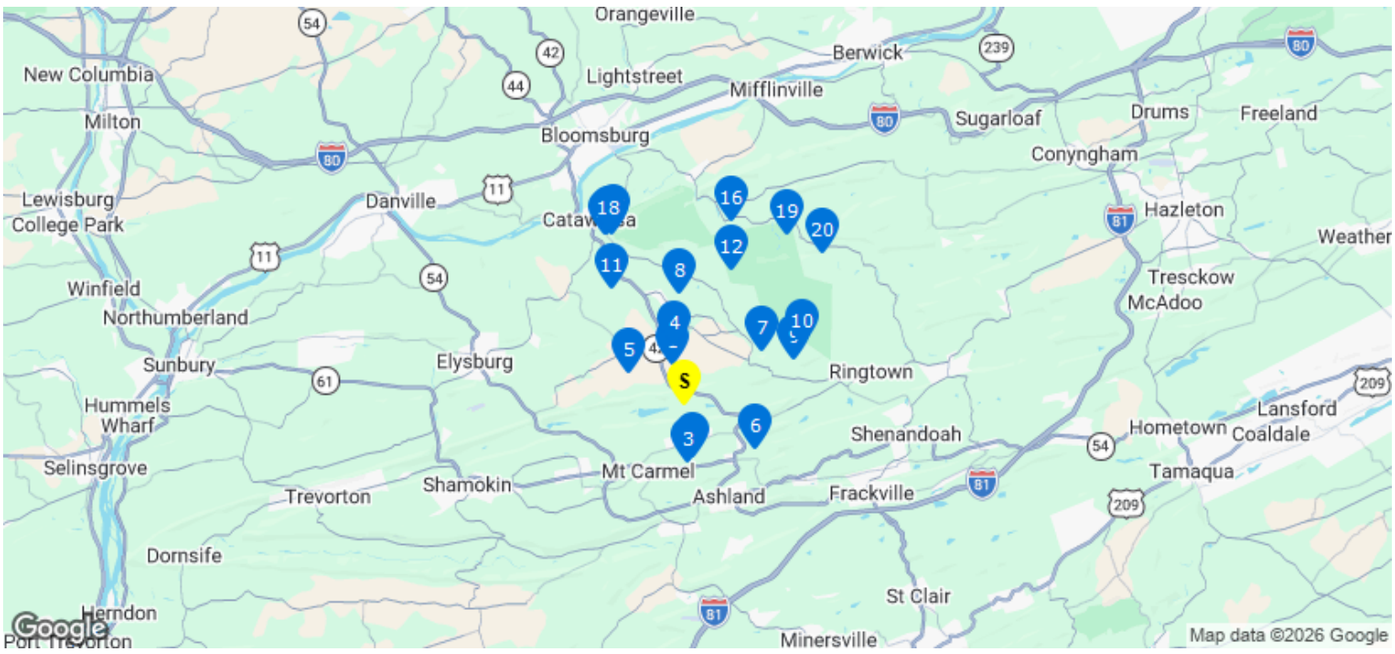
ICE SiteX Report

OrderID: 98768634

SiteX Property Information Report



Subject Property Location

67 MOUNTAIN SIDE LN, CATAWISSA, PA 17820-8253

County:	**COLUMBIA PA**	Census Tract:	0515.00
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	20 ,01--031-00,000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$384,000**	FSD:	39	Common Confidence Score:	17
Value Range:	$234,240 - $533,760	ICE Confidence Score:	61		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1992	Tax Rate Code Area:	SO. COLUMBIA S D
Assd Land Value:		Market Land Value:	$25,511	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$58,268	Total Taxable Value:	$3,514
Total Assessed Value:	$41,890	Total Assessor Market Value:	$83,779	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 20 Map Ref: MAP 01	
Abbreviated Description:	DIST:20 CITY:LOCUST TWP MAP REF:MAP 01
City/Muni/Twp:	LOCUST TWP

