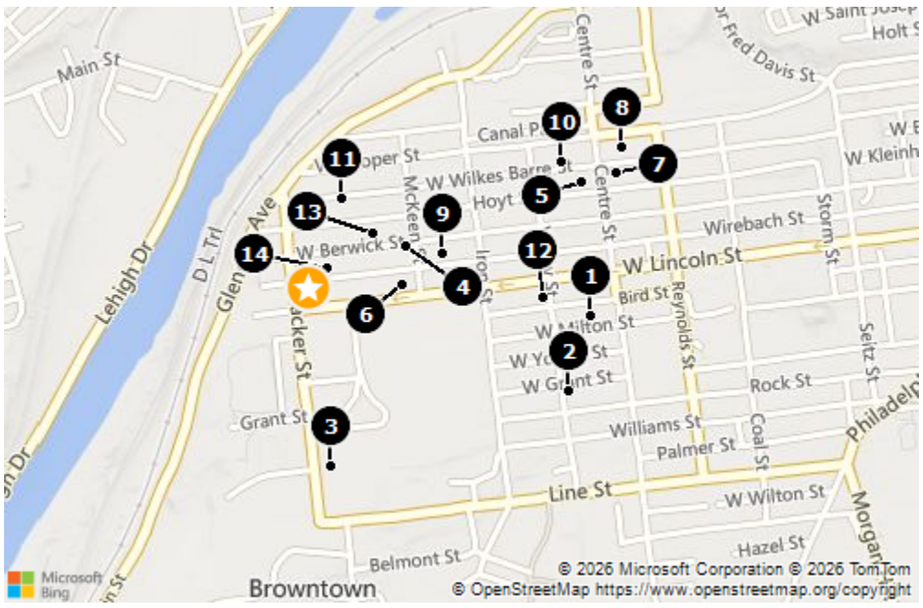
ICE SiteX Report

OrderID: 98345427

SiteX Property Information Report



Subject Property Location

522 PACKER ST, EASTON, PA 18042-6337

County:	**NORTHAMPTON PA**	Census Tract:	420950147.002005
Property Use:	Single Family Residential	Zoning:	RMD
Parcel Number:	M9NE1A 9 23 0310	Thomas Bros Pg-Grid:	

Valuation

Value:	**$276,000**	FSD:	27	Common Confidence Score:	26
Value Range:	$201,480 - $350,520	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1995	Tax Rate Code Area:	EASTON AREA SD
Assd Land Value:	$16,000	Market Land Value:	$32,000	Tax Year:	2026
Assd Improvement:	$27,000	Market Improvment Value:	$54,000	Total Taxable Value:	$464
Total Assessed Value:	$43,000	Total Assessor Market Value:	$86,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 10
City/Muni/Twp: EASTON CITY

Property Characteristics

Lot Size:	6,708 SF	Bedrooms:	3	Pool:	
Building Area:	1653 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	2+AB	Number of Cars:		A/C:	N
Style:	Custom	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	N

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/23/2025	Loan Amount:	N/A
Document #:	2025014993 BK-PG 2025-1-137005	Loan Type:	FHA
TD Due Date:	07/01/2065	Type Finance:	

Legal Description:
City/Muni/Twp: EASTON

Mortgage Record

Recording Date:	02/15/2023	Loan Amount:	N/A
Document #:	2023003356 BK-PG 2023-1-28223	Loan Type:	FHA
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:
City/Muni/Twp: EASTON

Prior Transfer

Recording Date:	10/24/2022	Sales Price:	$144,337
Document #:	2022033451 BK-PG 2019-1-260136	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/20/2019	Sales Price:	$147,000
Document #:	2019031765 BK-PG 2019-1-260131	Type of Sale:	Full Amount on Deed

ICE SiteX Report

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Contract Date: 11/18/2019
Document Type:
Legal Description:
City/Muni/Twp: EASTON

Prior Transfer

Recording Date:	11/20/2019	Sales Price:	$147,000
Document #:	BK-PG 2019-1 -260131	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
District: 10
City/Muni/Twp: EASTON CITY

