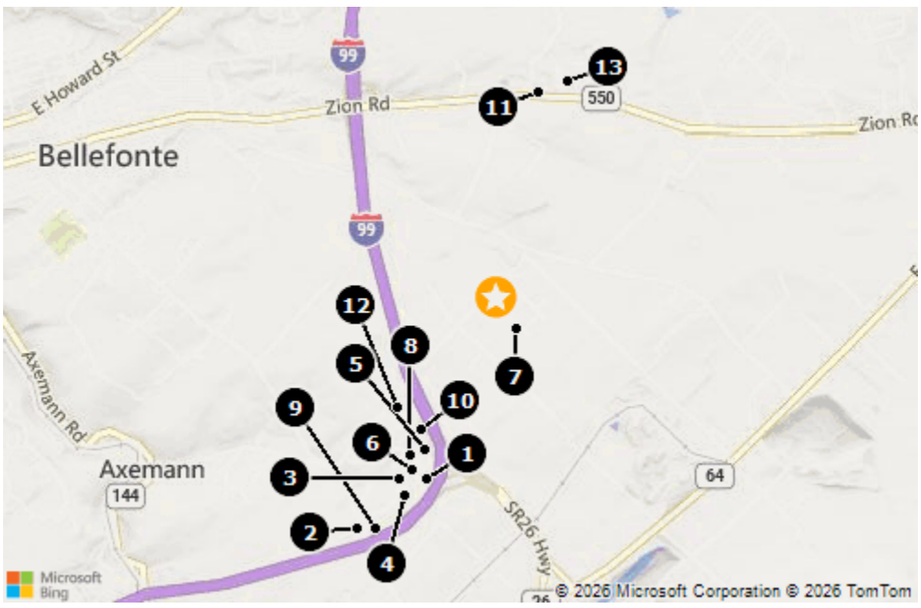
ICE SiteX Report

OrderID: 97524697

SiteX Property Information Report



Subject Property Location

602 WEAVER HILL RD, BELLEFONTE, PA 16823-6906

County:	**CENTRE PA**	Census Tract:	420270110.012029
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	13-004D,035-,0000-	Thomas Bros Pg-Grid:	

Valuation

Value:	**$270,000**	FSD:	12	Common Confidence Score:	60
Value Range:	$237,600 - $302,400	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1994	Tax Rate Code Area:	13
Assd Land Value:	$10,000	Market Land Value:	$20,000	Tax Year:	2026
Assd Improvement:	$35,990	Market Improvment Value:	$71,980	Total Taxable Value:	$3,176
Total Assessed Value:	$45,990	Total Assessor Market Value:	$91,980	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 13
City/Muni/Twp: SPRING TOWNSHIP

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	3	Pool:	
Building Area:	1241 SF	Baths:	1	Fireplace:	
Year Built:	1980	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Electric
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/13/2022	Loan Amount:	N/A
Document #:	BK-PG 2294-3	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/07/2062	Type Finance:	VAR

Legal Description:
Lot: 35 Section: 2 Subdivision: THE WEAVER HILL SUBDIVISION
City/Muni/Twp: SPRING

Prior Transfer

Recording Date:	05/26/2022	Sales Price:	$25,000
Document #:	BK-PG 2215-271	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/20/2022	Sales Price:	$151,025
Document #:	BK-PG 2157-122	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/04/2018	Loan Amount:	N/A
Document #:	BK-PG 2215-0271	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

ICE SiteX Report

OrderID: 97524697

Legal Description:
District: 13
City/Muni/Twp: SPRING

Mortgage Record

Recording Date:	02/10/2015	Loan Amount:	N/A
Document #:	BK-PG 2157-0122	Loan Type:	New Conventional
TD Due Date:	03/01/2045	Type Finance:	

Legal Description:
Lot: 35 Section: 2 Subdivision: THE WEAVER HILL SUBDIVISION
City/Muni/Twp: SPRING

Mortgage Record

Recording Date:	01/11/2012	Loan Amount:	N/A
Document #:	BK-PG 2093-0705	Loan Type:	New Conventional
TD Due Date:	02/01/2042	Type Finance:	FIX

Legal Description:
Lot: 35 Section: 2 Subdivision: WEAVER HILL SUBDIVISION
City/Muni/Twp: SPRING

Prior Transfer

Recording Date:	07/08/2011	Sales Price:	$160,000
Document #:	BK-PG 2013-0688	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/22/2011	Loan Amount:	N/A
Document #:	BK-PG 2081-0860	Loan Type:	New Conventional
TD Due Date:	07/01/2041	Type Finance:	

