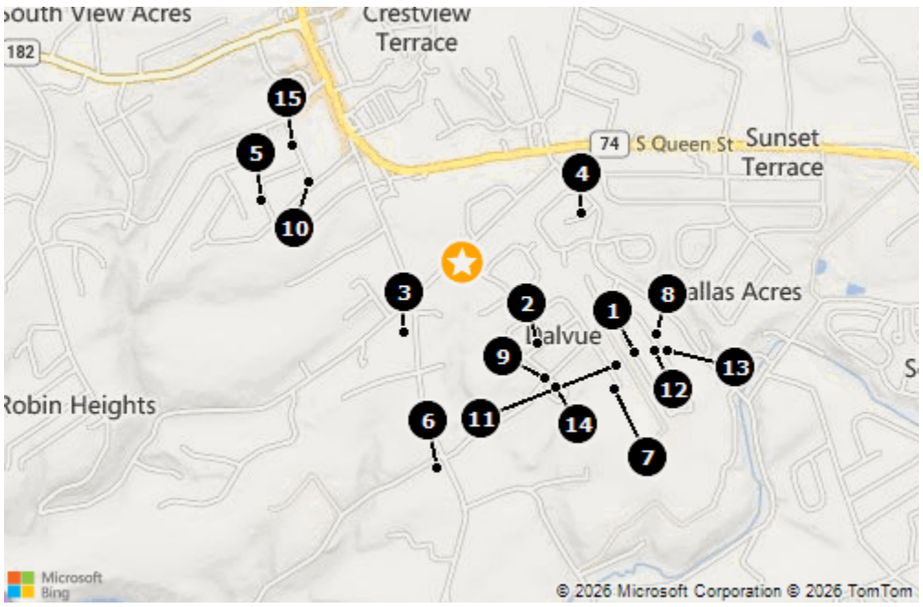
ICE SiteX Report

OrderID: 97569784

SiteX Property Information Report



Subject Property Location

596 GREEN VALLEY RD, YORK, PA 17403-9518

County:	**YORK PA**	Census Tract:	421330228.013000
Property Use:	Single Family Residential	Zoning:	RS
Parcel Number:	54-000-40-0068.00-00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$354,000**	FSD:	30	Common Confidence Score:	23
Value Range:	$247,800 - $460,200	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2006	Tax Rate Code Area:	TAX 054
Assd Land Value:	$33,710	Market Land Value:	$33,710	Tax Year:	2026
Assd Improvement:	$109,320	Market Improvment Value:	$109,320	Total Taxable Value:	$5,037
Total Assessed Value:	$143,030	Total Assessor Market Value:	$143,030	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 54
City/Muni/Twp: YORK TOWNSHIP

Property Characteristics

Lot Size:	22,303 SF	Bedrooms:	4	Pool:	Yes
Building Area:	1890 SF	Baths:	2	Fireplace:	
Year Built:	1978	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood Shingle
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1+AB	Number of Cars:		A/C:	Yes
Style:	Ranch	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/05/2015	Sales Price:	$33,000
Document #:	2015000294 BK-PG 1855-5691	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/06/2013	Loan Amount:	N/A
Document #:	2013044516 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 6 Subdivision: DENNIS L MYERS
City/Muni/Twp: YORK

Prior Transfer

Recording Date:	07/02/2013	Sales Price:	$192,000
Document #:	2013037296 BK-PG 1803-4831	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/01/2011	Sales Price:	$192,000
Document #:	2011055034 BK-PG 1803-4831	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	11/16/2006	Sales Price:	N/A
Document #:	2006091316 BK-PG 1855-5687	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/03/2006		
Document Type:			

Legal Description:
Lot: 6 Map Ref: MB Q PG151
City/Muni/Twp: YORK

Prior Transfer

Recording Date:	11/16/2006	Sales Price:	N/A
Document #:	BK-PG 1855 -5687	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 54
City/Muni/Twp: YORK TOWNSHIP

Prior Transfer

Recording Date:	08/04/2006	Sales Price:	$169,915
Document #:	2006060991 BK-PG 1704-1277	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/12/2006	Loan Amount:	N/A
Document #:	2006028148 BK-PG 1803-4831	Loan Type:	New Conventional
TD Due Date:	04/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 6
City/Muni/Twp: YORK