Prior Transfer

Recording Date:	06/10/2002	Sales Price:	$95,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,181,500	Median # of Bedrooms	3
Median Lot Size	3,006 SF	Median # of Baths	1
Median Living Area	1,401 SF	Median Year Built	1900
Price Range - 2 Yrs	$63,800 to $400,000	Age Range	103 years to 126 years
Median Value	$231,000	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**723 W MILTON ST** **EASTON, PA 18042-6365**	09/02/2026	$170,000	$143	1184	7/3/1	1900	3,223 SF	
		APN: M9NE1B 12 6 0310 Document #: 2026021060 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EASTON City/Muni/Twp: EASTON								
2	.35Mi.	**746 W GRANT ST** **EASTON, PA 18042-7352**	08/24/2026	$400,000	$146	2726	7/3/2	1900	3,354 SF	
		APN: M9NE1B 22 1 0310 Document #: 2026020217 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EASTON City/Muni/Twp: EASTON								
3	.22Mi.	**840 PACKER ST** **EASTON, PA 18042-7358**	08/18/2026	$260,000	$183	1416	6/3/1	1900	2,788 SF	
		APN: M9NE1D 1 1 0310 Document #: 2026019549 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 425 Abbreviated Description: Lot:425 City/Muni/Twp:EASTON City/Muni/Twp: EASTON								
4	.13Mi.	**1006 W BERWICK ST** **EASTON, PA 18042-6377**	08/07/2026	$212,000	$131	1618	7/3/2	1900	2,788 SF	
		APN: M9NE1A 5 28 0310 Document #: 2026018436 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Abbreviated Description: Lot:37 City/Muni/Twp:EASTON City/Muni/Twp: EASTON								
5	.36Mi.	**714 W WILKES BARRE ST** **EASTON, PA 18042-6343**	07/24/2026	$270,000	$194	1386	7/3/1	1923	2,788 SF	
		APN: L9SE4C 19 2 0310 Document #: 2026017240 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	.11Mi.	**1015 W LINCOLN ST** **EASTON, PA 18042-6320**	07/16/2026	$282,500	$139	2021	8/3/1	1900	5,619 SF	
		APN: M9NE1A 9 3 0310 Document #: 2026016354 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: JAMES MCKEENS PLAN OF LOTS Abbreviated Description: Lot:51 Subdivision:JAMES MCKEENS PLAN OF LOTS City/Muni/Twp:EASTON City/Muni/Twp: EASTON								
7	.4Mi.	**404 CENTRE ST** **EASTON, PA 18042-6411**	06/16/2026	$255,000	$157	1624	5/2/1	1900	3,833 SF	
		APN: L9SE4C 20 10 0310 Document #: 2026013614 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EASTON City/Muni/Twp: EASTON								
8	.42Mi.	**631 W WILKES BARRE ST** **EASTON, PA 18042-6417**	05/26/2026	$63,800	$46	1385	7/4/1	1900	2,091 SF	
		APN: L9SE4C 16 11 0310 Document #: 2026011569 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EASTON City/Muni/Twp: EASTON								
9	.17Mi.	**928 W BERWICK ST** **EASTON, PA 18042-6306**	05/26/2026	$130,000	$98	1321	5/2/1	1900	2,788 SF	
		APN: M9NE1A 6 5 0310 Document #: 2026011564 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EASTON City/Muni/Twp: EASTON								
10	.36Mi.	**725 W WILKES BARRE ST** **EASTON, PA 18042-6342**	05/21/2026	$205,700	$189	1088	5/2/1	1900	2,788 SF	
		APN: L9SE4D 16 4 0310 Document #: 2026011369 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Abbreviated Description: Abbreviated Description:WEST2 LOT26 City/Muni/Twp:EASTON City/Muni/Twp: EASTON								
11	.1Mi.	**1062 W WILKES BARRE ST** **EASTON, PA 18042-6380**	05/18/2026	$250,000	$210	1190	7/4/1	1900	2,788 SF	
		APN: M9NE1A 1 7 0310 Document #: 2026010739								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: PACKER FARM MapRef: MB 2623-1 PG 216816 Abbreviated Description: Lot:52 Subdivision:PACKER FARM Map Ref:MB 2623-1 PG 216816City/Muni/Twp:EASTON City/Muni/Twp: EASTON

12	.29Mi.	**804 W LINCOLN ST** **EASTON, PA 18042-6318**	04/23/2026	$192,500	$161	1192	6/3/1	1900	5,619 SF

APN: M9NE1A 14 6 0310 Document #: 2026008758
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: 14 Subdivision: BOROUGH OF SOUTH EASTON Abbreviated Description: Lot:17 Block:14 Subdivision:BOROUGH OF SOUTH EASTON City/Muni/Twp:EASTON City/Muni/Twp: EASTON

