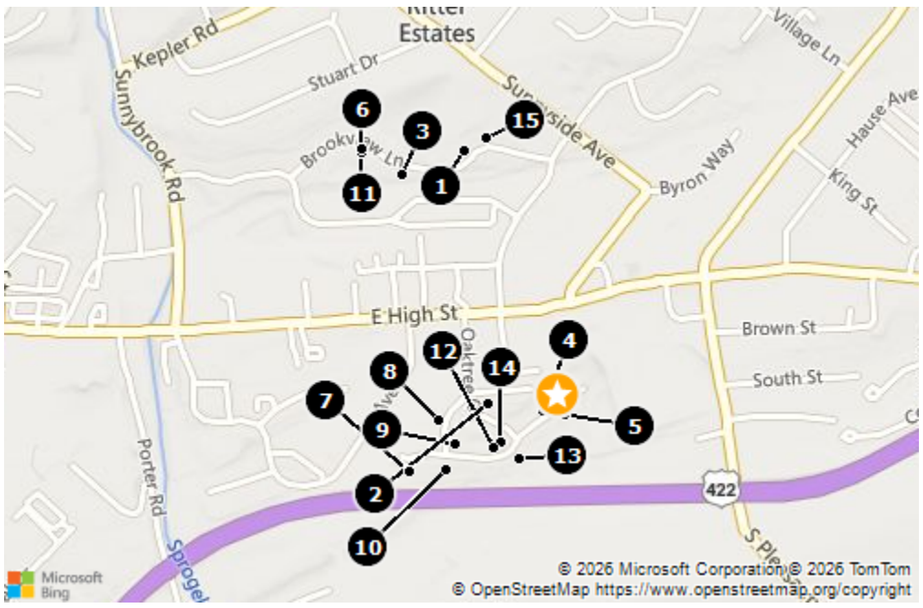
ICE SiteX Report

OrderID: 98305819

SiteX Property Information Report



Subject Property Location

630 OAKTREE CT, POTTSTOWN, PA 19464-3251

County:	**MONTGOMERY PA**	Census Tract:	420912087.045000
Property Use:	Townhouse (Residential)	Zoning:	R4
Parcel Number:	42-00-03239-14-8	Thomas Bros Pg-Grid:	

Valuation

Value:	**$276,000**	FSD:	9	Common Confidence Score:	73
Value Range:	$251,160 - $300,840	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1998	Tax Rate Code Area:	
Assd Land Value:	$15,020	Market Land Value:	$15,020	Tax Year:	2025
Assd Improvement:	$62,410	Market Improvment Value:	$62,410	Total Taxable Value:	$4,032
Total Assessed Value:	$77,430	Total Assessor Market Value:	$77,430	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 113 Block: 022A District: 42
City/Muni/Twp: LOWER POTTSGROVE

Property Characteristics

Lot Size:	802 SF	Bedrooms:	3	Pool:	
Building Area:	1360 SF	Baths:	1	Fireplace:	
Year Built:	1989	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	None	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	N

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/18/2024	Loan Amount:	N/A
Document #:	2024003214 BK-PG 15859-407	Loan Type:	FHA
TD Due Date:	01/01/2064	Type Finance:	

Legal Description:
Subdivision: OAKTREE COURT Legal Unit: 630
City/Muni/Twp: LOWER POTTSGROVE TOWNSHIP

Prior Transfer

Recording Date:	05/11/2022	Sales Price:	$125,681
Document #:	2022052971 BK-PG 14135-1481	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/20/2016	Sales Price:	$39,500
Document #:	2016043487 BK-PG 11788-0269	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/09/2016	Sales Price:	$83,864
Document #:	2016040632 BK-PG 13639-02342	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98305819

Legal Description:

Mortgage Record

Recording Date:	05/24/2016	Loan Amount:	N/A
Document #:	2016036332 BK-PG 14135-1481	Loan Type:	FHA
TD Due Date:	06/01/2046	Type Finance:	

Legal Description:
Subdivision: AS BUILT PLAN OF HOUSE 630 OAKTREE COURT PREPARED Legal Unit: 630
Abbreviated Description: AS BUILT PLAN OF HOUSE 630 OAKTREE COURT PREPARED BY BURSICH ASSOCIATES
City/Muni/Twp: LOWER POTTSGROVE

Prior Transfer

Recording Date:	05/24/2016	Sales Price:	$128,000
Document #:	2016036331 BK-PG 05999-2644	Type of Sale:	Full Amount on Deed
Contract Date:	05/20/2016		
Document Type:			

Legal Description:
City/Muni/Twp: LOWER POTTSGROVETOWNSHIP

Prior Transfer

Recording Date:	05/20/2016	Sales Price:	$128,000
Document #:	BK-PG 5999 -2644	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 113 Block: 022A District: 42
City/Muni/Twp: LOWER POTTSGROVE

