3,709 SF	Median # of Baths	2
Median Living Area	1,963 SF	Median Year Built	1898
Price Range - 2 Yrs	$10,000 to $280,000	Age Range	100 years to 156 years
Median Value	$102,500	Median Age	128 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**125 PARADE ST** **ERIE, PA 16507-1638**	08/25/2026	$137,900	$84	1628	10/4/2	1913	2,039 SF	
		APN: 14-010-053.0-217.00 Document #: 2026-015680 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Abbreviated Description: City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
2	.3Mi.	**815 PARADE ST** **ERIE, PA 16503-1115**	08/11/2026	$106,000	$50	2102	11/4/2	1887	4,948 SF	
		APN: 15-020-021.0-221.00 Document #: 2026-014523 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Abbreviated Description: Abbreviated Description:SECOND WARD City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
3	.21Mi.	**614 E 7TH ST** **ERIE, PA 16503-1304**	07/17/2026	$12,000	$5	2176	12/6/2	1900	7,427 SF	
		APN: 14-010-019.0-222.00 Document #: 2026-012774 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Abbreviated Description: City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
4	.39Mi.	**261 E 8TH ST** **ERIE, PA 16503-1003**	05/06/2026	$280,000	$80	3466	11/5/3	1897	3,920 SF	
		APN: 15-020-011.0-205.00 Document #: 2026-007436 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Land Lot: 1327 Abbreviated Description: Land Lot:1327 Abbreviated Description:LANDLOT: PORTION OF INLOT 1327 City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
5	.15Mi.	**306 ASH ST** **ERIE, PA 16507-1718**	05/05/2026	$10,000	$4	2388	12/4/2	1887	4,552 SF	
		APN: 14-010-018.0-108.00 Document #: 2026-007329 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 77 Subdivision: DENNY ADDITION MapRef: MB 65 PG 296 Abbreviated Description: Lot:77 Subdivision:DENNY ADDITION Map Ref:MB 65 PG 296City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
6	.15Mi.	**315 PARADE ST** **ERIE, PA 16507-1622**	05/04/2026	$151,500	$81	1848	10/5/2	1900	4,552 SF	
		APN: 14-010-015.0-123.00 Document #: 2026-007271 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 131 Subdivision: DENNY ADDITION MapRef: MB 65 PG 296 Abbreviated Description: Lot:131 Subdivision:DENNY ADDITION Map Ref:MB 65 PG 296City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
7	.31Mi.	**452 54 E 9 ST** **ERIE, PA 16503-1206**	03/27/2026	$105,000	$41	2522	11/5/3	1907	3,424 SF	
		APN: 15-020-021.0-234.00 Document #: 2026-004832 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Abbreviated Description: City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
8	.27Mi.	**525 REED ST** **ERIE, PA 16507-1737**	03/17/2026	$45,000	$24	1848	10/6/2	1917	1,420 SF	
		APN: 14-010-023.0-131.00 Document #: 2026-004088 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Abbreviated Description: City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
9	.29Mi.	**104 SOBIESKI ST** **ERIE, PA 16507-1643**	02/17/2026	$70,000	$46	1496	8/4/2	1926	3,498 SF	
		APN: 14-010-053.0-227.00 Document #: 2026-002398 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Abbreviated Description: City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
10	.13Mi.	**302 WALLACE ST** **ERIE, PA 16507-3632**	11/14/2025	$79,900	$47	1672	10/4/2	1890	2,879 SF	
		APN: 14-010-015.0-108.00 Document #: 2025-020379 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Abbreviated Description: City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
11	.24Mi.	**402 REED ST** **ERIE, PA 16507-1788**	11/05/2025	$110,000	$58	1877	11/5/2	1916	3,197 SF	
		APN: 14-010-020.0-206.00 Document #: 2025-019741 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Abbreviated Description: City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
12	.3Mi.	**508 E 9TH ST** **ERIE, PA 16503-1310**	09/29/2025	$100,000	$55	1814	10/5/2	1870	3,132 SF	
		APN: 15-020-026.0-231.00 Document #: 2025-017034 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Abbreviated Description: City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
13	.29Mi.	**352 E 2ND ST** **ERIE, PA 16507-1698**	08/21/2025	$130,000	$63	2048	10/4/2	1893	6,804 SF	
		APN: 14-010-052.0-138.00 Document #: 2025-014188 Document Type: Price Code: D Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 3280 Section: 1 Abbreviated Description: Section:1 Abbreviated Description:LOT: EAST 2 OF LOT 3280 City/Muni/Twp:ERIE City/Muni/Twp: ERIE								
14	.42Mi.	**523 E 10TH ST** **ERIE, PA 16503-1313**	07/28/2025	$70,000	$28	2424	10/4/1	1872	6,765 SF	
		APN: 15-020-027.0-218.00 Document #: 2025-012529								