13	.1Mi.	**1033 W BERWICK ST** **EASTON, PA 18042-6376**	04/17/2026	$200,000	$126	1583	6/3/1	1900	3,223 SF

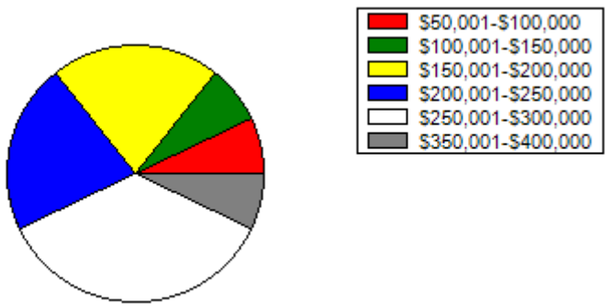
APN: M9NE1A 2 10 0310 Document #: 2026008408
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:EASTON City/Muni/Twp: EASTON

14	.03Mi.	**1074 W BERWICK ST** **EASTON, PA 18042-6377**	04/14/2026	$290,000	$201	1438	6/2/1	1900	3,920 SF

APN: M9NE1A 5 10 0310 Document #: 2026008069
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 106 Abbreviated Description: Lot:106 City/Muni/Twp:EASTON City/Muni/Twp: EASTON

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.	**522 PACKER ST**	**11/20/2019**	$86,000	$43,000	1,653	7/3/1	1900	6,708 SF	
.01Mi.	**528 PACKER ST**	**01/09/2024**	$77,200	$38,600	1,832	7/3/2	1900	3,223 SF	
.01Mi.	**530 PACKER ST**	**10/01/1986**	$72,800	$36,400	1,749	8/3/1	1900	3,223 SF	
.02Mi.	**1083 W LINCOLN ST**	**02/29/2008**	$64,400	$32,200	1,394	6/3/1	1900	3,223 SF	
.02Mi.	**1081 W LINCOLN ST**	**01/21/2021**	$59,600	$29,800	1,394	6/3/1	1900	2,222 SF	
.02Mi.	**1092 W BERWICK ST**	**07/26/2011**	$57,600	$28,800	1,769	7/3/1	1900	2,788 SF	
.02Mi.	**1090 W BERWICK ST**	**11/07/2005**	$61,000	$30,500	1,862	7/3/1	1900	2,788 SF	
.02Mi.	**1094 W BERWICK ST**	**05/13/2019**	$64,200	$32,100	1,673	7/3/1	1900	2,788 SF	
.02Mi.	**1088 W BERWICK ST**	**07/12/2023**	$64,600	$32,300	1,862	7/3/2	1900	2,788 SF	
.02Mi.	**1096 W BERWICK ST**	**10/16/2018**	$59,400	$29,700	1,489	7/3/1	1900	3,093 SF	
.02Mi.	**1098 W BERWICK ST**	**05/22/2017**	$59,600	$29,800	1,388	8/3/1	1900	2,526 SF	
.02Mi.	**1079 W LINCOLN ST**	**11/18/2020**	$63,200	$31,600	1,359	5/2/1	1900	2,788 SF	
.02Mi.	**1084 W BERWICK ST**	**12/14/2007**	$77,800	$38,900	1,972	7/3/2	1900	4,182 SF	
.03Mi.	**1082 W BERWICK ST**	**04/29/2019**	$48,000	$24,000	1,586	6/3/1	1900	2,788 SF	
.03Mi.	**1101 W LINCOLN ST**	**01/01/1995**	$71,400	$35,700	1,398	6/4/1	1900	5,619 SF	
.03Mi.	**1077 W LINCOLN ST**	**09/22/2021**	$123,600	$61,800	2,660	6/3/2	2021	5,619 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	36.5 years old	Households:	16,395
Median Household Income:	$73,141	Households w/Family:	62%
Household Income Per Capita:	$36,099	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Easton Area School District	Students:	7,928
Number of Schools:	9	Rating:	B-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.52Mi.	**Ada B. Cheston Elementary School** Number of Students: 559 Student-Teacher Ratio: 12.91	D+	Public	KG - 5
1.34Mi.	**Easton Area High School** Number of Students: 2,778 Student-Teacher Ratio: 16.68 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **522 PACKER ST, EASTON, PA 18042-6337** 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	119%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	114%	HIGHER
OVERALL	119%	HIGHER

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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