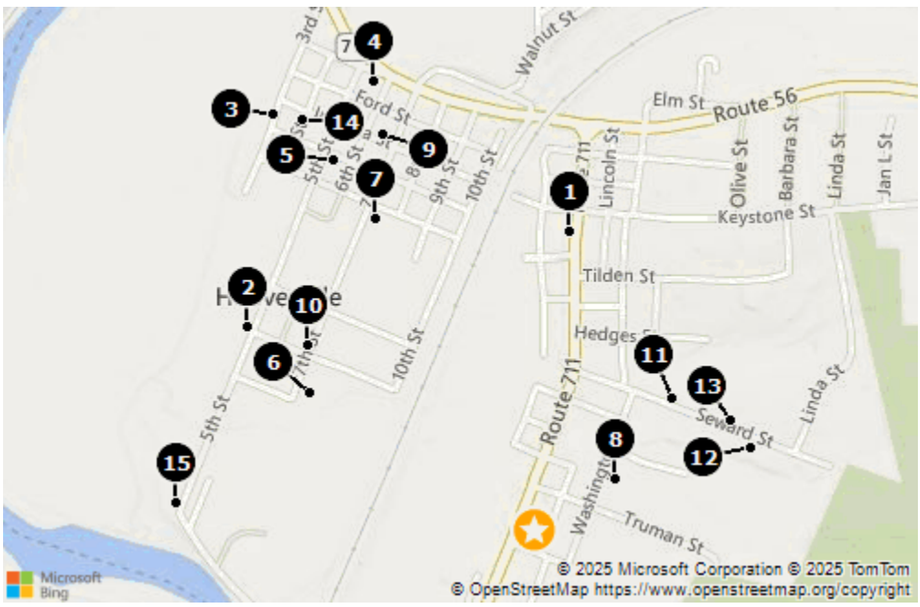
ICE SiteX Report

OrderID: 95077700

SiteX Property Information Report



Subject Property Location

6904 ROUTE 711, SEWARD, PA 15954-2019

County:	**WESTMORELAND PA**	Census Tract:	421298083.003047
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	31-01-08-0-113	Thomas Bros Pg-Grid:	

Valuation

Value:	**$102,000**	FSD:	16
Value Range:	$85,680 - $118,320	Confidence Score:	84

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2008
Assd Land Value:	$1,610	Market Land Value:	$1,610	Tax Year:	2024
Assd Improvement:	$13,820	Market Improvment Value:	$13,820	Total Taxable Value:	$2,104
Total Assessed Value:	$15,430	Total Assessor Market Value:	$15,430	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 53 District: 31 Map Ref: MAP 01 PG 08

Abbreviated Description:	HSE SHED LOT 53 70 X 165
City/Muni/Twp:	SEWARD BORO

Property Characteristics

Lot Size:	11,550 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		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:	06/17/2024	Sales Price:	$58,819
Document #:	202406170014439 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/14/2020	Loan Amount:	N/A
Document #:	202007140020964 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 53 District: 31 Subdivision: IRWIN GAS COAL COMPANY PLAN OF LTOS
City/Muni/Twp: VERONE

Prior Transfer

Recording Date:	06/04/2020	Sales Price:	$60,266
Document #:	202006040016091 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/22/2017	Sales Price:	$65,650
Document #:	201705220016604 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	05/03/2017	Loan Amount:	N/A
Document #:	201705030014383 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2047	Type Finance:	

Legal Description:
Lot: 53 Subdivision: LRWIR GAS CAL COMPANY
City/Muni/Twp: SEWARD

Prior Transfer

Recording Date:	01/14/2011	Sales Price:	$15,515
Document #:	201101140002047 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	12/15/2010	Loan Amount:	N/A
Document #:	201012150046927 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2041	Type Finance:	

Legal Description:
Lot: 53 Subdivision: IRWIN GAS COMPANY PLAN OF LOTS
City/Muni/Twp: SEWARD

Mortgage Record

Recording Date:	03/01/2004	Loan Amount:	N/A
Document #:	200403010011497 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/10/2019	Type Finance:	

Legal Description:
Lot: 53 Subdivision: IRWIN GAS & COAL CO PLAN OF LOTS
City/Muni/Twp: SEWARD