Property Characteristics

Lot Size:	11.060 AC	Bedrooms:		Pool:	
Building Area:	1752 SF	Baths:		Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/26/2026	Sales Price:	$285,000
Document #:	202605163 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	04/28/2022	Loan Amount:	N/A
Document #:	202204080 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/21/2022		
TD Due Date:	05/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	04/28/2022	Sales Price:	$285,000
Document #:	202204079 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/21/2022		
Document Type:	Deed		
Legal Description:			

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.78Mi.	**21 TODD MANOR DR CATAWISSA, PA 17820-8749**	09/29/2026	$252,500	$178	1416	//	1973	55,757 SF	
		APN: 20 ,02--042-16,000 Document #: 202608076 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LOCUST TOWNSHIP City/Muni/Twp: LOCUST TOWNSHIP								
2	2.28Mi.	**623625 3RD ST WILBURTON, PA 17888-**	08/28/2026	$250,000	$141	1768	//	1890	13,983 SF	
		APN: 14 ,09A-054-00,000 Document #: 202607185 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 81 Block: 7 Subdivision: MIDVALLEY VILLAGE NO 1 MapRef: MB 1 PG 446&447 Abbreviated Description: Lot:81 Block:7 Subdivision:MIDVALLEY VILLAGE NO 1 Map Ref:MB 1 PG 446&447City/Muni/Twp:CONYNGHAM TOWNSHIP City/Muni/Twp: CONYNGHAM TOWNSHIP								
3	2.45Mi.	**320 GRECO LN WILBURTON, PA 17888-9700**	10/01/2026	$320,000	$137	2336	//	1988	22,956 SF	
		APN: 14 ,09--011-12,000 Document #: 202608162 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 20 Phase No: IIJ Abbreviated Description: Lot:20 Phase No:IIJ City/Muni/Twp:CONYNGHAM TOWNSHIP City/Muni/Twp: CONYNGHAM TOWNSHIP								
4	2.49Mi.	**16 TWILIGHT LN CATAWISSA, PA 17820-8609**	08/21/2026	$320,000	$229	1400	//	2012	20,212 SF	
		APN: 20 ,02--016-03,000 Document #: 202606999 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Subdivision: COUNTRYSIDE SUBDIVISION MapRef: DOC 200806847 Abbreviated Description: Lot:1 Subdivision:COUNTRYSIDE SUBDIVISION Map Ref:DOC 200806847City/Muni/Twp:LOCUST TOWNSHIP City/Muni/Twp: LOCUST TOWNSHIP								
5	2.69Mi.	**423 MIDDLE RD ELYSBURG, PA 17824-9148**	07/23/2026	$375,000	$203	1848	//	1950	87,120 SF	
		APN: 13 ,07--017-01,000 Document #: 202606016 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CLEVELAND TOWNSHIP City/Muni/Twp: CLEVELAND TOWNSHIP								
6	3.57Mi.	**3765 ARISTES HWY ASHLAND, PA 17921-**	09/15/2026	$24,900	$23	1104	//		2,091 SF	
		APN: 14 ,10C-157-00,000 Document #: 202607699 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: N Abbreviated Description: Lot:4 Block:N City/Muni/Twp:ARISTES City/Muni/Twp: ARISTES								
7	4.01Mi.	**1820 OLD READING RD CATAWISSA, PA 17820-8059**	08/24/2026	$61,000	$51	1206	//	1870	40,075 SF	
		APN: 30 ,03--008-00,000 Document #: 202607052 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROARING CREEK TOWNSHIP City/Muni/Twp: ROARING CREEK TOWNSHIP								
8	4.7Mi.	**21 LEVI LN CATAWISSA, PA 17820-8073**	10/01/2026	$160,000	$135	1188	//	1996	87,120 SF	
		APN: 20 ,05--030-11,000 Document #: 202608161 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Subdivision: LOCUST TOWNSHIP MapRef: MB 7 PG 590 Abbreviated Description: Lot:3 Subdivision:LOCUST TOWNSHIP Map Ref:MB 7 PG 590City/Muni/Twp:LOCUST TOWNSHIP City/Muni/Twp: LOCUST TOWNSHIP								
9	5.04Mi.	**COMMUNITY POND DR , PA 17820-**	09/04/2026	$140,000			//		435,600 SF	
		APN: 30 ,12--001-90,000 Document #: 202607416 Document Type: Deed Price Code: A Land Use: Rural/Agricultural Residence Legal: Lot: 9 Subdivision: ROARING CREEK FOREST PRESERVE MapRef: MB 57 PG 732 Abbreviated Description: Lot:9 Subdivision:ROARING CREEK FOREST PRESERVE Map Ref:MB 57 PG 732City/Muni/Twp:ROARING CREEK City/Muni/Twp: ROARING CREEK								
10	5.62Mi.	**S HUNT CLUB RD , PA 17820-**	08/27/2026	$115,000			//		763,607 SF	
		APN: 30 ,13--001-00,000 Document #: 202607137 Document Type: Deed Price Code: Land Use: Vacant Land (General) Legal: Abbreviated Description: City/Muni/Twp:ROARINGCREEK TOWNSHIP City/Muni/Twp: ROARINGCREEK TOWNSHIP								
11	5.82Mi.	**8589 HOWGLEN LN CATAWISSA, PA 17820-**	09/25/2026	$400,000	$186	2148	//	1950	1,998,097 SF	
		APN: 09 ,01--002-01,000 Document #: 202607982 Document Type: Deed Price Code: A Land Use: Rural/Agricultural Residence Legal: Abbreviated Description: City/Muni/Twp:CATAWISSA TOWNSHIP City/Muni/Twp: CATAWISSA TOWNSHIP								
12	6.05Mi.	**400 MINE GAP RD CATAWISSA, PA 17820-**	07/06/2026	$585,000			//		6,926,040 SF	
		APN: 30 ,08--006-00,000 Document #: 202605420 Document Type: Deed Price Code: Land Use: Vacant Land (General) Legal: Abbreviated Description: City/Muni/Twp:ROARING CREEK TOWNSHIP City/Muni/Twp: ROARING CREEK TOWNSHIP								
13	7.85Mi.	**200 CHURCH ST CATAWISSA, PA 17820-1110**	08/07/2026	$175,250	$93	1888	//	1960	6,011 SF	
		APN: 08 ,05--113-00,000 Document #: 202606541 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CATAWISSA City/Muni/Twp: CATAWISSA								
14	7.93Mi.	**154 S 4TH ST**	10/22/2026	$199,000	$164	1217	//		3,790 SF	

