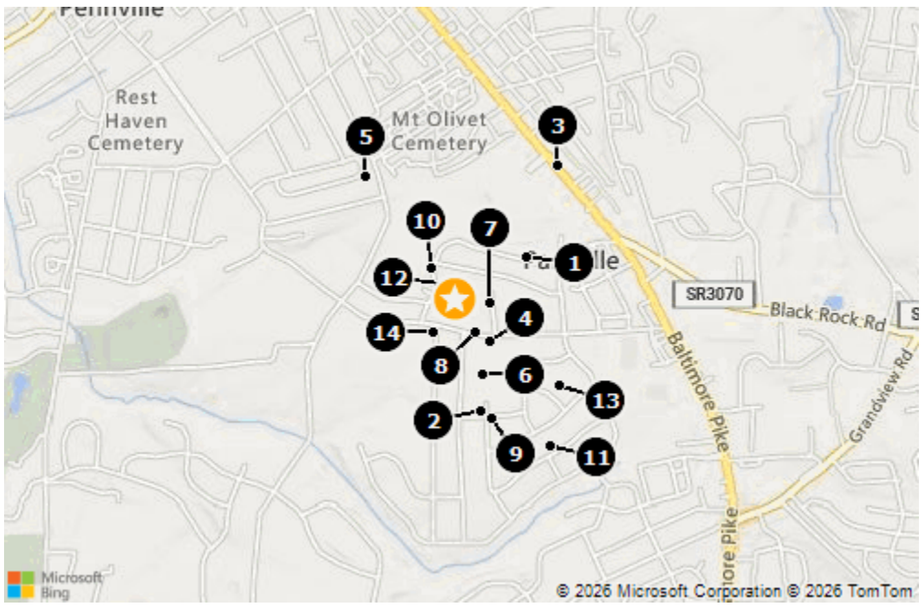
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

6 VALLEY RUN CIR, HANOVER, PA 17331-9269

County:	**YORK PA**	Census Tract:	421330219.011022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	44-000-25-0135.00-00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$244,000**	FSD:	31	Common Confidence Score:	22
Value Range:	$168,360 - $319,640	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2006	Tax Rate Code Area:	TAX 044
Assd Land Value:	$34,060	Market Land Value:	$34,060	Tax Year:	2026
Assd Improvement:	$132,540	Market Improvment Value:	$132,540	Total Taxable Value:	$5,879
Total Assessed Value:	$166,600	Total Assessor Market Value:	$166,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 44 Subdivision: LITTLE KNOLL ESTATES SECTION 2

Abbreviated Description:	LOT 135
City/Muni/Twp:	PENN TOWNSHIP

Property Characteristics

Lot Size:	20,430 SF	Bedrooms:	3	Pool:	
Building Area:	2532 SF	Baths:	1	Fireplace:	
Year Built:	1990	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Shingle
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+AB	Number of Cars:		A/C:	N
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/27/2022	Sales Price:	$212,000
Document #:	2022051367 BK-PG 1776-1223	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/20/2017	Sales Price:	$212,000
Document #:	2017027437 BK-PG 1776-1223	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/24/2008	Sales Price:	$212,000
Document #:	2008066564 BK-PG 1776-1223	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/23/2006	Sales Price:	$170,000
Document #:	2006006598 BK-PG 1752-2077	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	12/28/2005	Sales Price:	$120,000
Document #:	BK-PG 1743-6690	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/07/2005	Loan Amount:	N/A
Document #:	2005095869 BK-PG 1776-1223	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	12/01/2035	Type Finance:	

Legal Description:
Lot: 135 Subdivision: LITTLE KNOLL ESTATES SECTION 2

Mortgage Record

Recording Date:	09/01/2005	Loan Amount:	N/A
Document #:	2005067502 BK-PG 1752-2077	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	09/01/2035	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/01/2005	Sales Price:	$249,900
Document #:	2005057410 BK-PG 1743-6686	Type of Sale:	Full Amount on Deed
Contract Date:	05/06/2005		
Document Type:			

Legal Description:
Lot: 135 Subdivision: LITTLE KNOLL ESTATES SECTION 2 Map Ref: MB JJ PG433

Prior Transfer

Recording Date:	08/01/2005	Sales Price:	$249,900
Document #:	BK-PG 1743 -6686	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 44 Subdivision: LITTLE KNOLL ESTATES SECTION 2
Abbreviated Description: LOT 135
City/Muni/Twp: PENN TOWNSHIP