Prior Transfer

Recording Date:	05/00/1988	Sales Price:	N/A
Document #:	BK-PG 2801 -293	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 53 District: 31 Map Ref: MAP 01 PG 08
Abbreviated Description: HSE SHED LOT 53 70 X 165
City/Muni/Twp: SEWARD BORO

Area Sales Analysis

Total Area Sales	$1,343,843	Median # of Bedrooms	
Median Lot Size	9,075 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	1954
Price Range - 2 Yrs	$15,000 to $168,000	Age Range	20 years to 105 years
Median Value	$83,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**6985 ROUTE 711** **SEWARD, PA 15954-**	07/08/2025	$60,000			//		SF	
		APN: 31-01-04-0-080 Document #: 202507080017866 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SEWARD City/Muni/Twp: SEWARD								
2	.44Mi.	**1310 5TH ST** **SEWARD, PA 15954-3103**	06/19/2025	$47,500			//		8,400 SF	
		APN: 60-03-00-0-015 Document #: 202506190015951 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR								
3	.61Mi.	**1222-1226 3RD ST** **SEWARD, PA 15954-9998**	06/16/2025	$65,000	$46	1413	//	1984	9,075 SF	
		APN: 60-03-00-0-003 Document #: 202506160015462 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: District: 60 Abbreviated Description: District:60 City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR								
4	.58Mi.	**214 VAN HORN ST** **SEWARD, PA 15954-2068**	05/28/2025	$49,000			//		9,075 SF	
		APN: 31-01-03-0-026 Document #: 202505280013720 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Block: 118 Abbreviated Description: Block:118 City/Muni/Twp:SEWARD City/Muni/Twp: SEWARD								
5	.51Mi.	**1217 5TH ST** **SEWARD, PA 15954-2057**	04/23/2025	$135,000			//		7,500 SF	
		APN: 31-01-03-0-035 Document #: 202504230010183 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: District: 31 Abbreviated Description: District:31 City/Muni/Twp:SEWARD City/Muni/Twp: SEWARD								
6	.32Mi.	**1317 7TH ST** **SEWARD, PA 15954-3132**	03/26/2025	$68,000	$46	1470	//	2005	19,800 SF	
		APN: 60-03-07-0-071 Document #: 202503260007285 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 9-12 Block: 7 Subdivision: JOHN G HILL PLAN OF LOTS MapRef: VOL 4 PG 351 Abbreviated Description: Lot:9-12 Block:7 Subdivision:JOHN G HILL PLAN OF LOTS Map Ref:VOL 4 PG 351City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR								
7	.43Mi.	**224 THOMPSON ST**	03/06/2025	$83,000			//		9,075 SF	