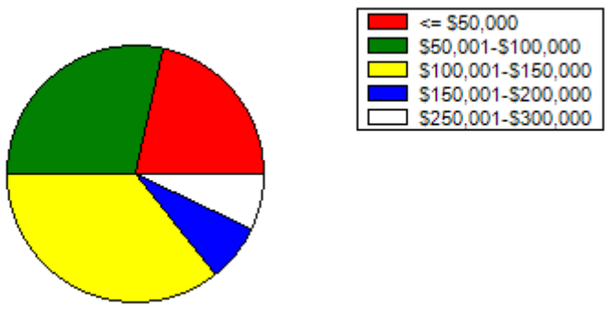
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Document Type: Price Code: D
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Abbreviated Description: Abbreviated Description:2ND WARD City/Muni/Twp:ERIE City/Muni/Twp: ERIE

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.	**502 E 5TH ST**	**12/31/2003**	$42,000	$42,000	2,640	14/6/2	1902	3,999 SF	
.03Mi.	**413 WALLACE ST**	**04/26/2023**	$27,500	$27,500	1,505	9/5/2	1888	1,999 SF	
.03Mi.	**452 54 E 5 ST**	**09/30/2016**	$41,300	$41,300	2,300	12/6/2	1911	6,360 SF	
.03Mi.	**507 E 5TH ST**	**04/02/2024**	$34,200	$34,200	1,728	10/3/2	1877	4,800 SF	
.04Mi.	**409 WALLACE ST**	**03/11/2009**	$31,070	$31,070	1,300	8/4/2	1897	1,799 SF	
.04Mi.	**509 E 5TH ST**	**07/09/2012**	$30,300	$30,300	1,960	12/4/2	1872	5,001 SF	
.04Mi.	**510 12 WALLACE ST**	**12/22/2020**	$34,100	$34,100	2,208	12/4/2	1914	1,891 SF	
.05Mi.	**513 15 E 5 ST**	**09/20/2022**	$36,100	$36,100	2,688	10/4/2	1892	6,900 SF	
.05Mi.	**526 E 5TH ST**	**09/22/2021**	$32,200	$32,200	1,888	11/4/2	1887	6,360 SF	
.05Mi.	**519 21 E 5 ST**	**06/08/2022**	$62,040	$62,040	2,402	10/4/2	1925	6,599 SF	
.06Mi.	**525 27 E 5 ST**	**05/04/2021**	$24,636	$24,636	2,134	10/4/2	1910	4,082 SF	
.06Mi.	**525 E 4TH ST**	**08/30/2022**	$40,600	$40,600	2,424	11/5/2	1914	5,088 SF	
.07Mi.	**518 20 WALLACE ST**	**12/28/2004**	$25,000	$25,000	2,580	12/6/2	1917	2,208 SF	
.07Mi.	**439 E 4TH ST**	**01/28/2026**	$33,200	$33,200	2,216	10/4/2	1902	6,360 SF	
.07Mi.	**538 E 5TH ST**	**09/17/2007**	$48,800	$48,800	2,747	12/4/2	1887	12,563 SF	
.07Mi.	**502 E 4TH ST**	**06/01/2018**	$40,500	$40,500	2,496	8/6/3	1902	3,559 SF	

Rent vs. Own

Households Occupied by Renters:	53%	Households Occupied by Owners:	32%

Demographics & Income

Median Age:	33.7 years old	Households:	3,805
Median Household Income:	$32,534	Households w/Family:	40%
Household Income Per Capita:	$22,067	Households w/Family Married:	19%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Erie City School District	Students:	10,593
Number of Schools:	15	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.60Mi.	**Pfeiffer-Burleigh Elementary School**	F	Public	PK - 5

Number of Students: 690
Student-Teacher Ratio: 13.8

Flood Report

The Subject Property of **502 E 5TH ST, ERIE, PA 16507-1772** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	167%	NOTABLY HIGHER
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	164%	NOTABLY HIGHER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	161%	NOTABLY HIGHER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	160%	NOTABLY HIGHER
OVERALL	159%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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