Legal Description:
Lot: 35 Section: 2 Subdivision: THE WEAVER HILL SUBDIVISION
City/Muni/Twp: SPRING

Prior Transfer

Recording Date:	07/17/2008	Sales Price:	$140,000
Document #:	BK-PG 1974-0046	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/23/2008	Loan Amount:	N/A
Document #:	BK-PG 2013-0688	Loan Type:	Unknown
TD Due Date:	06/10/2028	Type Finance:	

Legal Description:
City/Muni/Twp: SPRING

Prior Transfer

Recording Date:	11/07/2006	Sales Price:	$110,700
Document #:	BK-PG 1881-0389	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/05/2006	Loan Amount:	N/A
Document #:	BK-PG 1974-0046	Loan Type:	Unknown
TD Due Date:	09/23/2026	Type Finance:	

Legal Description:
City/Muni/Twp: SPRING

Mortgage Record

Recording Date:	10/03/2005	Loan Amount:	N/A
Document #:	000106 BK-PG 1881-0389	Loan Type:	Unknown
TD Due Date:	09/21/2025	Type Finance:	FIX

Legal Description:
City/Muni/Twp: SPRING

Prior Transfer

Recording Date:	02/17/1992	Sales Price:	N/A
Document #:	BK-PG 612 -851	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 13
City/Muni/Twp: SPRING TOWNSHIP

Area Sales Analysis

Total Area Sales	$5,723,798	Median # of Bedrooms	3
Median Lot Size	21,780 SF	Median # of Baths	2
Median Living Area	1,892 SF	Median Year Built	1991
Price Range - 2 Yrs	$385,000 to $539,433	Age Range	3 years to 70 years
Median Value	$438,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.95Mi.	**109 GRANITE DR**	04/17/2026	$475,000	$260	1822	6/4/3	2018	20,473 SF	