Prior Transfer

Recording Date:	08/01/1990	Sales Price:	$106,700
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,451,980	Median # of Bedrooms	3
Median Lot Size	16,771 SF	Median # of Baths	2
Median Living Area	1,894 SF	Median Year Built	1991
Price Range - 2 Yrs	$94,900 to $519,900	Age Range	1 years to 116 years
Median Value	$319,950	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**9 LITTLE KNOLL DR** **HANOVER, PA 17331-9280**	01/15/2026	$310,000	$194	1590	5/3/2	1989	9,888 SF	
		APN: 44-000-25-0049.00-00000 Document #: 2026002787 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Subdivision: LITTLE KNOLL ESTATES MapRef: MB II PG 781 Abbreviated Description: Lot:49 Subdivision:LITTLE KNOLL ESTATES Map Ref:MB II PG 781City/Muni/Twp:PENN City/Muni/Twp: PENN								
2	.29Mi.	**49 RED ROCK RUN** **HANOVER, PA 17331-7220**	12/19/2025	$495,000	$151	3266	9/5/4	2020	22,216 SF	
		APN: 44-000-36-0173.00-00000 Document #: 2025050150 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 173 Subdivision: SUBDIVISION PLANS-PHASE 1 FOR STONEWICKE MapRef: DOC 2018036629 Abbreviated Description: Lot:173 Subdivision:SUBDIVISION PLANS-PHASE 1 FOR STONEWICKE Map Ref:DOC 2018036629City/Muni/Twp:PENN City/Muni/Twp: PENN								
3	.44Mi.	**832 BALTIMORE ST** **HANOVER, PA 17331-4130**	12/05/2025	$175,000	$113	1536	6/4/1	1910	5,271 SF	
		APN: 44-000-04-0035.00-00000 Document #: 2025047456 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PENN City/Muni/Twp: PENN								
4	.14Mi.	**310 CLOVER LN** **HANOVER, PA 17331-9248**	11/13/2025	$150,000	$105	1421	7/3/1	1917	20,647 SF	
		APN: 44-000-CD-0097.00-00000 Document #: 2025043666 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: STONEWICKE V Legal Unit: 2 MapRef: MB 2751 PG 7996 Abbreviated Description: Subdivision:STONEWICKE V Legal Unit:2 Map Ref:MB 2751 PG 7996City/Muni/Twp:PENN City/Muni/Twp: PENN								
5	.36Mi.	**87 LION DR** **HANOVER, PA 17331-3849**	11/03/2025	$290,000	$150	1926	6/3/2	1993	21,344 SF	
		APN: 44-000-26-0018.00-00000 Document #: 2025042079 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: PICKETT RIDGE Abbreviated Description: Lot:18 Subdivision:PICKETT RIDGE City/Muni/Twp:PENN City/Muni/Twp: PENN								
6	.2Mi.	**1241 MAPLE LN** **HANOVER, PA 17331-8035**	10/10/2025	$377,380	$271	1390	5/3/2	2025	27,181 SF	
		APN: 44-000-43-0005.00-00000 Document #: 2025038870 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Subdivision: STONEWICKE V Legal Unit: 5 MapRef: DOC 2024003175 Abbreviated Description: Subdivision:STONEWICKE V Legal Unit:5 Map Ref:DOC 2024003175City/Muni/Twp:PENN City/Muni/Twp: PENN

7	.08Mi.	**955 MAPLE LN** **HANOVER, PA 17331-9251**	09/16/2025	$246,000	$172	1428	5/2/2	1961	16,553 SF	

APN: 44-000-CD-0096.K0-00000 Document #: 2025034126
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Abbreviated Description: Lot:3 City/Muni/Twp:PENN City/Muni/Twp: PENN

8	.09Mi.	**325 CLOVER LN** **HANOVER, PA 17331-9252**	08/25/2025	$264,900	$181	1460	4/2/2	1971	14,375 SF	

APN: 44-000-CD-0095.B0-00000 Document #: 2025030385
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: J H RIFE Abbreviated Description: Lot:5 Subdivision:J H RIFE City/Muni/Twp:PENN City/Muni/Twp: PENN

9	.34Mi.	**52 RED ROCK RUN** **HANOVER, PA 17331-7251**	07/28/2025	$519,900	$252	2063	7/3/2	2021	16,988 SF	

APN: 44-000-36-0167.00-00000 Document #: 2025026924
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 167 Subdivision: FINAL SUBDIVISION PLAN PHASE 1 MapRef: DOC 2018036629 Abbreviated Description: Lot:167 Subdivision:FINAL SUBDIVISION PLAN PHASE 1 Map Ref:DOC 2018036629City/Muni/Twp:PENN City/Muni/Twp: PENN

10	.1Mi.	**43 LITTLE KNOLL DR** **HANOVER, PA 17331-9280**	06/17/2025	$372,000	$181	2048	6/3/2	1990	12,720 SF	Yes

APN: 44-000-25-0066.00-00000 Document #: 2025021508
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: LITTLE KNOLL ESTATES MapRef: MB JJ PG 434 Abbreviated Description: Lot:66 Subdivision:LITTLE KNOLL ESTATES Map Ref:MB JJ PG 434City/Muni/Twp:PENN City/Muni/Twp: PENN

11	.44Mi.	**115 STONEWICKE DR** **HANOVER, PA 17331-8076**	04/01/2025	$94,900	$34	2741	5/3/2	2025	14,985 SF	

APN: 44-000-36-0096.00-00000 Document #: 2025012108
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: FINAL SUBDIVISION PLANS PHASE III MapRef: FILE E-5041 Abbreviated Description: Lot:96 Subdivision:FINAL SUBDIVISION PLANS PHASE III Map Ref:FILE E-5041City/Muni/Twp:PENN City/Muni/Twp: PENN

