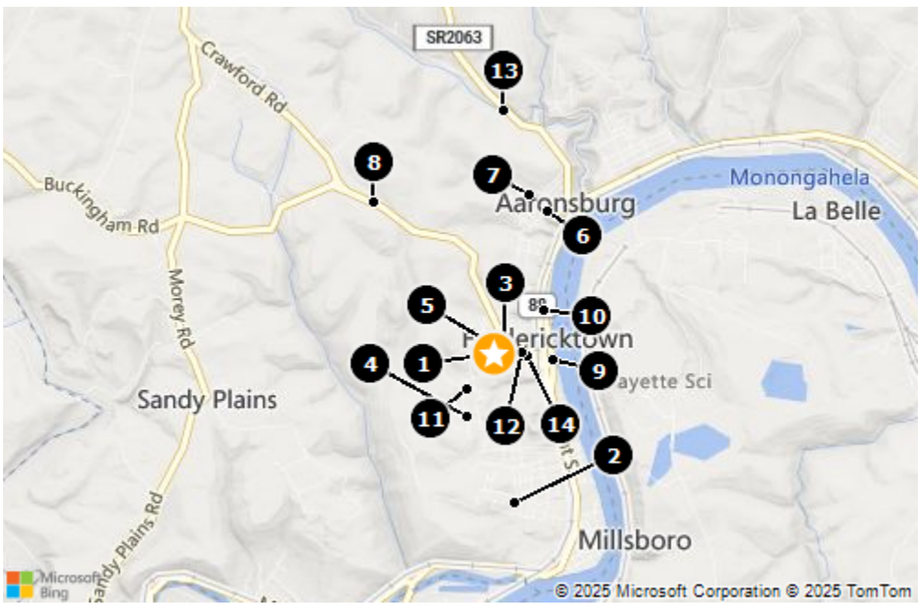
ICE SiteX Report

OrderID: 94648049

SiteX Property Information Report



Subject Property Location

5 MARKET ST, FREDERICKTOWN, PA 15333-2162

County:	**WASHINGTON PA**	Census Tract:	421257957.002096
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	260-013-00-01-0010-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$118,000**	FSD:	14
Value Range:	$101,480 - $134,520	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2015	Tax Rate Code Area:	
Assd Land Value:	$19,000	Market Land Value:	$19,000	Tax Year:	2024
Assd Improvement:	$45,000	Market Improvment Value:	$45,000	Total Taxable Value:	$1,110
Total Assessed Value:	$64,000	Total Assessor Market Value:	$64,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 88
Abbreviated Description: LOT 88 HSE 2 STY BR
City/Muni/Twp: EAST BETHLEHEM

Property Characteristics

Lot Size:	10,803 SF	Bedrooms:	3	Pool:	
Building Area:	1160 SF	Baths:	2	Fireplace:	1
Year Built:	1935	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	Central
Number of Stories:	2+AB	Number of Cars:	1	A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/08/2025	Sales Price:	$108,007
Document #:	202500379 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/06/2016	Sales Price:	$110,000
Document #:	201610965 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/25/2016		
Document Type:	Warranty Deed		
Legal Description:			

Prior Transfer

Recording Date:	04/25/2016	Sales Price:	$110,000
Document #:	201610965 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 88
Abbreviated Description: LOT 88 HSE 2 STY BR
City/Muni/Twp: EAST BETHLEHEM

ICE SiteX Report

OrderID: 94648049

Prior Transfer

Recording Date:	02/21/2012	Sales Price:	$65,000
Document #:	20125038 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/17/2012		
Document Type:	Warranty Deed		
Legal Description:			