ICE SiteX Report

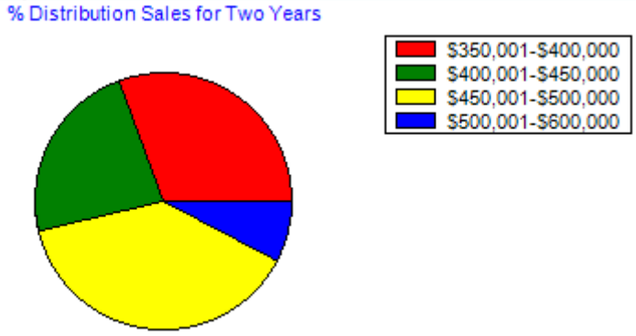
OrderID: 97524697

		BELLEFONTE, PA 16823-7502								
	APN: 13-413-,158-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 45 Subdivision: STONEHEDGE SUBDIVISION FINAL PLAN PHASE 6 & REPLOT MapRef: MB 91 PG 187 Abbreviated Description: Lot:45 Subdivision:STONEHEDGE SUBDIVISION FINAL PLAN PHASE 6 & REPLOT Map Ref:MB 91 PG 187City/Muni/Twp:SPRING City/Muni/Twp: SPRING									
2	1.32Mi.	**638 N HARRISON RD**	04/15/2026	$495,000	$334	1478	5/4/2	1986	21,780 SF	Yes
		BELLEFONTE, PA 16823-6211								
	APN: 13-413-,118-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 4 Subdivision: WITMER SUBDIVISION Abbreviated Description: Lot:4 Subdivision:WITMER SUBDIVISION Abbreviated Description:PARCEL 1 City/Muni/Twp:SPRING City/Muni/Twp: SPRING									
3	1.01Mi.	**201 LIMESTONE DR**	04/01/2026	$438,000	$235	1862	6/3/2	1994	23,958 SF	
		BELLEFONTE, PA 16823-7545								
	APN: 13-413-,026-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 26 Subdivision: STONEHENDGE SUBDIVISION Phase No: 2&3 MapRef: MB 42 PG 151 Abbreviated Description: Lot:26 Subdivision:STONEHENDGE SUBDIVISION Phase No:2&3 Map Ref:MB 42 PG 151City/Muni/Twp:SPRING City/Muni/Twp: SPRING									
4	1.06Mi.	**106 JASPER CT**	03/24/2026	$389,900	$180	2158	6/3/2	1993	24,394 SF	
		BELLEFONTE, PA 16823-7564								
	APN: 13-413-,032-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 32 Subdivision: STONEHENGE SUBDIVISION Phase No: 2&3 MapRef: MB 42 PG 151 Abbreviated Description: Lot:32 Subdivision:STONEHENGE SUBDIVISION Phase No:2&3 Map Ref:MB 42 PG 151City/Muni/Twp:SPRING City/Muni/Twp: SPRING									
5	.82Mi.	**266 LIMESTONE DR**	11/12/2025	$458,000	$230	1984	8/4/2	2022	15,246 SF	
		BELLEFONTE, PA 16823-7541								
	APN: 13-413-,178-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 55 Subdivision: FINAL PLAN AMENDMENT-STONEHENGE SUBDIVISION-PHASE MapRef: MB 2293 PG 125 Abbreviated Description: Lot:55 Subdivision:FINAL PLAN AMENDMENT-STONEHENGE SUBDIVISION-PHASE Map Ref:MB 2293 PG 125City/Muni/Twp:SPRING City/Muni/Twp: SPRING									
6	.81Mi.	**273 LIMESTONE DR**	11/05/2025	$539,433	$179	3010	//		28,314 SF	
		BELLEFONTE, PA 16823-7545								
	APN: 13-413-,163-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 60 Subdivision: FINAL PLAN AMENDMENT STONEHENGE SUBDIVISION PHASE MapRef: MB 94 PG 16 Abbreviated Description: Lot:60 Subdivision:FINAL PLAN AMENDMENT STONEHENGE SUBDIVISION PHASE Map Ref:MB 94 PG 16City/Muni/Twp:SPRING City/Muni/Twp: SPRING									
7	.19Mi.	**214 RINGNECK DR**	08/28/2025	$415,000	$219	1892	11/5/3	1984	44,867 SF	
		BELLEFONTE, PA 16823-6801								
	APN: 13-004D,038-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 38 Section: 3 Subdivision: WEAVER HILL SUBDIVISION Abbreviated Description: Lot:38 Section:3 Subdivision:WEAVER HILL SUBDIVISION City/Muni/Twp:SPRING City/Muni/Twp: SPRING									
8	.87Mi.	**102 QUARTZ DR**	08/21/2025	$450,465	$176	2552	//		19,602 SF	
		BELLEFONTE, PA 16823-7504								
	APN: 13-413-,161-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 61R Subdivision: STONEHENGE SUBDIVISION FINAL PLAN PHASE 6 MapRef: MB 91 PG 187 Abbreviated Description: Lot:61R Subdivision:STONEHENGE SUBDIVISION FINAL PLAN PHASE 6 Map Ref:MB 91 PG 187City/Muni/Twp:SPRING City/Muni/Twp: SPRING									
9	1.27Mi.	**111 MARBLE LN**	08/12/2025	$385,000	$177	2164	9/3/3	1990	21,780 SF	
		BELLEFONTE, PA 16823-7508								
	APN: 13-413-,004-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 4 Subdivision: STONEHENGE SUBDIVISION Phase No: I MapRef: MB 39 PG 19 Abbreviated Description: Lot:4 Subdivision:STONEHENGE SUBDIVISION Phase No:I Map Ref:MB 39 PG 19City/Muni/Twp:SPRING City/Muni/Twp: SPRING									
10	.74Mi.	**282 LIMESTONE DR**	08/05/2025	$480,000	$242	1976	6/3/2	2023	15,246 SF	
		BELLEFONTE, PA 16823-7541								
	APN: 13-413-,174-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 101A Subdivision: FINAL PLAN AMENDMENT STONEHENGE SUBDIVISION PHASE MapRef: MB 94 PG 196 Abbreviated Description: Lot:101A Subdivision:FINAL PLAN AMENDMENT STONEHENGE SUBDIVISION PHASE Map Ref:MB 94 PG 196City/Muni/Twp:SPRING City/Muni/Twp: SPRING									
11	1.03Mi.	**1829 ZION RD**	06/06/2025	$385,000	$217	1772	7/5/2	1956	30,492 SF	Yes
		BELLEFONTE, PA 16823-6707								
	APN: 13-004-,029-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:SPRING City/Muni/Twp: SPRING									
12	.72Mi.	**148 AGATE LN**	04/04/2025	$420,000	$231	1812	//		29,621 SF	
		BELLEFONTE, PA 16823-6901								
	APN: 13-413-,169-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 106 Subdivision: FINAL PLAN AMENDMENT STONEHENGE SUBDIVISION PHASE MapRef: MB 94 PG 0196 Abbreviated Description: Lot:106 Subdivision:FINAL PLAN AMENDMENT STONEHENGE SUBDIVISION PHASE Map Ref:MB 94 PG 0196City/Muni/Twp:SPRING City/Muni/Twp: SPRING									
13	1.11Mi.	**112 KELSEY LN**	03/24/2025	$393,000	$280	1402	8/4/2	1978	13,504 SF	
		BELLEFONTE, PA 16823-6719								
	APN: 13-004A,017-,0000- Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 16 Subdivision: NITTANY TERRACE SUBDIVISION MapRef: MB 20 PG 28 Abbreviated Description: Lot:16 Subdivision:NITTANY TERRACE SUBDIVISION Map Ref:MB 20 PG 28City/Muni/Twp:SPRING City/Muni/Twp: SPRING									