12	.04Mi.	**7 VALLEY RUN CIR** **HANOVER, PA 17331-9269**	03/26/2025	$329,900	$177	1861	6/3/2	1990	9,017 SF	

APN: 44-000-25-0129.00-00000 Document #: 2025011356
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 129 Section: 2 Subdivision: LITTLE KNOLL ESTATES Phase No: IIA&IIB Abbreviated Description: Lot:129 Section:2 Subdivision:LITTLE KNOLL ESTATES Phase No:IIA&IIB City/Muni/Twp:PENN City/Muni/Twp: PENN

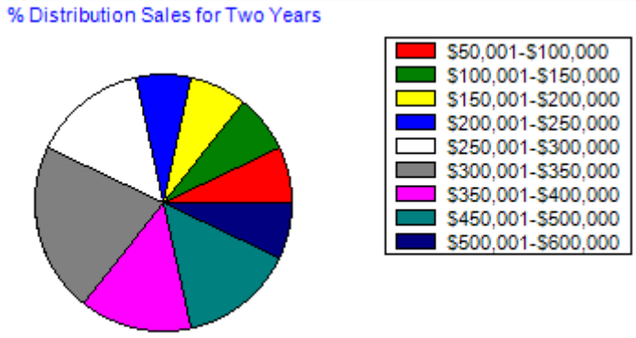
13	.34Mi.	**113 GRANBURY XING** **HANOVER, PA 17331-7928**	03/13/2025	$490,000	$163	2997	8/4/2	2020	30,013 SF	

APN: 44-000-36-0126.00-00000 Document #: 2025009677
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 126 Subdivision: STONEWICKE MapRef: DOC 2019044994 Abbreviated Description: Lot:126 Subdivision:STONEWICKE Map Ref:DOC 2019044994City/Muni/Twp:PENN City/Muni/Twp: PENN

14	.1Mi.	**1013 BAIR RD** **HANOVER, PA 17331-9243**	03/06/2025	$337,000	$117	2880	7/4/2	2006	22,651 SF	

APN: 44-000-CD-0100.D0-00000 Document #: 2025008592
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Abbreviated Description: Lot:2 City/Muni/Twp:PENN City/Muni/Twp: PENN

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.

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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.	**6 VALLEY RUN CIR**	**08/01/2005**	$166,600	$166,600	2,532	6/3/1	1990	20,430 SF	
.02Mi.	**8 VALLEY RUN CIR**	**06/04/2010**	$158,030	$158,030	2,632	5/3/3	1993	26,964 SF	
.04Mi.	**2 VALLEY RUN CIR**	**09/22/2011**	$161,470	$161,470	1,556	6/3/2	1990	15,769 SF	
.04Mi.	**5 VALLEY RUN CIR**	**07/06/1990**	$176,190	$176,190	2,895	9/4/1	1990	9,017 SF	
.04Mi.	**7 VALLEY RUN CIR**	**03/26/2025**	$168,770	$168,770	1,861	6/3/2	1990	9,017 SF	
.05Mi.	**361 CLOVER LN**	**06/01/2016**	$90,790	$90,790	2,030	7/4/1	1960	14,723 SF	
.05Mi.	**365 CLOVER LN**	**05/03/2021**	$90,620	$90,620	1,200	5/3/2	1960	13,983 SF	
.05Mi.	**52 LITTLE KNOLL DR**	**11/21/2019**	$133,440	$133,440	1,648	7/3/2	1990	16,553 SF	
.05Mi.	**10 VALLEY RUN CIR**	**08/19/2016**	$188,140	$188,140	2,113	7/3/2	1990	40,206 SF	
.05Mi.	**9 VALLEY RUN CIR**	**11/19/2021**	$143,350	$143,350	1,336	5/3/1	1989	9,845 SF	
.05Mi.	**375 CLOVER LN**	**02/22/2002**	$123,070	$123,070	1,820	7/3/2	1900	33,977 SF	
.05Mi.	**355 CLOVER LN**	**01/30/2026**	$157,530	$157,530	1,974	5/3/1	1974	23,087 SF	
.05Mi.	**12 VALLEY RUN CIR**	**04/02/1991**	$150,230	$150,230	1,220	6/3/2	1990	20,168 SF	
.06Mi.	**46 LITTLE KNOLL DR**	**02/02/1995**	$159,240	$159,240	1,790	7/3/2	1990	13,155 SF	
.06Mi.	**11 VALLEY RUN CIR**	**04/30/2003**	$143,630	$143,630	1,232	5/3/2	1992	13,678 SF	
.06Mi.	**34 BLUE SPRUCE DR**	**01/06/1998**	$165,860	$165,860	1,764	7/3/2	1990	10,803 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 **6 VALLEY RUN CIR, HANOVER, PA 17331-9269** 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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