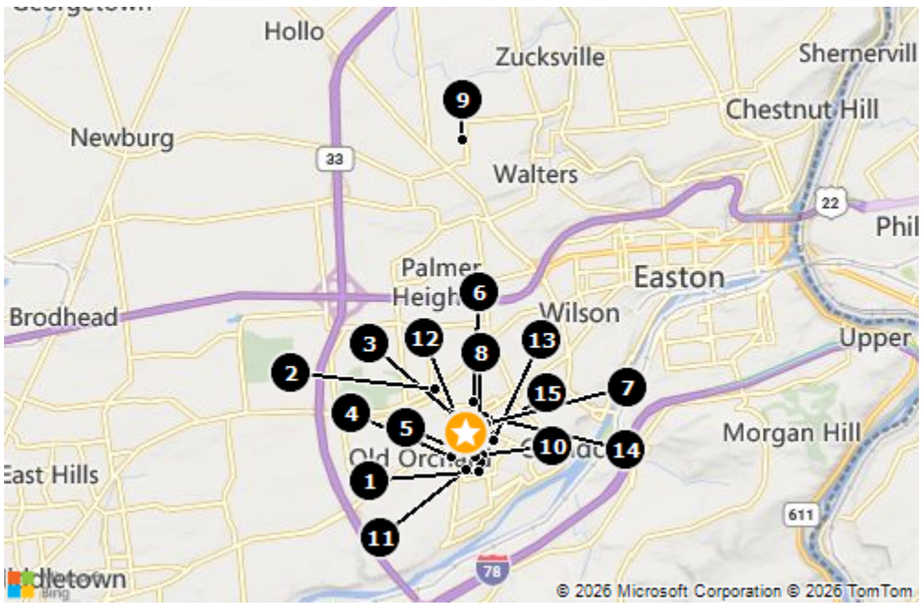
ICE SiteX Report

OrderID: 98485784

SiteX Property Information Report



Subject Property Location

5 OLD ORCHARD DR, EASTON, PA 18045-5631

County:	**NORTHAMPTON PA**	Census Tract:	420950175.023004
Property Use:	Single Family Residential	Zoning:	MDR
Parcel Number:	M8SE2 5 3 0324	Thomas Bros Pg-Grid:	

Valuation

Value:	**$360,000**	FSD:	18	Common Confidence Score:	41
Value Range:	$295,200 - $424,800	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1995	Tax Rate Code Area:	EASTON AREA SD
Assd Land Value:	$21,200	Market Land Value:	$42,400	Tax Year:	2026
Assd Improvement:	$37,800	Market Improvment Value:	$75,600	Total Taxable Value:	$637
Total Assessed Value:	$59,000	Total Assessor Market Value:	$118,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 24
City/Muni/Twp: PALMER TOWNSHIP

Property Characteristics

Lot Size:	9,017 SF	Bedrooms:	4	Pool:	
Building Area:	1338 SF	Baths:	2	Fireplace:	Yes
Year Built:	1955	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Other
Number of Units:		Garage Type:	Attached	Heating:	Hot Water
Number of Stories:	2	Number of Cars:	1	A/C:	N
Style:	Cape Cod	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	N

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/11/2022	Sales Price:	$192,379
Document #:	2022001582 BK-PG 2012-1-192204	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/20/2020	Sales Price:	$192,379
Document #:	2020004703 BK-PG 2012-1-192204	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/22/2012	Sales Price:	$199,703
Document #:	2012034490 BK-PG 2009-1-149257	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/17/2012	Loan Amount:	N/A
Document #:	2012025588 BK-PG 2012-1-192204	Loan Type:	VA
TD Due Date:	08/01/2042	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 3&4 Subdivision: OLD ORCHARD
City/Muni/Twp: PALMER

Mortgage Record

Recording Date:	06/16/2009	Loan Amount:	N/A
Document #:	2009020711 BK-PG 2009-1-149257	Loan Type:	VA
TD Due Date:	07/01/2039	Type Finance:	

Legal Description:
Lot: 3&4 Subdivision: OLD ORCHARD PLAN OF LOTS
City/Muni/Twp: PALMER