Prior Transfer

Recording Date:	02/03/2005	Sales Price:	$199,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/03/2005	Sales Price:	$199,900
Document #:	2005009508 BK-PG 1704-1261	Type of Sale:	Full Amount on Deed
Contract Date:	01/31/2005		
Document Type:			

Legal Description:
Lot: 6 Map Ref: MB Q PG151
City/Muni/Twp: YORK

Prior Transfer

Recording Date:	02/17/2004	Sales Price:	N/A
Document #:	2004014313 BK-PG 1633-5590	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/13/2004		
Document Type:			

Legal Description:
Lot: 6
City/Muni/Twp: YORK

Prior Transfer

Recording Date:	07/26/2001	Sales Price:	N/A
Document #:	2001045113 BK-PG 1448-4274	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/25/2001		
Document Type:			

Legal Description:
Lot: 6
City/Muni/Twp: YORK

Area Sales Analysis

Total Area Sales	$4,222,600	Median # of Bedrooms	3
Median Lot Size	16,335 SF	Median # of Baths	1
Median Living Area	1,480 SF	Median Year Built	1971
Price Range - 2 Yrs	$154,000 to $407,500	Age Range	37 years to 96 years
Median Value	$280,000	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**2927 WOODSHEAD TER YORK, PA 17403-9752**	03/17/2026	$279,900	$186	1500	5/2/2	1989	11,064 SF	

APN: 54-000-34-0160.00-00000 Document #: 2026011568
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 160 Subdivision: HONEY VALLEY MapRef: MB BB PG 490 Abbreviated Description: Lot:160 Subdivision:HONEY VALLEY Map Ref:MB BB PG 490City/Muni/Twp:YORK City/Muni/Twp: YORK

2	.27Mi.	**565 FLORA LN YORK, PA 17403-9744**	02/13/2026	$154,000	$76	2016	7/3/1	1975	21,127 SF	

APN: 54-000-21-0038.00-00000 Document #: 2026007272
Document Type: Price Code: D
Land Use: Single Family Residential

ICE SiteX Report

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Legal: Lot: 38 Subdivision: DALVUE MapRef: MB K PG 124 Abbreviated Description: Lot:38 Subdivision:DALVUE Map Ref:MB K PG 124City/Muni/Twp:YORK City/Muni/Twp: YORK

3	.22Mi.	**2830 IRONSTONE HILL RD** **YORK, PA 17403-9759**	02/10/2026	$195,000	$164	1184	6/3/1	1948	20,473 SF

APN: 54-000-GJ-0202.00-00000 Document #: 2026006528
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:YORK City/Muni/Twp: YORK

4	.32Mi.	**680 HAMPSTEAD CT** **YORK, PA 17403-9728**	01/20/2026	$407,500	$176	2304	8/4/2	1979	17,990 SF

APN: 54-000-34-0045.00-00000 Document #: 2026003374
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: HONEY VALLEY SUBDIVISION MapRef: MB Y PG 391 Abbreviated Description: Lot:45 Subdivision:HONEY VALLEY SUBDIVISION Map Ref:MB Y PG 391City/Muni/Twp:YORK City/Muni/Twp: YORK

5	.53Mi.	**417 RUSHMORE DR** **YORK, PA 17402-5035**	01/14/2026	$340,000	$166	2042	7/3/1	1972	10,803 SF

APN: 54-000-10-0109.00-00000 Document #: 2026002576
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 109 Subdivision: ARLINGTON PARK Abbreviated Description: Lot:109 Subdivision:ARLINGTON PARK City/Muni/Twp:YORK City/Muni/Twp: YORK

6	.53Mi.	**2900 IRONSTONE HILL RD** **YORK, PA 17403-9760**	01/08/2026	$309,000	$261	1182	5/3/1	1930	130,681 SF

APN: 54-000-GJ-0213.00-00000 Document #: 2026001197
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:YORK City/Muni/Twp: YORK

