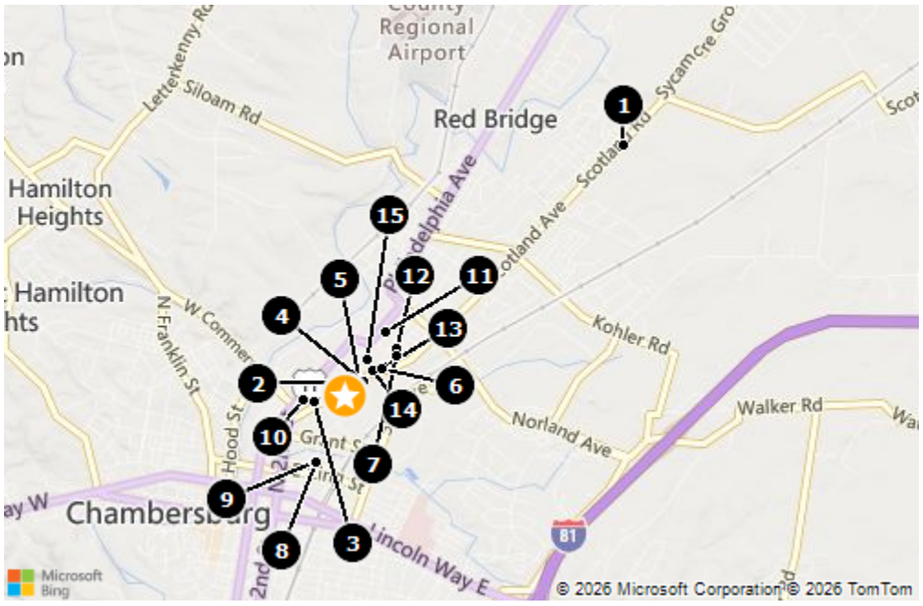
# ICE SiteX Report

**OrderID: 97670630**

## SiteX Property Information Report




## Subject Property Location

### 728 BROAD ST, CHAMBERSBURG, PA 17201-1289

| | | | |
|---|---|---|---|
| County: | **FRANKLIN PA** | Census Tract: | 420550111.002022 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 02-1C35-34 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$147,000** | FSD: | 13 | Common Confidence Score: | 55 |
| Value Range: | $127,890 - $166,110 | ICE Confidence Score: | 87 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 1961 | Tax Rate Code Area: | |
| Assd Land Value: | $670 | Market Land Value: | $670 | Tax Year: | 2026 |
| Assd Improvement: | $6,150 | Market Improvment Value: | $6,150 | Total Taxable Value: | $1,043 |
| Total Assessed Value: | $6,820 | Total Assessor Market Value: | $6,820 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

District: 02
City/Muni/Twp: CHAMBERSBURG 1

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 11,326 SF | Bedrooms: | | Pool: | |
| Building Area: | 1608 SF | Baths: | 1 | Fireplace: | |
| Year Built: | | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 4 | Ext Walls: | Siding (alum/vinyl) |
| Number of Units: | | Garage Type: | | Heating: | Propane |
| Number of Stories: | 2 | Number of Cars: | | A/C: | |
| Style: | Colonial | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/20/2019 | Sales Price: | $128,000 |
| Document #: | 201917619 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 09/19/2019 | | |
| Document Type: | | | |

**Legal Description:**
City/Muni/Twp: CHAMBERSBURG

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/03/2011 | Sales Price: | $75,000 |
| Document #: | 201114494 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 07/29/2011 | | |
| Document Type: | | | |