Prior Transfer

Recording Date:	06/16/2009	Sales Price:	$195,500
Document #:	2009020710 BK-PG 2009-1-149253	Type of Sale:	Full Amount on Deed
Contract Date:	06/11/2009		
Document Type:			

Legal Description:
Lot: 3&4 Subdivision: OLD ORCHARD PLAN OF LOTS OLD ORCHARD DEVELOPMENT C
City/Muni/Twp: PALMER

Prior Transfer

Recording Date:	06/16/2009	Sales Price:	$195,500
Document #:	BK-PG 2009-1 -149253	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 24
City/Muni/Twp: PALMER TOWNSHIP

Prior Transfer

Recording Date:	03/10/2005	Sales Price:	$180,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$5,097,700	Median # of Bedrooms	3
Median Lot Size	9,583 SF	Median # of Baths	1
Median Living Area	1,232 SF	Median Year Built	1952
Price Range - 2 Yrs	$200,000 to $440,000	Age Range	57 years to 121 years
Median Value	$344,000	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**5 YORK PL** **EASTON, PA 18045-5642**	09/16/2026	$440,000	$281	1563	7/3/1	1969	8,625 SF	
		APN: M8SE3 3 5J 0324 Document #: 2026022229 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 237-A Subdivision: OLD ORCHARD SECTION E EXTENSION MapRef: MB 14 PG 34 Abbreviated Description: Lot:237-A Subdivision:OLD ORCHARD SECTION E EXTENSION Map Ref:MB 14 PG 34City/Muni/Twp:PALMER TOWNSHIP City/Muni/Twp: PALMER TOWNSHIP								
2	.34Mi.	**706 STONES CROSSING RD** **EASTON, PA 18045-5024**	09/14/2026	$345,000	$309	1116	5/2/1	1953	12,023 SF	
		APN: M8NE4 16 2 0324 Document #: 2026022021 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PALMER City/Muni/Twp: PALMER								
3	.23Mi.	**726 HICKORY LN** **EASTON, PA 18045-5053**	09/02/2026	$330,000	$167	1976	7/4/1	1965	9,365 SF	
		APN: M8NE4 19 2C 0324 Document #: 2026021101 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19-21 Subdivision: FAIRVIEW KNOLLS PALMER TOWNSHIP NORTHAMPTON COUNTY Abbreviated Description: Lot:19-21 Subdivision:FAIRVIEW KNOLLS PALMER TOWNSHIP NORTHAMPTON COUNTY City/Muni/Twp:PALMER TOWNSHIP City/Muni/Twp: PALMER TOWNSHIP								
4	.27Mi.	**1166 STONES CROSSING RD** **EASTON, PA 18045-5542**	08/07/2026	$295,000	$303	972	5/2/1	1940	13,809 SF	
		APN: M8SE1 20 19A 0324 Document #: 2026018457 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PALMER City/Muni/Twp: PALMER								
5	.25Mi.	**19 WILDEN DR** **EASTON, PA 18045-5622**	08/06/2026	$344,000	$318	1080	6/3/1	1950	7,187 SF	
		APN: M8SE2 17 15 0324 Document #: 2026018328 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EASTON City/Muni/Twp: EASTON								
6	.32Mi.	**709 BUTTERNUT LN** **EASTON, PA 18045-5121**	04/29/2026	$200,000	$172	1160	5/3/1	1961	10,106 SF	
		APN: M8NE3 11 1C 0324 Document #: 2026009171 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8-10 Block: F Subdivision: FAIRVIEW KNOLLS MapRef: MB 13 PG 35 Abbreviated Description: Lot:8-10 Block:F Subdivision:FAIRVIEW KNOLLS Map Ref:MB 13 PG 35City/Muni/Twp:PALMER City/Muni/Twp: PALMER								
7	.21Mi.	**1153 MERION AVE** **EASTON, PA 18045-5644**	03/06/2026	$330,000	$267	1232	5/3/1	1964	9,583 SF	
		APN: M8SE2 4 2D 0324 Document #: 2026004919 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 55&56 Subdivision: WILDEN MapRef: MB 6 PG 18 Abbreviated Description: Lot:55&56 Subdivision:WILDEN Map Ref:MB 6 PG 18City/Muni/Twp:PALMER City/Muni/Twp: PALMER

