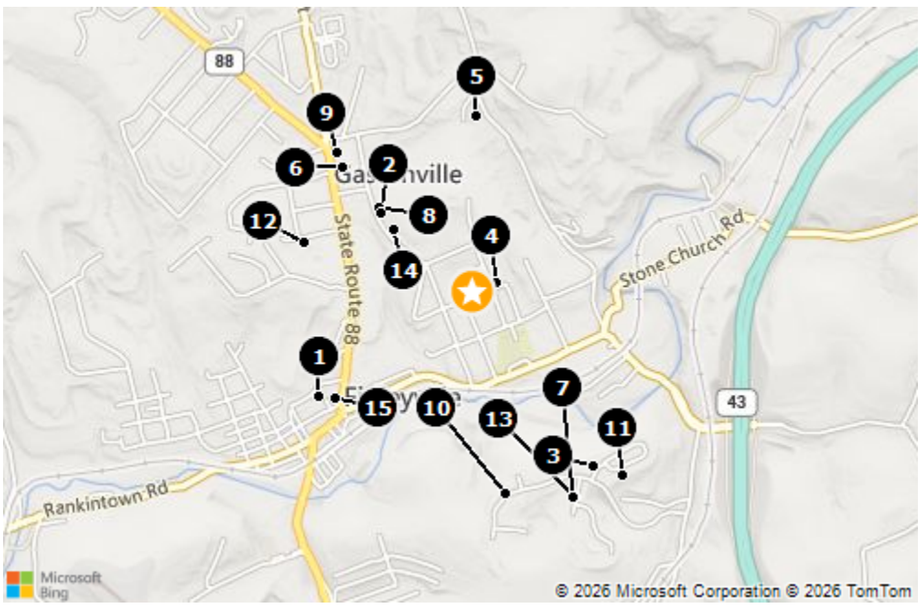
ICE SiteX Report

OrderID: 97875719

SiteX Property Information Report



Subject Property Location

5111 HILL ST, FINLEYVILLE, PA 15332-1121

County:	**WASHINGTON PA**	Census Tract:	421257712.001004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	640-004-02-02-0018-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$213,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$189,570 - $236,430	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2015	Tax Rate Code Area:	
Assd Land Value:	$29,600	Market Land Value:	$29,600	Tax Year:	2025
Assd Improvement:	$86,600	Market Improvment Value:	$86,600	Total Taxable Value:	$2,450
Total Assessed Value:	$116,200	Total Assessor Market Value:	$116,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 55,72

Abbreviated Description:	LOT 72 55 X 150 HSE 1 STY STN
City/Muni/Twp:	UNION

Property Characteristics

Lot Size:	8,233 SF	Bedrooms:	2	Pool:	
Building Area:	1073 SF	Baths:	2	Fireplace:	
Year Built:	1959	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	Central
Number of Stories:	1+AB	Number of Cars:	2	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/30/2007	Sales Price:	N/A
Document #:	200721741 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 55,72
Abbreviated Description: LOT 72 55 X 150 HSE 1 STY STN
City/Muni/Twp: UNION

Area Sales Analysis

Total Area Sales	$3,593,921	Median # of Bedrooms	3
Median Lot Size	13,068 SF	Median # of Baths	1
Median Living Area	1,412 SF	Median Year Built	1965
Price Range - 2 Yrs	$100,000 to $370,000	Age Range	6 years to 156 years
Median Value	$240,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**3126 SCHOOL PL** **FINLEYVILLE, PA 15332-1355**	06/16/2026	$190,000	$225	844	5/3/1	1990	10,759 SF	

APN: 330-006-01-00-0006-00 Document #: 202612262
Document Type: Price Code: D

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Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: REVISED FINLEY MANOR PLAN MapRef: VOL 21 PG 21 Abbreviated Description: Lot:10 Subdivision:REVISED FINLEY MANOR PLAN Map Ref:VOL 21 PG 21City/Muni/Twp:FINLEYVILLE City/Muni/Twp: FINLEYVILLE

2	.29Mi.	**5062 DON ST** **FINLEYVILLE, PA 15332-1110**	05/20/2026	$220,000	$152	1442	7/3/2	1953	17,511 SF

APN: 640-003-01-02-0004-00 Document #: 202610210
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 MapRef: VOL 8 PG 13 Abbreviated Description: Lot:2 Map Ref:VOL 8 PG 13City/Muni/Twp:UNION City/Muni/Twp: UNION

3	.53Mi.	**103 VIAREGGIO WAY** **FINLEYVILLE, PA 15332-4028**	03/13/2026	$302,150	$137	2190	6/3/1	2007	4,356 SF

APN: 640-009-03-00-0042-02 Document #: 202605042
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 201-B Subdivision: TUSCANY ESTATES PHASE TWO MapRef: MB VO PG 634 Abbreviated Description: Lot:201-B Subdivision:TUSCANY ESTATES PHASE TWO Map Ref:MB VO PG 634City/Muni/Twp:UNION City/Muni/Twp: UNION