7	.47Mi.	**2960 STARFIRE DR** **YORK, PA 17403-9747**	01/06/2026	$270,000	$174	1545	6/3/2	1961	23,217 SF

APN: 54-000-21-0056.00-00000 Document #: 2026000659
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: DALVUE Abbreviated Description: Lot:56 Subdivision:DALVUE City/Muni/Twp:YORK City/Muni/Twp: YORK

8	.52Mi.	**2933 EXETER DR S** **YORK, PA 17403-9754**	12/11/2025	$305,000	$198	1536	6/3/1	1977	13,678 SF

APN: 54-000-34-0111.00-00000 Document #: 2025048849
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 111 Subdivision: HONEY VALLEY MapRef: MB Y PG 391 Abbreviated Description: Lot:111 Subdivision:HONEY VALLEY Map Ref:MB Y PG 391City/Muni/Twp:YORK City/Muni/Twp: YORK

9	.34Mi.	**558 SPARTON RD** **YORK, PA 17403-9726**	12/11/2025	$280,000	$200	1400	6/3/2	1971	16,335 SF

APN: 54-000-21-0002.00-00000 Document #: 2025048756
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: DALVUE MapRef: MB 79-R PG 366 Abbreviated Description: Lot:2 Subdivision:DALVUE Map Ref:MB 79-R PG 366City/Muni/Twp:YORK City/Muni/Twp: YORK

10	.43Mi.	**2740 WHITNEY DR** **YORK, PA 17402-5046**	12/09/2025	$269,900	$238	1134	6/3/2	1963	16,509 SF

APN: 54-000-10-0011.00-00000 Document #: 2025048119
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: ARLINGTON PARK MapRef: MB L PG 14 Abbreviated Description: Lot:11 Subdivision:ARLINGTON PARK Map Ref:MB L PG 14City/Muni/Twp:YORK City/Muni/Twp: YORK

11	.44Mi.	**2925 STARFIRE DR** **YORK, PA 17403-9748**	10/29/2025	$300,500	$243	1232	5/3/1	1960	25,003 SF

APN: 54-000-21-0048.00-00000 Document #: 2025041595
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48&49 Subdivision: DALVUE Abbreviated Description: Lot:48&49 Subdivision:DALVUE Abbreviated Description:LOT; 50 FT SOUTH OF LOT 48 & 75 FT N OF LOT 49 City/Muni/Twp:YORK City/Muni/Twp: YORK

12	.52Mi.	**2932 EXETER DR S** **YORK, PA 17403-9753**	10/23/2025	$245,000	$183	1336	5/2/1	1983	11,064 SF

APN: 54-000-34-0144.00-00000 Document #: 2025040582
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 144 Subdivision: HONEY VALLEY MapRef: MB AA PG 558 Abbreviated Description: Lot:144 Subdivision:HONEY VALLEY Map Ref:MB AA PG 558City/Muni/Twp:YORK City/Muni/Twp: YORK

13	.55Mi.	**2945 EXETER DR S** **YORK, PA 17403-9754**	09/26/2025	$289,900	$195	1480	6/3/2	1983	13,983 SF

APN: 54-000-34-0108.00-00000 Document #: 2025036640
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 108 Subdivision: HONEY VALLEY MapRef: MB AA PG 558 Abbreviated Description: Lot:108 Subdivision:HONEY VALLEY Map Ref:MB AA PG 558City/Muni/Twp:YORK City/Muni/Twp: YORK

14	.37Mi.	**569 SPARTON RD** **YORK, PA 17403-9757**	09/16/2025	$257,000	$290	884	4/2/1	1958	13,504 SF

APN: 54-000-GJ-0166.00-00000 Document #: 2025034342
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:YORK City/Muni/Twp: YORK

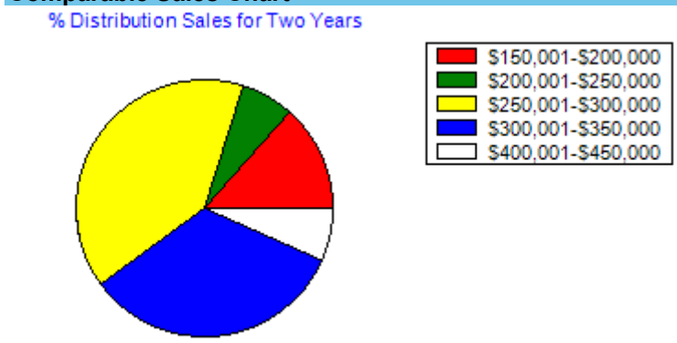
15	.52Mi.	**2714 WHITNEY DR** **YORK, PA 17402-5044**	09/05/2025	$319,900	$161	1976	7/3/2	1970	12,153 SF