8	.31Mi.	**30 WILDEN DR** **EASTON, PA 18045-5623**	02/12/2026	$361,000	$229	1572	7/4/1	1951	7,187 SF

APN: M8SE2 18 34 0324 Document #: 2026003404
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 120 Subdivision: WILDEN ACRES MapRef: MB 12 PG 53 Abbreviated Description: Lot:120 Subdivision:WILDEN ACRES Map Ref:MB 12 PG 53City/Muni/Twp:PALMER City/Muni/Twp: PALMER

9	.3Mi.	**21 EDIE LN** **EASTON, PA 18045-5643**	02/05/2026	$218,700	$200	1092	6/4/1	1951	7,187 SF

APN: M8SE2 18 26 0324 Document #: 2026002825
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: WILDEN ACRES MapRef: MB RM PG 53 Abbreviated Description: Lot:112 Subdivision:WILDEN ACRES Map Ref:MB RM PG 53City/Muni/Twp:PALMER City/Muni/Twp: PALMER

10	.26Mi.	**4 MIDDLE CT** **EASTON, PA 18045-5616**	12/12/2025	$325,000	$347	936	5/3/1	1950	14,331 SF

APN: M8SE2 18 20 0324 Document #: 2025027265
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 106 Subdivision: WILDEN ACRES MapRef: VOL 12 PG 53 Abbreviated Description: Lot:106 Subdivision:WILDEN ACRES Map Ref:VOL 12 PG 53City/Muni/Twp:PALMER City/Muni/Twp: PALMER

11	.36Mi.	**3772 FLEETWOOD DR** **EASTON, PA 18045-5502**	12/10/2025	$375,000	$261	1434	6/3/1	1960	13,504 SF

APN: M8SE3 1 4 0324 Document #: 2025027049
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 93 Subdivision: OLD ORCHARD DEVELOPMENT CORP MapRef: MB 13 PG 30 Abbreviated Description: Lot:93 Subdivision:OLD ORCHARD DEVELOPMENT CORP Map Ref:MB 13 PG 30City/Muni/Twp:PALMER TOWNSHIP City/Muni/Twp: PALMER TOWNSHIP

12	.08Mi.	**12 KENDON DR** **EASTON, PA 18045-5506**	11/21/2025	$400,000	$329	1215	5/2/1	1955	10,759 SF

APN: M8SE2 6 5 0324 Document #: 2025025761
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: OLD ORCHARD DEVELOPMENT CORPORATION MapRef: MB 13 PG 12 Abbreviated Description: Lot:30 Subdivision:OLD ORCHARD DEVELOPMENT CORPORATION Map Ref:MB 13 PG 12City/Muni/Twp:PALMER TOWNSHIP City/Muni/Twp: PALMER TOWNSHIP

13	.27Mi.	**3414 GREENWAY ST** **EASTON, PA 18045-5605**	10/22/2025	$357,000	$236	1512	7/4/1	1952	7,187 SF

APN: M8SE2 21 3 0324 Document #: 2025023014
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: WILDEN ACRES MapRef: VOL 12 PG 53 Abbreviated Description: Lot:20 Subdivision:WILDEN ACRES Map Ref:VOL 12 PG 53City/Muni/Twp:PALMER City/Muni/Twp: PALMER

14	.24Mi.	**3504 FREEMANSBURG AVE** **EASTON, PA 18045-5107**	10/01/2025	$435,000	$135	3200	11/6/2	1905	13,068 SF

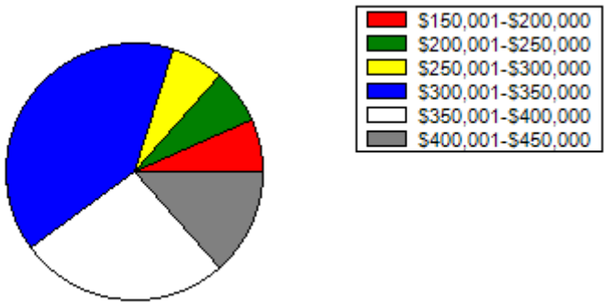
APN: M8NE3 31 2A 0324 Document #: 2025021127
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48-50 Subdivision: WILDEN MapRef: MB 6 PG 18 Abbreviated Description: Lot:48-50 Subdivision:WILDEN Map Ref:MB 6 PG 18City/Muni/Twp:PALMER City/Muni/Twp: PALMER