**Legal Description:**
City/Muni/Twp: CHAMBERSBURG

### Prior Transfer

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

**Legal Description:**
District: 02
City/Muni/Twp: CHAMBERSBURG 1

# ICE SiteX Report

**OrderID: 97670630**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,364,460 | Median # of Bedrooms | |
| Median Lot Size | 3,049 SF | Median # of Baths | 1 |
| Median Living Area | 1,406 SF | Median Year Built | 1963 |
| Price Range - 2 Yrs | $85,000 to $625,000 | Age Range | 59 years to 66 years |
| Median Value | $196,000 | Median Age | 63 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .21Mi. | **11 SCOTLAND RD**<br>**CHAMBERSBURG, PA 17201-1277** | 05/13/2026 | $193,800 | | | // | | SF | |
| | | APN: 02-1C27-17 Document #: 202609479<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 16 Section: D Subdivision: KENWOOD PARK Abbreviated Description: Lot:16 Section:D Subdivision:KENWOOD PARK City/Muni/Twp:CAHMBERSBURG City/Muni/Twp: CAHMBERSBURG | | | | | | | | |
| 2 | .11Mi. | **828 BROAD ST**<br>**CHAMBERSBURG, PA 17201-1291** | 05/07/2026 | $192,000 | $175 | 1092 | 4/2/ | | 5,663 SF | |
| | | APN: 02-1C35-15 Document #: 202609072<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: MapRef: DOC 202509897 Abbreviated Description: Map Ref:DOC 202509897City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG | | | | | | | | |
| 3 | .16Mi. | **140 E VINE ST**<br>**CHAMBERSBURG, PA 17201-1604** | 03/24/2026 | $139,900 | $92 | 1520 | 7//1 | | 1,742 SF | |
| | | APN: 02-1C34-55 Document #: 202605648<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG | | | | | | | | |
| 4 | .11Mi. | **830 BROAD ST**<br>**CHAMBERSBURG, PA 17201-1291** | 03/16/2026 | $196,000 | $179 | 1092 | 4/2/1 | | 6,098 SF | |
| | | APN: 02-1C35-14 Document #: 202605046<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG | | | | | | | | |
| 5 | .09Mi. | **810 BROAD ST**<br>**CHAMBERSBURG, PA 17201-1291** | 03/02/2026 | $85,000 | $104 | 812 | 5/2/1 | | 3,049 SF | |
| | | APN: 02-1C35-22 Document #: 202604044<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG | | | | | | | | |
| 6 | .23Mi. | **914 WILSON AVE**<br>**CHAMBERSBURG, PA 17201-1246** | 02/09/2026 | $260,000 | $135 | 1920 | 8//2 | | 2,178 SF | |
| | | APN: 02-1C27-39 Document #: 202602500<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Subdivision: HEIRS OF ELLIS E FOUST Abbreviated Description: Lot:7 Subdivision:HEIRS OF ELLIS E FOUST City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG | | | | | | | | |
| 7 | .31Mi. | **240 COLLEGE AVE**<br>**CHAMBERSBURG, PA 17201-1206** | 01/27/2026 | $220,000 | | | // | | SF | |
| | | APN: 02-1C28-39B Document #: 202601507<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 8A Subdivision: JERRE S HUBLEY MapRef: DOC 201823979 Abbreviated Description: Lot:8A Subdivision:JERRE S HUBLEY Map Ref:DOC 201823979City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG | | | | | | | | |
| 8 | .36Mi. | **153 KENNEDY ST**<br>**CHAMBERSBURG, PA 17201-1671** | 01/12/2026 | $150,000 | $106 | 1406 | 6/3/1 | | 1,742 SF | |
| | | APN: 02-1C50-50 Document #: 202600531<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG | | | | | | | | |
| 9 | .36Mi. | **151 KENNEDY ST**<br>**CHAMBERSBURG, PA 17201-1671** | 01/12/2026 | $165,000 | $135 | 1222 | 6/3/2 | | 1,742 SF | |
| | | APN: 02-1C50-51 Document #: 202600520<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG | | | | | | | | |
| 10 | .2Mi. | **546 PHILADELPHIA AVE**<br>**CHAMBERSBURG, PA 17201-1663** | 12/10/2025 | $154,000 | $87 | 1751 | 7//1 | | 6,534 SF | |
| | | APN: 02-1C34-62 Document #: 202524532<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 15 Abbreviated Description: Lot:15 City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG | | | | | | | | |
| 11 | .37Mi. | **102 PARK AVE**<br>**CHAMBERSBURG, PA 17201-1228** | 11/26/2025 | $240,000 | $116 | 2064 | 9//2 | | 8,712 SF | |
| | | APN: 02-1C19-8 Document #: 202523671<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG | | | | | | | | |
| 12 | .35Mi. | **1024 WILSON AVE**<br>**CHAMBERSBURG, PA 17201-1248** | 11/14/2025 | $293,760 | $126 | 2324 | 8//1 | | 19,166 SF | |
| | | APN: 02-1C27-21 Document #: 202522936<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG | | | | | | | | |
| 13 | .24Mi. | **918 WILSON AVE**<br>**CHAMBERSBURG, PA 17201-1246** | 10/06/2025 | $215,000 | $114 | 1872 | 8//2 | | 2,614 SF | |
| | | APN: 02-1C27-40 Document #: 202520269<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 8 Abbreviated Description: Lot:8 City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG | | | | | | | | |
| 14 | .19Mi. | **889 BROAD ST**<br>**CHAMBERSBURG, PA 17201-1276** | 08/19/2025 | $235,000 | $225 | 1040 | 5//1 | 1960 | 6,970 SF | |
| | | APN: 02-1C27-68 Document #: 202516963<br>Document Type: Price Code: D | | | | | | | | |