Mortgage Record

Recording Date:	07/15/2013	Loan Amount:	N/A
Document #:	2013074944 BK-PG 13639-2342	Loan Type:	New Conventional
TD Due Date:	07/01/2033	Type Finance:	

Legal Description:
Lot: 113 Block: 22A Section: 113
City/Muni/Twp: LOWER POTTSGROVE

Mortgage Record

Recording Date:	05/05/2006	Loan Amount:	N/A
Document #:	2006054535 BK-PG 11788-0269	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	11/12/2003	Sales Price:	$121,500
Document #:	2003619643 BK-PG 5480-2470	Type of Sale:	Full Amount on Deed
Contract Date:	09/10/2003		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/12/2001	Sales Price:	$79,000
Document #:	18308 BK-PG 5375-1826	Type of Sale:	Full Amount on Deed
Contract Date:	08/22/2001		
Document Type:			

Legal Description:
Subdivision: OAKTREE COURT Legal Unit: 630
City/Muni/Twp: LOWER POTTSGROVE

Area Sales Analysis

Total Area Sales	$4,696,900	Median # of Bedrooms	3
Median Lot Size	802 SF	Median # of Baths	1
Median Living Area	1,426 SF	Median Year Built	1989
Price Range - 2 Yrs	$225,000 to $410,000	Age Range	21 years to 39 years
Median Value	$300,000	Median Age	37 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**103 BROOKVIEW LN POTTSTOWN, PA 19464-2994**	06/23/2026	$400,000	$177	2258	7/3/2	2005	2,640 SF	
		APN: 42-00-00473-56-5 Document #: 2026034851 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 94 Subdivision: RECORD SECTION PLAN R-3 AND R-4 SUNNYBROOK VILLAGE MapRef: MB 23 PG 337-347 Abbreviated Description: Lot:94 Subdivision:RECORD SECTION PLAN R-3 AND R-4 SUNNYBROOK VILLAGE Map Ref:MB 23 PG 337-347City/Muni/Twp:LOWER POTTSGROVE City/Muni/Twp: LOWER POTTSGROVE								
2	.08Mi.	**103 HOLLYTREE CT POTTSTOWN, PA 19464-3201**	06/11/2026	$305,000	$224	1360	6/3/1	1988	802 SF	
		APN: 42-00-02014-52-7 Document #: 2026033099 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: HOLLYTREE COURT Legal Unit: 103 Abbreviated Description: Subdivision:HOLLYTREE COURT Legal Unit:103 City/Muni/Twp:LOWER POTTSGROVE TOWNSHIP City/Muni/Twp: LOWER POTTSGROVE TOWNSHIP								
3	.33Mi.	**82 BROOKVIEW LN POTTSTOWN, PA 19464-2993**	05/26/2026	$410,000	$156	2620	8/3/2	2005	2,522 SF	
		APN: 42-00-00473-28-6 Document #: 2026029477 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 66 Subdivision: SUNNYBROOK VILLAGE MapRef: MB 23 PG 337-342 Abbreviated Description: Lot:66 Subdivision:SUNNYBROOK VILLAGE Map Ref:MB 23 PG 337-342City/Muni/Twp:LOWER POTTSGROVE TOWNSHIP City/Muni/Twp: LOWER POTTSGROVE TOWNSHIP								

ICE SiteX Report

OrderID: 98305819

4	.02Mi.	**420 OAKTREE CT** **POTTSTOWN, PA 19464-3249**	05/08/2026	$284,000	$208	1360	6/3/1	1989	802 SF

APN: 42-00-03239-09-4 Document #: 2026026245
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Subdivision: MAPLE GLEN VILLAGE Legal Unit: 420 Abbreviated Description: Subdivision:MAPLE GLEN VILLAGE Legal Unit:420 City/Muni/Twp:LOWER POTTSGROVE City/Muni/Twp: LOWER POTTSGROVE

5	.03Mi.	**524 OAKTREE CT** **POTTSTOWN, PA 19464-3250**	05/01/2026	$279,900	$205	1360	6/3/1	1989	802 SF

APN: 42-00-03239-34-6 Document #: 2026024455
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Subdivision: MAPLE GLEN VILLAGE Legal Unit: 524 Abbreviated Description: Subdivision:MAPLE GLEN VILLAGE Legal Unit:524 City/Muni/Twp:LOWER POTTSGROVE TOWNSHIP City/Muni/Twp: LOWER POTTSGROVE TOWNSHIP

6	.39Mi.	**60 BROOKVIEW LN** **POTTSTOWN, PA 19464-2993**	04/03/2026	$360,000	$137	2620	8/3/2	2005	2,509 SF

APN: 42-00-00473-39-4 Document #: 2026018854
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 77 Subdivision: SUNNYBROOK VILLAGE MapRef: MB 23 PG 337-342 Abbreviated Description: Lot:77 Subdivision:SUNNYBROOK VILLAGE Map Ref:MB 23 PG 337-342City/Muni/Twp:LOWER POTTSGROVE TOWNSHIP City/Muni/Twp: LOWER POTTSGROVE TOWNSHIP