ICE SiteX Report

OrderID: 97524697

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.	**602 WEAVER HILL RD**	**02/17/1992**	$91,980	$45,990	1,241	6/3/1	1980	1 SF	
.04Mi.	**606 WEAVER HILL RD**	**10/29/1987**	$108,210	$54,105	1,648	7/3/1	1980	1 SF	
.04Mi.	**102 RINGNECK DR**	**10/25/2011**	$120,260	$60,130	1,748	7/3/1	1982	1 SF	
.05Mi.	**105 RINGNECK DR**	**11/30/1989**	$117,950	$58,975	1,956	7/3/1	1980	1 SF	Yes
.06Mi.	**105 GROUSE HOLLOW RD**	**05/15/2018**	$164,240	$82,120	2,767	8/4/2	1987	1 SF	
.07Mi.	**522 WEAVER HILL RD**	**06/15/2012**	$74,110	$37,055	1,138	6/3/1	1985	41,382 SF	
.07Mi.	**106 RINGNECK DR**	**07/20/1981**	$160,090	$80,045	2,464	8/3/2	1983	1 SF	
.08Mi.	**610 WEAVER HILL RD**	**05/01/1985**	$131,110	$65,555	1,874	6/3/2	1980	1 SF	
.09Mi.	**106 WHITETAIL DR**	**03/21/1979**	$120,680	$60,340	1,683	8/3/1	1980	1 SF	
.09Mi.	**110 RINGNECK DR**	**10/07/1983**	$106,690	$53,345	1,596	7/3/2	1986	1 SF	
.1Mi.	**102 GROUSE HOLLOW RD**	**08/08/2008**	$137,020	$68,510	1,956	7/3/2	1987	1 SF	
.1Mi.	**492 WEAVER HILL RD**	**06/18/2020**	$77,320	$38,660	1,488	6/3/1	1900	23,958 SF	
.1Mi.	**106 GROUSE HOLLOW RD**	**09/24/2019**	$129,490	$64,745	1,603	10/4/2	1982	1 SF	
.11Mi.	**101 WHITETAIL DR**	**06/05/1985**	$134,250	$67,125	1,906	7/3/2	1987	1 SF	
.11Mi.	**202 RINGNECK DR**	**10/11/2023**	$137,690	$68,845	1,948	7/3/2	1980	1 SF	Yes
.12Mi.	**110 GROUSE HOLLOW RD**	**10/09/2007**	$107,930	$53,965	1,456	7/3/1	1980	1 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	44.2 years old	Households:	10,120
Median Household Income:	$76,943	Households w/Family:	63%
Household Income Per Capita:	$38,202	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Bellefonte Area School District	Students:	2,579
Number of Schools:	6	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.56Mi.	**Pleasant Gap Elementary School** Number of Students: 215 Student-Teacher Ratio: 9.34	A-	Public	KG - 5
1.88Mi.	**Bellefonte Area High School** Number of Students: 850 Student-Teacher Ratio: 14.27 Advanced Placement: Yes	B-	Public	9 - 12
1.89Mi.	**Bellefonte Area Middle School** Number of Students: 591 Student-Teacher Ratio: 12.3	B-	Public	6 - 8

ICE SiteX Report

OrderID: 97524697

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	72%	NOTABLY LOWER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	60%	NOTABLY LOWER
FORCIBLE ROBBERY	65%	NOTABLY LOWER
AGGRAVATED ASSAULT	71%	NOTABLY LOWER
FORCIBLE RAPE	42%	SIGNIFICANTLY LOWER
MURDER	66%	NOTABLY LOWER
OVERALL	62%	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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