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		CATAWISSA, PA 17820-1012								
	APN: 08 ,05--071-00,000 Document #: 202608758									
	Document Type: Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:CATAWISSA City/Muni/Twp: CATAWISSA									
15	7.93Mi.	**441 MILL ST**	07/27/2026	$259,000	$129	2002	//		5,706 SF
		CATAWISSA, PA 17820-1034								
	APN: 08 ,05--059-00,000 Document #: 202606155									
	Document Type: Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:CATAWISSA City/Muni/Twp: CATAWISSA									
16	8.02Mi.	**66 IRON BRIDGE RD**	07/20/2026	$605,268	$279	2166	//	1890	2,056,903 SF
		BLOOMSBURG, PA 17815-7545								
	APN: 22 ,11--011-00,000 Document #: 202605927									
	Document Type: Deed Price Code:									
	Land Use: Rural/Agricultural Residence									
	Legal: Abbreviated Description: City/Muni/Twp:BEAVER City/Muni/Twp: BEAVER									
17	8.05Mi.	**236 5TH ST**	09/23/2026	$425,000	$107	3958	//	1982	43,560 SF
		CATAWISSA, PA 17820-								
	APN: 09 ,05--026-01,000 Document #: 202607925									
	Document Type: Deed Price Code:									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:CATAWISSA City/Muni/Twp: CATAWISSA									
18	8.05Mi.	**400 PINE ST**	06/30/2026	$300,000	$183	1642	//	1999	27,443 SF
		CATAWISSA, PA 17820-1039								
	APN: 08 ,04--010-02,000 Document #: 202605222									
	Document Type: Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:CATAWISSA City/Muni/Twp: CATAWISSA									
19	8.44Mi.	**632 STATE RD**	07/10/2026	$335,000	$189	1777	//	1930	363,726 SF
		BLOOMSBURG, PA 17815-7536								
	APN: 01 ,04--033-02,000 Document #: 202605668									
	Document Type: Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:BEAVER City/Muni/Twp: BEAVER									
20	8.7Mi.	**1053 STATE RD**	10/20/2026	$260,000	$109	2392	//	1999	111,514 SF
		ZION GROVE, PA 17985-9566								
	APN: 01 ,07--023-01,000 Document #: 202608692									
	Document Type: Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:BRIAR CREEK City/Muni/Twp: BRIAR CREEK									