7	.21Mi.	**416 PINETREE CT** **POTTSTOWN, PA 19464-3266**	03/20/2026	$240,000	$176	1360	6/3/1	1988	802 SF

APN: 42-00-03279-65-7 Document #: 2026015543
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Subdivision: MAPLE GLEN VILLAGE Legal Unit: 416 Abbreviated Description: Subdivision:MAPLE GLEN VILLAGE Legal Unit:416 City/Muni/Twp:LOWER POTTSGROVE TOWNSHIP City/Muni/Twp: LOWER POTTSGROVE TOWNSHIP

8	.15Mi.	**418 MAPLE GLEN CIR** **POTTSTOWN, PA 19464-3254**	01/16/2026	$267,000	$187	1426	5/2/1	1987	802 SF

APN: 42-00-03042-11-1 Document #: 2026003150
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 12 Abbreviated Description: Lot:12 City/Muni/Twp:LOWER POTTSGROVE City/Muni/Twp: LOWER POTTSGROVE

9	.14Mi.	**527 MAPLE GLEN CIR** **POTTSTOWN, PA 19464-3255**	12/17/2025	$275,000	$231	1188	5/2/1	1988	802 SF

APN: 42-00-03042-52-5 Document #: 2025071045
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Subdivision: MAPLE GLEN VILLAGE Legal Unit: 527 Abbreviated Description: Subdivision:MAPLE GLEN VILLAGE Legal Unit:527 City/Muni/Twp:LOWER POTTSGROVE TOWNSHIP City/Muni/Twp: LOWER POTTSGROVE TOWNSHIP

10	.16Mi.	**633 MAPLE GLEN CIR** **POTTSTOWN, PA 19464-3256**	11/14/2025	$225,000	$183	1224	6/3/1	1988	802 SF

APN: 42-00-03042-20-1 Document #: 2025063835
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Subdivision: MAPLE GLEN VILLAGE Legal Unit: 633 Abbreviated Description: Subdivision:MAPLE GLEN VILLAGE Legal Unit:633 City/Muni/Twp:LOWER POTTSGROVE TOWNSHIP City/Muni/Twp: LOWER POTTSGROVE TOWNSHIP

11	.38Mi.	**62 BROOKVIEW LN** **POTTSTOWN, PA 19464-2993**	10/22/2025	$360,000	$137	2620	8/3/2	2005	2,522 SF

APN: 42-00-00473-38-5 Document #: 2025059127
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 76 Subdivision: SUNNYBROOK VILLAGE MapRef: MB 23 PG 337-342 Abbreviated Description: Lot:76 Subdivision:SUNNYBROOK VILLAGE Map Ref:MB 23 PG 337-342City/Muni/Twp:LOWER POTTSGROVE TOWNSHIP City/Muni/Twp: LOWER POTTSGROVE TOWNSHIP

12	.1Mi.	**1053 MAPLE GLEN CIR** **POTTSTOWN, PA 19464-3260**	09/19/2025	$285,000	$179	1584	6/3/1	1988	802 SF

APN: 42-00-03042-60-6 Document #: 2025052507
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Subdivision: MAPLE GLEN VILLAGE Legal Unit: 1053 Abbreviated Description: Subdivision:MAPLE GLEN VILLAGE Legal Unit:1053 City/Muni/Twp:LOWER POTTSGROVE City/Muni/Twp: LOWER POTTSGROVE

13	.09Mi.	**1263 MAPLE GLEN CIR** **POTTSTOWN, PA 19464-3262**	07/29/2025	$321,000	$236	1360	6/3/2	1989	802 SF

APN: 42-00-03042-38-1 Document #: 2025041012
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 71 Subdivision: MAPLE GLEN VILLAGE Abbreviated Description: Lot:71 Subdivision:MAPLE GLEN VILLAGE City/Muni/Twp:LOWER POTTSGROVE City/Muni/Twp: LOWER POTTSGROVE

14	.1Mi.	**1054 MAPLE GLEN CIR** **POTTSTOWN, PA 19464-3260**	07/14/2025	$300,000	$210	1426	5/2/1	1988	802 SF

APN: 42-00-03042-61-5 Document #: 2025037377
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Subdivision: MAPLE GLEN VILLAGE Legal Unit: 1054 Abbreviated Description: Subdivision:MAPLE GLEN VILLAGE Legal Unit:1054 City/Muni/Twp:LOWER POTTSGROVE TOWNSHIP City/Muni/Twp: LOWER POTTSGROVE TOWNSHIP