Area Sales Analysis

Total Area Sales	$1,578,268	Median # of Bedrooms	2
Median Lot Size	10,629 SF	Median # of Baths	1
Median Living Area	1,132 SF	Median Year Built	1920
Price Range - 2 Yrs	$5,000 to $205,000	Age Range	73 years to 185 years
Median Value	$125,850	Median Age	105 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**12 MARKET ST** **FREDERICKTOWN, PA 15333-2162**	05/21/2025	$117,500	$82	1422	6/2/1	1900	10,803 SF	
		APN: 260-013-00-01-0012-00 Document #: 202509664 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 86 Subdivision: FREDERICKTOWN Abbreviated Description: Lot:86 Subdivision:FREDERICKTOWN								
2	.74Mi.	**36 SOKOL HILL RD** **FREDERICKTOWN, PA 15333-**	05/16/2025	$205,000	$102	2008	7/3/1	1952	20,691 SF	
		APN: 260-008-00-04-0007-00 Document #: 202509352 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 7-12 Subdivision: MILLFRED TERRACE PLAN NUMBER 2 MapRef: VOL 3 PG 114 Abbreviated Description: Lot:7-12 Subdivision:MILLFRED TERRACE PLAN NUMBER 2 Map Ref:VOL 3 PG 114								
3	.07Mi.	**16 MARKET ST** **FREDERICKTOWN, PA 15333-2162**	05/02/2025	$138,500	$95	1456	6/3/1	1920	10,803 SF	
		APN: 260-013-00-01-0015-00 Document #: 202508252 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST BETHLEHEM TOWNSHIP City/Muni/Twp: EAST BETHLEHEM TOWNSHIP								
4	.34Mi.	**35 SOUTH ST** **FREDERICKTOWN, PA 15333-2169**	12/18/2024	$120,000	$109	1098	4/2/1	1948	10,454 SF	
		APN: 260-002-02-01-0007-00 Document #: 202423881 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Subdivision: PIERSEL ADDITION MapRef: MB 5 PG 118 Abbreviated Description: Lot:32 Subdivision:PIERSEL ADDITION Map Ref:MB 5 PG 118City/Muni/Twp:EAST BETHLEHEM TOWNSHIP City/Muni/Twp: EAST BETHLEHEM TOWNSHIP								
5	.08Mi.	**33 BETHLEHEM ST** **FREDERICKTOWN, PA 15333-2152**	12/09/2024	$145,000	$133	1090	5/2/2	1944	9,453 SF	
		APN: 260-002-01-02-0008-00 Document #: 202423178 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 114&115 Subdivision: THE MORNINGSICLE TERRACE PLAN OF LOTS MapRef: VOL 7 PG 306&307 Abbreviated Description: Lot:114&115 Subdivision:THE MORNINGSICLE TERRACE PLAN OF LOTS Map Ref:VOL 7 PG 306&307City/Muni/Twp:EAST BETHLEHEM City/Muni/Twp: EAST BETHLEHEM								
6	.76Mi.	**147 LAWRENCE AVE** **FREDERICKTOWN, PA 15333-2160**	09/09/2024	$5,000	$5	856	4/2/1	1900	9,583 SF	
		APN: 260-001-03-05-0006-00 Document #: 202416935 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 5 Subdivision: GEORGE W DAWSONS PLAN MapRef: VOL 4 PG 30 Abbreviated Description: Lot:1&2 Block:5 Subdivision:GEORGE W DAWSONS PLAN Map Ref:VOL 4 PG 30City/Muni/Twp:EAST BETHLEHEM City/Muni/Twp: EAST BETHLEHEM								
7	.81Mi.	**26 BAKER ST** **FREDERICKTOWN, PA 15333-2142**	08/30/2024	$162,000	$246	658	5/2/1	1915	4,966 SF	
		APN: 260-001-03-07-0005-00 Document #: 202416312 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 11 Subdivision: VESTA HEIGHTS MapRef: VOL 4 PG 30 Abbreviated Description: Lot:1 Block:11 Subdivision:VESTA HEIGHTS Map Ref:VOL 4 PG 30City/Muni/Twp:EAST BETHLEHEM City/Muni/Twp: EAST BETHLEHEM								
8	.97Mi.	**549 BUCKINGHAM RD** **FREDERICKTOWN, PA 15333-2002**	07/22/2024	$189,000	$150	1260	5/3/1	1905	87,120 SF	
		APN: 220-006-00-00-0038-00 Document #: 202413416 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:DEEMSTON City/Muni/Twp: DEEMSTON								
9	.29Mi.	**41 WATER ST** **FREDERICKTOWN, PA 15333-2149**	05/21/2024	$55,000	$63	864	5/2/1	1920	3,006 SF	
		APN: 260-013-00-03-0019-00 Document #: 202408925 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST BETHLEHEM TOWNSHIP City/Muni/Twp: EAST BETHLEHEM TOWNSHIP								
10	.33Mi.	**93 WATER ST** **FREDERICKTOWN, PA 15333-**	05/01/2024	$131,700	$62	2100	7/4/1	1880	22,346 SF	
		APN: 260-014-00-02-0001-00 Document #: 202407553 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EAST BETHLEHEM TOWNSHIP City/Muni/Twp: EAST BETHLEHEM TOWNSHIP								
11	.22Mi.	**70 SOUTH ST** **FREDERICKTOWN, PA 15333-2169**	04/15/2024	$59,568	$95	624	4/2/1	1920	6,447 SF	
		APN: 260-002-03-02-0004-00 Document #: 202406415 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Abbreviated Description: Lot:27 City/Muni/Twp:EAST BETHLEHEM TOWNSHIP City/Muni/Twp: EAST BETHLEHEM TOWNSHIP								
12	.14Mi.	**33 BANK ST** **FREDERICKTOWN, PA 15333-2151**	02/08/2024	$93,000	$79	1165	4/2/1	1941	10,454 SF	
		APN: 260-013-00-02-0004-00 Document #: 202401742 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 98&99 Subdivision: FREDERICKTOWN Abbreviated Description: Subdivision:FREDERICKTOWN Abbreviated Description:PORTION LOTS98&99 City/Muni/Twp:EAST BETHLEHEM City/Muni/Twp: EAST BETHLEHEM