15	.2Mi.	**1236 WHITEHALL AVE** **EASTON, PA 18045-5621**	09/19/2025	$342,000	$252	1352	7/4/1	1950	7,187 SF

APN: M8SE2 10 8 0324 Document #: 2025020237
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 157 Subdivision: WILDEN MapRef: VOL 6 PG 18 Abbreviated Description: Lot:157 Subdivision:WILDEN Map Ref:VOL 6 PG 18City/Muni/Twp:PALMER City/Muni/Twp: PALMER

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.

ICE SiteX Report

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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 OLD ORCHARD DR**	**06/16/2009**	$118,000	$59,000	1,338	6/4/2	1955	9,017 SF	
.02Mi.	**3 OLD ORCHARD DR**	**06/09/2015**	$121,400	$60,700	2,290	7/4/1	1954	13,983 SF	
.02Mi.	**5 KENDON DR**	**07/18/2024**	$151,800	$75,900	1,758	6/3/2	1953	15,507 SF	
.02Mi.	**2 KENDON DR**	**05/22/2013**	$122,000	$61,000	1,650	7/4/2	1957	12,240 SF	
.03Mi.	**4 OLD ORCHARD DR**	**01/29/2001**	$116,000	$58,000	1,208	6/3/1	1954	8,799 SF	
.03Mi.	**1 OLD ORCHARD DR**	**09/19/2023**	$129,800	$64,900	1,260	6/3/1	1961	12,589 SF	
.04Mi.	**6 OLD ORCHARD DR**	**02/27/2004**	$109,000	$54,500	1,260	4/2/1	1953	10,454 SF	
.04Mi.	**4 KENDON DR**	**04/24/2009**	$125,600	$62,800	1,592	5/2/1	1956	11,500 SF	
.04Mi.	**3810 FREEMANSBURG AVE**	**07/08/2003**	$162,600	$81,300	2,109	9/4/3	1965	10,934 SF	
.04Mi.	**8 OLD ORCHARD DR**	**05/01/2009**	$131,400	$65,700	1,376	5/3/1	1953	10,542 SF	
.04Mi.	**2 OLD ORCHARD DR**	**07/03/2018**	$141,800	$70,900	2,538	7/4/2	1954	13,504 SF	
.04Mi.	**10 OLD ORCHARD DR**	**11/17/2023**	$130,200	$65,100	1,985	8/4/1	1954	9,191 SF	
.04Mi.	**11 OLD ORCHARD DR**	**07/21/2014**	$131,800	$65,900	1,476	5/3/1	1957	14,767 SF	
.05Mi.	**7 KENDON DR**	**07/29/2010**	$134,800	$67,400	1,650	7/4/2	1953	14,026 SF	
.05Mi.	**1109 COLMAR AVE**	**11/12/2004**	$115,800	$57,900	1,682	7/3/1	1977	11,326 SF	
.05Mi.	**12 OLD ORCHARD DR**	**06/05/2024**	$114,200	$57,100	1,440	5/2/1	1954	9,191 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	44.0 years old	Households:	12,043
Median Household Income:	$106,636	Households w/Family:	70%
Household Income Per Capita:	$50,294	Households w/Family Married:	58%
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:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.46Mi.	**Easton Area High School**	D+	Public	9 - 12
Number of Students: 2,778 Student-Teacher Ratio: 16.68 Advanced Placement: Yes				
1.53Mi.	**Palmer Elementary School**	B-	Public	KG - 5
Number of Students: 531 Student-Teacher Ratio: 13.55				

Flood Report

The Subject Property of **5 OLD ORCHARD DR, EASTON, PA 18045-5631** 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	79%	LOWER
BURGLARY	35%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	17%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	55%	NOTABLY LOWER
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	42%	SIGNIFICANTLY LOWER
MURDER	72%	NOTABLY LOWER
OVERALL	51%	NOTABLY LOWER

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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ICE SiteX Report

OrderID: 98485784

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