4	.06Mi.	**5038 UNION ST** **FINLEYVILLE, PA 15332-1141**	03/06/2026	$188,272	$148	1271	6/3/1	1955	13,068 SF

APN: 640-004-02-03-0005-00 Document #: 202604521
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: EJ ROBERTS PLAN OF LOTS MapRef: MB 8 PG 41 Abbreviated Description: Subdivision:EJ ROBERTS PLAN OF LOTS Map Ref:MB 8 PG 41City/Muni/Twp:UNION City/Muni/Twp: UNION

5	.44Mi.	**137 MCCHAIN RD** **FINLEYVILLE, PA 15332-4117**	03/04/2026	$100,000	$31	3164	7/4/2	1870	17,424 SF

APN: 640-004-00-00-0026-00 Document #: 202604355
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:UNION City/Muni/Twp: UNION

6	.45Mi.	**6056 RTE 88** **FINLEYVILLE, PA 15332-**	12/04/2025	$250,000	$195	1279	6/3/1	1965	23,392 SF

APN: 640-003-07-05-0008-00 Document #: 202524346
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: SMITH PLAN OF LOTS NO 3 MapRef: MB 9 PG 74 Abbreviated Description: Subdivision:SMITH PLAN OF LOTS NO 3 Map Ref:MB 9 PG 74City/Muni/Twp:UNION TOWNHIP City/Muni/Twp: UNION TOWNHIP

7	.57Mi.	**18 CINQUE TERRA PL** **FINLEYVILLE, PA 15332-4025**	11/18/2025	$237,500	$161	1474	6/3/2	2006	2,614 SF

APN: 640-009-03-00-0017-02 Document #: 202523349
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 102 Subdivision: TUSCANY ESTATES PHASE ONE Legal Unit: B MapRef: VOL 44 PG 819-822 Abbreviated Description: Lot:102 Subdivision:TUSCANY ESTATES PHASE ONE Legal Unit:B Map Ref:VOL 44 PG 819-822City/Muni/Twp:UNION City/Muni/Twp: UNION

8	.3Mi.	**5064 DON ST** **FINLEYVILLE, PA 15332-1110**	11/10/2025	$299,999	$212	1412	6/3/2	1951	17,511 SF

APN: 640-003-01-02-0003-00 Document #: 202522614
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 MapRef: MB 9 PG 1 Abbreviated Description: Lot:3 Map Ref:MB 9 PG 1City/Muni/Twp:UNION City/Muni/Twp: UNION

9	.48Mi.	**6060 RTE 88** **FINLEYVILLE, PA 15332-**	10/06/2025	$110,000	$114	960	5/3/1	1984	17,990 SF

APN: 640-003-07-05-0002-02A Document #: 202520164
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: SMITH PLAN OF LOTS NO 3 MapRef: MB 10 PG 61 Abbreviated Description: Lot:55 Subdivision:SMITH PLAN OF LOTS NO 3 Map Ref:MB 10 PG 61

10	.5Mi.	**128 TUSCANY ESTATES DR** **FINLEYVILLE, PA 15332-4023**	09/02/2025	$370,000	$212	1740	8/4/2	2012	13,983 SF

APN: 640-009-03-00-0048-00 Document #: 202517399
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 305 Subdivision: TUSCANY ESTATES PHASE THREE ADDENDUM MapRef: VOL 45 PG 780-782 Abbreviated Description: Lot:305 Subdivision:TUSCANY ESTATES PHASE THREE ADDENDUM Map Ref:VOL 45 PG 780-782City/Muni/Twp:UNION City/Muni/Twp: UNION

11	.59Mi.	**167 VIAREGGIO WAY** **FINLEYVILLE, PA 15332-4028**	09/02/2025	$358,000	$153	2328	7/3/2	2020	4,356 SF

APN: 640-009-03-00-0084-02 Document #: 202517444
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 504 Legal Unit: B Abbreviated Description: Lot:504 Legal Unit:B

12	.43Mi.	**6109 ROY ST** **FINLEYVILLE, PA 15332-1021**	08/25/2025	$210,000	$188	1116	7/3/1	1935	7,013 SF

APN: 640-003-02-02-0016-00 Document #: 202516755
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

13	.56Mi.	**14 CINQUE TERRA PL** **FINLEYVILLE, PA 15332-4025**	08/11/2025	$268,000	$178	1498	5/3/2	2006	2,614 SF

APN: 640-009-03-00-0017-04 Document #: 202515755
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 102 Subdivision: TUSCANY ESTATES PHASE ONE MapRef: VOL 44 PG 819-823 Abbreviated Description: Lot:102 Subdivision:TUSCANY ESTATES PHASE ONE Map Ref:VOL 44 PG 819-823