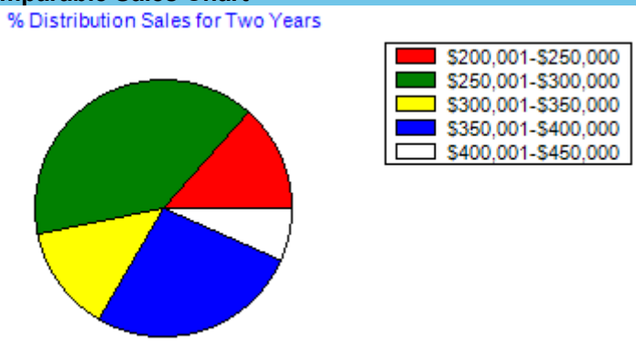
15	.33Mi.	**115 BROOKVIEW LN** **POTTSTOWN, PA 19464-2994**	06/30/2025	$385,000	$160	2394	8/3/2	2005	2,518 SF

APN: 42-00-00473-62-8 Document #: 2025033924
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 100 Subdivision: SUNNYBROOK VILLAGE MapRef: MB L-6 PG 140&141 Abbreviated Description: Lot:100 Subdivision:SUNNYBROOK VILLAGE Map Ref:MB L-6 PG 140&141City/Muni/Twp:LOWER POTTSGROVE TOWNSHIP City/Muni/Twp: LOWER POTTSGROVE TOWNSHIP

ICE SiteX Report

OrderID: 98305819

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.	**630 OAKTREE CT**	**05/20/2016**	$77,430	$77,430	1,360	6/3/1	1989	802 SF	
0Mi.	**631 OAKTREE CT**	**05/28/2010**	$75,190	$75,190	1,188	6/3/1	1989	802 SF	
0Mi.	**629 OAKTREE CT**	**03/21/2022**	$80,110	$80,110	1,224	6/3/2	1989	802 SF	
.01Mi.	**632 OAKTREE CT**	**02/11/2011**	$78,420	$78,420	1,492	6/3/1	1989	802 SF	
.01Mi.	**628 OAKTREE CT**	**07/27/2007**	$75,190	$75,190	1,188	6/3/1	1989	802 SF	
.01Mi.	**627 OAKTREE CT**	**04/13/2023**	$83,350	$83,350	1,624	6/3/2	1989	802 SF	
.02Mi.	**733 OAKTREE CT**	**09/17/2021**	$79,400	$79,400	1,624	6/3/1	1989	802 SF	
.02Mi.	**421 OAKTREE CT**	**03/05/2021**	$78,900	$78,900	1,624	6/3/1	1988	802 SF	
.02Mi.	**734 OAKTREE CT**	**05/28/2008**	$77,490	$77,490	1,188	6/3/1	1989	802 SF	
.02Mi.	**735 OAKTREE CT**	**11/13/2025**	$80,360	$80,360	1,320	6/3/2	1989	802 SF	
.02Mi.	**420 OAKTREE CT**	**05/29/2013**	$77,430	$77,430	1,360	6/3/1	1989	802 SF	
.03Mi.	**736 OAKTREE CT**	**09/20/2021**	$78,180	$78,180	1,188	5/2/1	1989	802 SF	
.03Mi.	**526 OAKTREE CT**	**05/27/2005**	$92,550	$92,550	1,360	6/3/2	1989	802 SF	
.03Mi.	**419 OAKTREE CT**	**07/07/2020**	$77,430	$77,430	1,360	6/3/1	1989	802 SF	
.03Mi.	**525 OAKTREE CT**	**08/05/2016**	$82,880	$82,880	1,188	6/3/1	1989	802 SF	
.03Mi.	**524 OAKTREE CT**	**01/26/2010**	$85,580	$85,580	1,360	6/3/1	1989	802 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	38.4 years old	Households:	19,823
Median Household Income:	$80,921	Households w/Family:	64%
Household Income Per Capita:	$37,820	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Pottsgrove School District	Students:	2,957
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.82Mi.	**Pottsgrove Sr High School** Number of Students: 973 Student-Teacher Ratio: 14.85 Advanced Placement: Yes	B	Public	9 - 12
1.91Mi.	**Ringing Rocks Elementary School** Number of Students: 383 Student-Teacher Ratio: 13.32	NA	Public	KG - 2
2.69Mi.	**Pottsgrove Middle School** Number of Students: 678 Student-Teacher Ratio: 11.3	C	Public	6 - 8
1.29Mi.	**Lower Pottsgrove Elementary School** Number of Students: 646 Student-Teacher Ratio: 11.69	C+	Public	3 - 5

ICE SiteX Report

OrderID: 98305819

Flood Report

The Subject Property of **630 OAKTREE CT, POTTSTOWN, PA 19464-3251** 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	125%	HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	122%	HIGHER
MURDER	122%	HIGHER
OVERALL	120%	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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