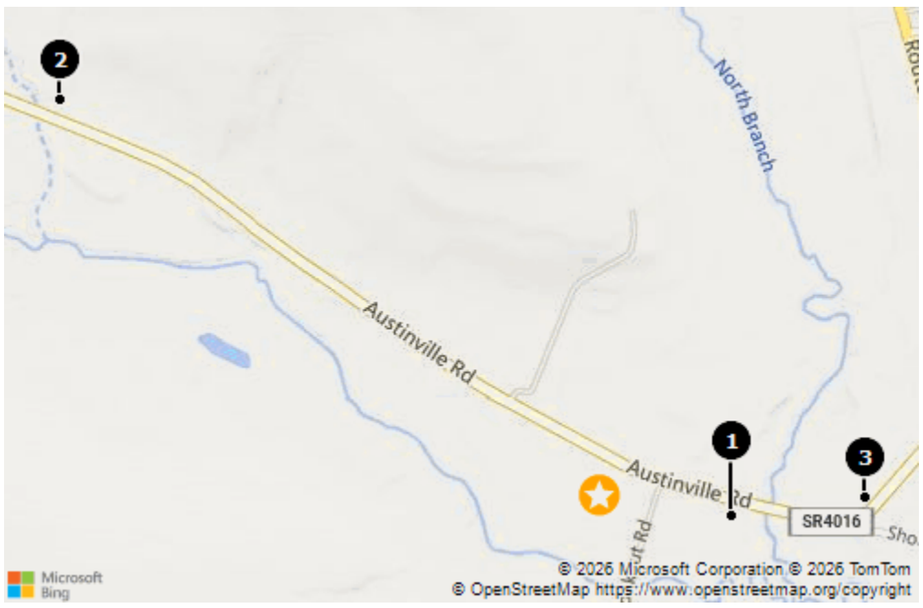
ICE SiteX Report

OrderID: 98388075

SiteX Property Information Report



Subject Property Location

6468 AUSTINVILLE RD, COLUMBIA CROSS ROADS, PA 16914-7724

County:	**BRADFORD PA**	Census Tract:	420159507.001041
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17-055.01-005-000-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$228,000**	FSD:	43	Common Confidence Score:	15
Value Range:	$129,960 - $326,040	ICE Confidence Score:	57		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1999	Tax Rate Code Area:	17
Assd Land Value:		Market Land Value:		Tax Year:	2026
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,600
Total Assessed Value:	$25,250	Total Assessor Market Value:	$50,464	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 17
Abbreviated Description: HOUSE & BARN
City/Muni/Twp: COLUMBIA TWP

Property Characteristics

Lot Size:	1.060 AC	Bedrooms:	4	Pool:	
Building Area:		Baths:	4	Fireplace:	
Year Built:	1900	Partial Baths:	2	Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:	Convention	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/01/2022	Loan Amount:	N/A
Document #:	202213244 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2031	Type Finance:	

Legal Description:
City/Muni/Twp: COLUMBIA

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	200102723 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 17
Abbreviated Description: HOUSE & BARN
City/Muni/Twp: COLUMBIA TWP

Area Sales Analysis

Total Area Sales	$569,500	Median # of Bedrooms	3
Median Lot Size	21,344 SF	Median # of Baths	3
Median Living Area	SF	Median Year Built	1930
Price Range - 2 Yrs	$154,500 to $260,000	Age Range	70 years to 111 years
Median Value	$155,000	Median Age	96 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**6630 AUSTINVILLE RD** **COLUMBIA CROSS ROADS, PA 16914-8414**	07/15/2026	$260,000			8/5/5	1930	111,078 SF	
		APN: 17-055.01-011-000-000 Document #: 202608168 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA								
2	.81Mi.	**5667 AUSTINVILLE RD** **COLUMBIA CROSS ROADS, PA 16914-7715**	08/21/2025	$155,000			11/3/3	1956	21,344 SF	
		APN: 17-054.00-025-000-000 Document #: 202508448 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA								
3	.32Mi.	**6807 AUSTINVILLE RD** **COLUMBIA CROSS ROADS, PA 16914-7727**	05/29/2025	$154,500			6/3/3	1915	13,068 SF	
		APN: 17-055.01-025-000-000 Document #: 202505657 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA								

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.	**6468 AUSTINVILLE RD**		$50,464	$25,250		9/4/4	1900	1 SF	
.03Mi.	**6494 AUSTINVILLE RD**		$63,100	$31,550		12/5/5	1876	1 SF	
.05Mi.	**6428 AUSTINVILLE RD**		$35,600	$17,800		9/4/4	1900	21,780 SF	
.05Mi.	**6440 AUSTINVILLE RD**		$82,492	$41,300		8/4/4	1876	8 SF	
.06Mi.	**3305 WATKINS HILL RD**		$42,899	$21,450		8/4/4	1930	14,375 SF	
.07Mi.	**3265 WATKINS HILL RD**		$109,281	$54,650		6/3/3	1959	2 SF	
.1Mi.	**6441 AUSTINVILLE RD**		$48,725	$24,350		10/3/3	1876	4 SF	
.1Mi.	**6421 AUSTINVILLE RD**		$30,081	$15,050		8/3/3	1876	1 SF	
.13Mi.	**3232 WATKINS HILL RD**		$46,400	$23,200		6/3/3	1945	3 SF	
.15Mi.	**3162 WATKINS HILL RD**		$76,795	$38,400		6/3/3	1969	41,382 SF	
.17Mi.	**6630 AUSTINVILLE RD**		$83,308	$41,650		8/5/5	1930	3 SF	
.22Mi.	**3035 WATKINS HILL RD**		$75,279	$37,700		9/4/4	1876	6 SF	
.25Mi.	**6204 AUSTINVILLE RD**		$25,395	$12,700		4/2/2	1926	6,970 SF	
.26Mi.	**6718 AUSTINVILLE RD**		$49,199	$24,600		6/3/3	1929	22,651 SF	
.35Mi.	**1465 LOOKOUT RD**		$69,179	$34,600		5/3/3	1993	19 SF	
.4Mi.	**2902 WATKINS HILL RD**		$66,944	$33,450		8/3/3	1900	8 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	44.3 years old	Households:	956
Median Household Income:	$67,108	Households w/Family:	71%
Household Income Per Capita:	$33,787	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Troy Area School District	Students:	1,395
Number of Schools:	3	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.46Mi.	**Troy Jr. / Sr. High School School** Number of Students: 660 Student-Teacher Ratio: 5.64	B-	Public	7 - 12
3.39Mi.	**Troy Intermediate School** Number of Students: 408 Student-Teacher Ratio: 12.07	C+	Public	3 - 6
3.99Mi.	**W R. Croman Primary School** Number of Students: 321 Student-Teacher Ratio: 13.96	NA	Public	KG - 2

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Flood Report

The Subject Property of **6468 AUSTINVILLE RD, COLUMBIA CROSS ROADS, PA 16914-7724** 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	42%	SIGNIFICANTLY LOWER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	125%	HIGHER
MURDER	114%	HIGHER
OVERALL	100%	SIMILAR

Disaster Alerts

No alerts noted

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