# ICE SiteX Report

**OrderID: 97670630**

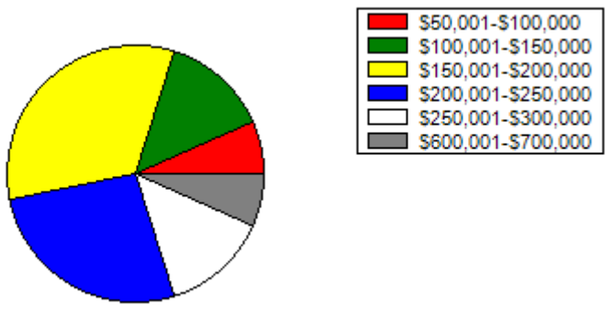
Land Use: Single Family Residential
Legal: Lot: 1 Section: E Subdivision: KENWOOD PARK MapRef: VOL 370 PG 560 Abbreviated Description: Lot:1 Section:E Subdivision:KENWOOD PARK Map Ref:VOL 370 PG 560City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .21Mi. | **120 KENWOOD RD CHAMBERSBURG, PA 17201-1258** | 08/06/2025 | $625,000 | $193 | 3223 | //2 | 1967 | 30,056 SF |

APN: 02-1C27-55 Document #: 202515924
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1&2 Section: C Subdivision: KENWOOD PARK Abbreviated Description: Lot:1&2 Section:C Subdivision:KENWOOD PARK City/Muni/Twp:CHAMBERSBURG City/Muni/Twp: CHAMBERSBURG

## 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.

## 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. | **728 BROAD ST** | | $6,820 | $6,820 | 1,608 | 4//1 | | 11,326 SF | |
| .01Mi. | **730 BROAD ST** | | $4,650 | $4,650 | 1,440 | 4/2/1 | | 9,583 SF | |
| .01Mi. | **716 BROAD ST** | | $7,400 | $7,400 | 1,085 | 4/2/1 | | 19,602 SF | |
| .02Mi. | **736 BROAD ST** | | $8,860 | $8,860 | 1,960 | 6// | | 13,068 SF | |
| .02Mi. | **750 BROAD ST** | | $19,580 | $19,580 | 2,607 | 7/3/1 | 1908 | 16,117 SF | |
| .03Mi. | **712 BROAD ST** | | $9,760 | $9,760 | 3,004 | 12//2 | | 9,583 SF | |
| .03Mi. | **756 BROAD ST** | | $13,950 | $13,950 | | | | | |
| .04Mi. | **704 BROAD ST** | | $16,620 | $16,620 | 2,108 | 7/4/1 | | 4,792 SF | |
| .04Mi. | **696 BROAD ST** | | $22,160 | $22,160 | | | | 41,818 SF | |
| .05Mi. | **768 BROAD ST** | | $5,030 | $5,030 | 1,450 | 6/3/2 | | 13,068 SF | |
| .05Mi. | **682 BROAD ST** | | $12,380 | $12,380 | 2,273 | 6//1 | | 8,276 SF | |
| .06Mi. | **723 BROAD ST** | | $7,820 | $7,820 | 1,768 | 5/3/1 | | 6,534 SF | |
| .07Mi. | **713 BROAD ST** | | $9,250 | $9,250 | 2,048 | 8//1 | | 5,227 SF | |
| .07Mi. | **784 BROAD ST** | | $7,580 | $7,580 | | | | | |
| .07Mi. | **733 BROAD ST** | | $9,450 | $9,450 | 1,744 | //1 | | 15,246 SF | |
| .07Mi. | **709 BROAD ST** | | $16,130 | $16,130 | 3,066 | 12//2 | | 7,841 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 46% | Households Occupied by Owners: | 48% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 39.9 years old | Households: | 10,745 |
| Median Household Income: | $58,417 | Households w/Family: | 52% |
| Household Income Per Capita: | $32,871 | Households w/Family Married: | 33% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 27% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Chambersburg Area School District | Students: | 9,429 |
| Number of Schools: | 17 | Rating: | B |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.79Mi. | **Benjamin Chambers Elementary School**<br>Number of Students: 583<br>Student-Teacher Ratio: 13.46 | B | Public | KG - 5 |
| 1.19Mi. | **Chambersburg Area Middle School North**<br>Number of Students: 1,072<br>Student-Teacher Ratio: 17.6 | A- | Public | 6 - 8 |
| 1.08Mi. | **Chambersburg Area Senior High School**<br>Number of Students: 2,319 | D+ | Public | 9 - 12 |

# ICE SiteX Report

**OrderID: 97670630**

Student-Teacher Ratio: 17.49
Advanced Placement: Yes

## Flood Report

The Subject Property of **728 BROAD ST, CHAMBERSBURG, PA 17201-1289** 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** | 163% | NOTABLY HIGHER |
| **BURGLARY** | 131% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 159% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 113% | HIGHER |
| **AGGRAVATED ASSAULT** | 141% | NOTABLY HIGHER |
| **FORCIBLE RAPE** | 118% | HIGHER |
| **MURDER** | 142% | NOTABLY HIGHER |
| **OVERALL** | 136% | 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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