APN: 54-000-10-0097.00-00000 Document #: 2025031951
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 97 Subdivision: ARLINGTON PARK Abbreviated Description: Lot:97 Subdivision:ARLINGTON PARK City/Muni/Twp:YORK City/Muni/Twp: YORK

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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.	**596 GREEN VALLEY RD**	**11/16/2006**	$143,030	$143,030	1,890	7/4/2	1978	22,303 SF	Yes
.03Mi.	**600 GREEN VALLEY RD**	**05/15/1974**	$145,090	$145,090	1,392	6/3/2	1969	25,613 SF	Yes
.04Mi.	**2808 WYNGATE DR**	**01/12/1990**	$164,170	$164,170	1,708	6/3/1	1991	1 SF	Yes
.05Mi.	**601 GREEN VALLEY RD**	**08/04/2022**	$179,700	$179,700	1,888	6/3/2	1995	16,901 SF	
.05Mi.	**592 GREEN VALLEY RD**	**08/14/2002**	$102,070	$102,070	756	5/2/2	1887	2 SF	
.05Mi.	**2805 WYNGATE DR**	**05/10/1984**	$153,830	$153,830	2,016	7/3/1	1988	20,038 SF	
.06Mi.	**585 GREEN VALLEY RD**	**07/03/1972**	$207,700	$207,700	2,212	8/4/1	1973	24,394 SF	
.06Mi.	**604 GREEN VALLEY RD**	**02/05/2021**	$110,980	$110,980	1,776	7/4/2	1851	32,017 SF	
.06Mi.	**584 GREEN VALLEY RD**	**04/05/2005**	$137,960	$137,960	1,511	6/3/2	1958	22,956 SF	
.06Mi.	**603 GREEN VALLEY RD**	**04/22/1992**	$193,610	$193,610	2,902	7/3/2	1992	12,458 SF	
.07Mi.	**605 ANNETTE DR**	**10/20/2014**	$130,320	$130,320	1,656	7/4/2	1981	21,954 SF	
.07Mi.	**581 GREEN VALLEY RD**	**10/25/2019**	$160,650	$160,650	2,195	6/3/1	1961	15,507 SF	
.07Mi.	**2812 WYNGATE DR**	**10/24/2019**	$147,470	$147,470	1,372	5/3/2	1981	33,498 SF	
.08Mi.	**2707 CLEARVIEW WAY**	**02/24/2009**	$210,840	$210,840	2,339	7/3/2	1991	14,331 SF	
.08Mi.	**580 GREEN VALLEY RD**	**11/13/2009**	$129,650	$129,650	1,160	5/2/1	1958	15,551 SF	Yes
.09Mi.	**2700 CLEARVIEW WAY**	**03/12/2024**	$170,270	$170,270	1,540	6/3/2	1994	13,547 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	38.4 years old	Households:	16,391
Median Household Income:	$73,199	Households w/Family:	61%
Household Income Per Capita:	$35,416	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Dallastown Area School District	Students:	6,365
Number of Schools:	8	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.69Mi.	**Dallastown Area Intermediate School** Number of Students: 1,519 Student-Teacher Ratio: 16.07	B-	Public	4 - 6
1.36Mi.	**Dallastown Area High School** Number of Students: 2,046 Student-Teacher Ratio: 17.27 Advanced Placement: Yes	B+	Public	9 - 12
0.85Mi.	**York Township Elementary School** Number of Students: 415 Student-Teacher Ratio: 11.98	C	Public	KG - 3
1.36Mi.	**Dallastown Area Middle School** Number of Students: 1,014 Student-Teacher Ratio: 14.84	B	Public	7 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **596 GREEN VALLEY RD, YORK, PA 17403-9518** 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	97%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	97%	SIMILAR
MURDER	106%	SIMILAR
OVERALL	114%	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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