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.	**67 MOUNTAIN SIDE LN**	**04/28/2022**	$83,779	$41,890	1,752		2001	11 SF	
.27Mi.	**20C GRAVITY HL**	**10/01/2012**	$101,482	$50,741	2,294		2006	35 SF	
.41Mi.	**46 COMARNITSKY LN**	**06/28/1979**	$45,989	$22,995	960		1915	10 SF	
.49Mi.	**1522 NUMIDIA DR**	**02/26/2013**	$115,166	$57,583	2,822		1953	26 SF	
.54Mi.	**2068 MOUNTAIN RD**	**07/31/2006**	$53,055	$26,528	1,288			10 SF	
.55Mi.	**46 BEAR GAP RD**	**08/09/2022**	$143,527	$71,764	2,216			122 SF	
.8Mi.	**2071 MOUNTAIN RD**	**01/14/2021**	$821,251	$410,626	3,119		2022	97 SF	
.82Mi.	**1432 NUMIDIA DR**	**05/25/1978**	$106,045	$53,023	2,202		1904	70 SF	
.88Mi.	**1729 NUMIDIA DR**	**03/07/2017**	$100,921	$50,461	672		1975	102 SF	
.94Mi.	**110 RHODESTOWN RD**	**06/13/2023**	$146,040	$73,020	3,176		1990	13 SF	
.97Mi.	**2144 MOUNTAIN RD**	**02/15/2011**	$109,384	$54,692	1,512			97 SF	
1Mi.	**14471451 NUMIDIA DR**	**01/02/1983**	$188,835	$94,418	2,120			95 SF	
1.07Mi.	**78 RHODESTOWN RD**	**09/29/1987**	$122,887	$61,444	2,024			65 SF	
1.12Mi.	**1433 NUMIDIA DR**	**11/01/1985**	$136,075	$68,038	2,835		1957	63 SF	
1.16Mi.	**1408 NUMIDIA DR**	**01/24/1995**	$149,260	$74,630	1,792		2010	70 SF	
1.28Mi.	**48B MUGSER RUN RD**	**12/02/2003**	$126,517	$63,259	1,860			65 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	47.3 years old	Households:	2,614
Median Household Income:	$67,262	Households w/Family:	67%
Household Income Per Capita:	$38,109	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Southern Columbia Area School District	Students:	1,198
Number of Schools:	3	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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6.52Mi. **G. C. Hartman Elementary School** Number of Students: 480 Student-Teacher Ratio: 12.93		B+	Public	KG - 4
6.58Mi. **S. C. A. High School** Number of Students: 348 Student-Teacher Ratio: 12.3		B	Public	9 - 12
6.58Mi. **S. C. A. Middle School** Number of Students: 367 Student-Teacher Ratio: 13.54		B+	Public	5 - 8

Flood Report

The Subject Property of **67 MOUNTAIN SIDE LN, CATAWISSA, PA 17820-8253** 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	57%	NOTABLY LOWER
BURGLARY	138%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	132%	NOTABLY HIGHER
OVERALL	137%	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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Data deemed reliable, but not guaranteed.
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