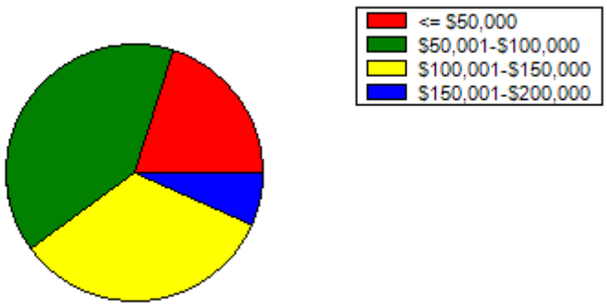
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		SEWARD, PA 15954-2053							
	APN: 31-01-03-0-044 Document #: 202503060005579 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:VERONA City/Muni/Twp: VERONA								
8	.12Mi.	**515 WASHINGTON ST**	02/20/2025	$109,543			//		9,075 SF
		SEWARD, PA 15954-2046							
	APN: 31-01-08-0-091 Document #: 202502200004338 Document Type: Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: SUPPLEMENTAL PATCHEN PLAN OF LOTS MapRef: MB 7 PG 69 Abbreviated Description: Lot:9 Subdivision:SUPPLEMENTAL PATCHEN PLAN OF LOTS Map Ref:MB 7 PG 69City/Muni/Twp:SEWARD City/Muni/Twp: SEWARD								
9	.52Mi.	**217 INDIANA ST**	01/31/2025	$90,400	$30	2996	//	1920	5,060 SF
		SEWARD, PA 15954-2039							
	APN: 31-01-04-0-095 Document #: 202501310002504 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SEWARD City/Muni/Twp: SEWARD								
10	.36Mi.	**321 SPACKMAN ST**	12/10/2024	$140,900			//		9,600 SF
		SEWARD, PA 15954-3116							
	APN: 60-03-07-0-050 Document #: 202412100031636 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 15&16 Block: 2 Subdivision: JOHN G HILL MapRef: MB 4 PG 351 Abbreviated Description: Lot:15&16 Block:2 Subdivision:JOHN G HILL Map Ref:MB 4 PG 351City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR								
11	.24Mi.	**529 SEWARD ST**	10/28/2024	$145,000	$88	1632	//	1924	8,700 SF
		SEWARD, PA 15954-2015							
	APN: 60-03-08-0-105 Document #: 202410280027674 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 101-103 Abbreviated Description: Abbreviated Description:PORTION OF LOTS 101-103 City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR								
12	.29Mi.	**544 SEWARD ST**	05/09/2024	$168,000			//		22,500 SF
		SEWARD, PA 15954-3033							
	APN: 60-03-08-0-064 Document #: 202405090011220 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 163-164 Subdivision: TA ESTEP PLAN OF LOTS ADJOINING SEWARD BOROUGH Abbreviated Description: Lot:163-164 Subdivision:TA ESTEP PLAN OF LOTS ADJOINING SEWARD BOROUGH City/Muni/Twp:SAINT CLAIR City/Muni/Twp: SAINT CLAIR								
13	.29Mi.	**539 SEWARD ST**	05/03/2024	$112,500			//		22,500 SF
		SEWARD, PA 15954-3034							
	APN: 60-03-08-0-048 Document #: 202405030010748 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 135-137 MapRef: VOL 4 PG 349 Abbreviated Description: Lot:135-137 Map Ref:VOL 4 PG 349City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR								
14	.58Mi.	**206 INDIANA ST**	04/30/2024	$55,000			//		9,075 SF
		SEWARD, PA 15954-2039							
	APN: 31-01-03-0-013 Document #: 202404300010286 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
15	.45Mi.	**1360 5TH ST**	04/05/2024	$15,000			//		4,800 SF
		SEWARD, PA 15954-3103							
	APN: 60-03-07-0-025 Document #: 202404050008098 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: JOWARD C COOK Abbreviated Description: Lot:1 Subdivision:JOWARD C COOK								

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.

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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.	**6904 ROUTE 711**	**05/00/1988**	$15,430	$15,430				11,550 SF	
.01Mi.	**6906 ROUTE 711**	**08/00/2022**	$8,870	$8,870				11,550 SF	
.01Mi.	**6900 ROUTE 711**	**07/00/2019**	$12,190	$12,190				11,550 SF	
.03Mi.	**6908 ROUTE 711**	**08/00/2021**	$12,790	$12,790	1,442		1922	11,550 SF	
.04Mi.	**6894 ROUTE 711**	**09/00/1992**	$12,110	$12,110	906		1948	7,000 SF	
.04Mi.	**530 WASHINGTON ST**	**09/00/1975**	$10,320	$10,320	843		1910	11,550 SF	
.04Mi.	**526 WASHINGTON ST**	**04/00/2005**	$7,570	$7,570				11,550 SF	
.04Mi.	**532 WASHINGTON ST**	**07/00/2003**	$4,940	$4,940				7,000 SF	
.04Mi.	**6910 ROUTE 711**	**05/00/2012**	$6,990	$6,990				11,550 SF	
.04Mi.	**6907 ROUTE 711**	**04/00/2018**	$1,980	$1,980	2,109		1964		
.04Mi.	**524 WASHINGTON ST**	**01/00/2005**	$7,390	$7,390				11,550 SF	
.05Mi.	**6892 ROUTE 711**	**06/00/2014**	$7,330	$7,330				6,000 SF	
.05Mi.	**534 WASHINGTON ST**	**10/00/1942**	$3,690	$3,690				7,000 SF	
.05Mi.	**522 WASHINGTON ST**	**04/00/2018**	$9,400	$9,400	1,196		1920	11,550 SF	
.05Mi.	**6911 ROUTE 711**	**05/00/2004**	$21,050	$21,050	1,456		1998	18,150 SF	
.06Mi.	**6914 ROUTE 711**	**06/00/1994**	$11,100	$11,100	1,696		1900	9,075 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **6904 ROUTE 711, SEWARD, PA 15954-2019** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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