13	1.21Mi.	**177 RIDGEWOOD DR FREDERICKTOWN, PA 15333-2021**	01/22/2024	$146,500	$150	976	4/2/1	1920	54,015 SF

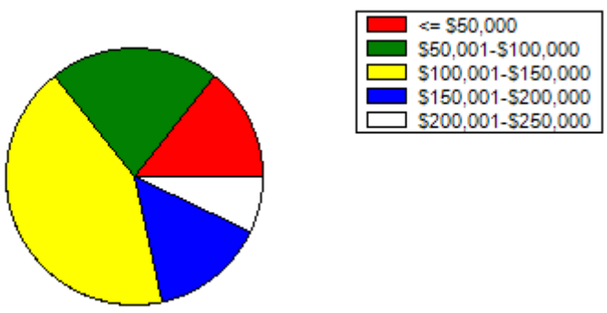
APN: 220-006-00-00-0022-00 Document #: 202401142
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: ZEBROWSKI PLAN MapRef: DOC 2022314848 Abbreviated Description: Lot:1 Subdivision:ZEBROWSKI PLAN Map Ref:DOC 2022314848City/Muni/Twp:DEEMSTON City/Muni/Twp: DEEMSTON

14	.18Mi.	**22 BANK ST FREDERICKTOWN, PA 15333-2179**	01/16/2024	$10,500	$7	1400	5/2/1	1840	25,178 SF

APN: 260-013-00-02-0010-00 Document #: 202400826
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43-45 Subdivision: ORIGINAL PLAN OF FREDERICKTOWN Abbreviated Description: Lot:43-45 Subdivision:ORIGINAL PLAN OF FREDERICKTOWN City/Muni/Twp:EAST BETHLEHEM TOWNSHIP City/Muni/Twp: EAST BETHLEHEM TOWNSHIP

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.	**5 MARKET ST**	**04/25/2016**	$64,000	$64,000	1,160	6/3/2	1935	10,803 SF	
.02Mi.	**9 MARKET ST**	**09/10/1992**	$105,200	$105,200	1,433	6/2/1	1900	21,606 SF	
.03Mi.	**17 BETHLEHEM ST**	**09/29/2005**	$81,700	$81,700	1,386	6/3/1	1904	19,210 SF	
.04Mi.	**32 NORTH ST**	**01/14/2014**	$101,600	$101,600	1,577	5/2/1	1941	10,803 SF	
.04Mi.	**34 NORTH ST**	**05/09/2011**	$94,500	$94,500	1,540	8/4/3	1910	10,803 SF	
.04Mi.	**23 BETHLEHEM ST**	**12/23/2009**	$148,400	$148,400	2,193	6/3/1	1950	21,170 SF	
.04Mi.	**12 MARKET ST**	**06/30/2021**	$74,500	$74,500	1,422	6/2/1	1900	10,803 SF	
.05Mi.	**15 MARKET ST**	**01/05/2005**	$112,700	$112,700	1,893	6/3/1	1922	21,606 SF	
.05Mi.	**15 BETHLEHEM ST**	**09/16/1985**	$70,100	$70,100	1,248	6/3/1	1944	9,845 SF	
.05Mi.	**13 MARKET ST**	**10/26/2007**	$68,400	$68,400	1,808	8/3/1	1900	10,803 SF	
.05Mi.	**36 NORTH ST**	**04/03/2001**	$77,100	$77,100	1,926	8/3/2	1925	4,356 SF	
.06Mi.	**7 BETHLEHEM ST**	**06/27/2005**	$92,900	$92,900	1,112	5/3/1	1949	8,712 SF	
.06Mi.	**14 MARKET ST**	**10/23/2015**	$48,900	$48,900	1,838	6/3/2	1900	10,803 SF	
.06Mi.	**22 BETHLEHEM ST**		$61,900	$61,900	1,200	4/3/1	1879	17,860 SF	
.06Mi.	**23 CHESTNUT ST**	**09/09/2022**	$140,500	$140,500	2,102	7/3/2	1941	10,803 SF	
.07Mi.	**5 HICKORY ST**		$113,100	$113,100	1,416	7/3/1	1979	13,591 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	43.0 years old	Households:	1,275
Median Household Income:	$65,757	Households w/Family:	72%
Household Income Per Capita:	$31,109	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Bethlehem-Center School District	Students:	992
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.90Mi.	**Bethlehem-Center Middle School**	NA	Public	6 - 8

Number of Students: 228
Student-Teacher Ratio: 12.16

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2.13Mi. **Bethlehem-Center Elementary School** Number of Students: 430 Student-Teacher Ratio: 12.74		C-	Public	KG - 5
1.90Mi. **Bethlehem-Center High School** Number of Students: 332 Student-Teacher Ratio: 12.53 Advanced Placement: Yes		C+	Public	9 - 12

Flood Report

The Subject Property of **5 MARKET ST, FREDERICKTOWN, PA 15333-2162** 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	62%	NOTABLY LOWER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	127%	HIGHER
FORCIBLE RAPE	126%	HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	146%	NOTABLY 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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