14	.24Mi.	**5056 DON ST** **FINLEYVILLE, PA 15332-1110**	07/28/2025	$240,000	$263	912	6/2/1	1949	12,763 SF

APN: 640-003-01-02-0007-00 Document #: 202514660
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: SMITH BROTHERS PLAN NO 2 Abbreviated Description: Lot:7 Subdivision:SMITH BROTHERS PLAN NO 2 City/Muni/Twp:UNION City/Muni/Twp: UNION

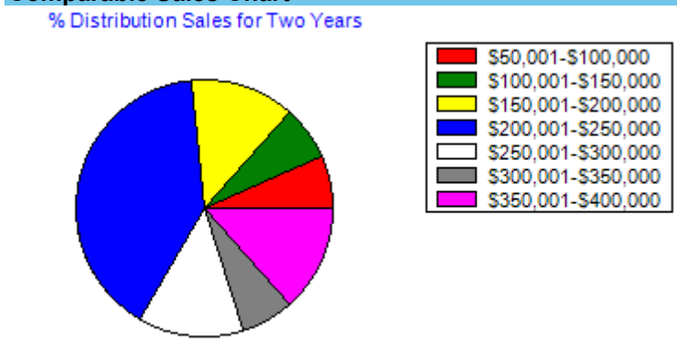
15	.43Mi.	**3577 MARION AVE** **FINLEYVILLE, PA 15332-1354**	07/23/2025	$250,000	$202	1232	5/2/1	1957	27,486 SF

APN: 330-006-00-01-0004-00 Document #: 202514324
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

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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.	**5111 HILL ST**	**07/30/2007**	$116,200	$116,200	1,073	4/2/2	1959	8,233 SF	
.01Mi.	**5109 HILL ST**	**11/06/1997**	$123,500	$123,500	1,210	8/3/1	1952	8,233 SF	
.01Mi.	**5113 HILL ST**	**01/07/2025**	$81,100	$81,100	768	4/2/1	1960	8,233 SF	
.03Mi.	**5034 MEADOW AVE**		$141,100	$141,100	1,320	5/3/1	1959	17,163 SF	
.03Mi.	**5117 HILL ST**	**04/10/2018**	$137,300	$137,300	1,177	5/2/1	1952	24,742 SF	
.04Mi.	**5107 HILL ST**		$146,500	$146,500	1,890	8/4/2	1957	27,007 SF	Yes
.04Mi.	**5114 UNION ST**	**11/10/2016**	$113,800	$113,800	1,008	4/2/1	1959	20,778 SF	
.04Mi.	**5037 MEADOW AVE**	**11/14/1988**	$129,400	$129,400	1,190	6/3/2	1953	9,017 SF	
.05Mi.	**5116 HILL ST**	**07/06/2017**	$126,300	$126,300	1,075	6/3/1	1954	13,242 SF	
.05Mi.	**5032 MEADOW AVE**		$114,600	$114,600	875	5/3/1	1950	9,888 SF	
.05Mi.	**5118 HILL ST**	**04/27/2023**	$122,300	$122,300	1,120	6/3/1	1953	11,979 SF	
.05Mi.	**5035 MEADOW AVE**	**05/15/1985**	$116,400	$116,400	1,163	4/2/1	1960	9,017 SF	
.05Mi.	**5120 HILL ST**	**06/26/2020**	$127,900	$127,900	1,120	5/3/1	1953	8,712 SF	
.06Mi.	**5036 NORMAN AVE**	**04/05/2024**	$120,900	$120,900	1,587	6/3/2	1955	26,092 SF	
.06Mi.	**5115 UNION ST**		$139,800	$139,800	1,236	6/3/1	1960	19,036 SF	
.06Mi.	**5033 MEADOW AVE**	**04/14/2004**	$145,500	$145,500	1,326	6/3/1	1953	9,017 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	50.1 years old	Households:	3,764
Median Household Income:	$77,033	Households w/Family:	59%
Household Income Per Capita:	$43,296	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	18%

School District

School District Zone:	Ringgold School District	Students:	2,455
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.99Mi.	**Ringgold Middle School** Number of Students: 738 Student-Teacher Ratio: 12.67	C-	Public	5 - 8
0.18Mi.	**Ringgold Elementary School North** Number of Students: 344 Student-Teacher Ratio: 11.14	B	Public	KG - 4
4.08Mi.	**Ringgold Sr High School** Number of Students: 810 Student-Teacher Ratio: 13.91 Advanced Placement: Yes	B	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **5111 HILL ST, FINLEYVILLE, PA 15332-1121** 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	86%	LOWER
BURGLARY	140%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	144%	NOTABLY HIGHER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	113%	HIGHER
OVERALL	100%	SIMILAR

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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