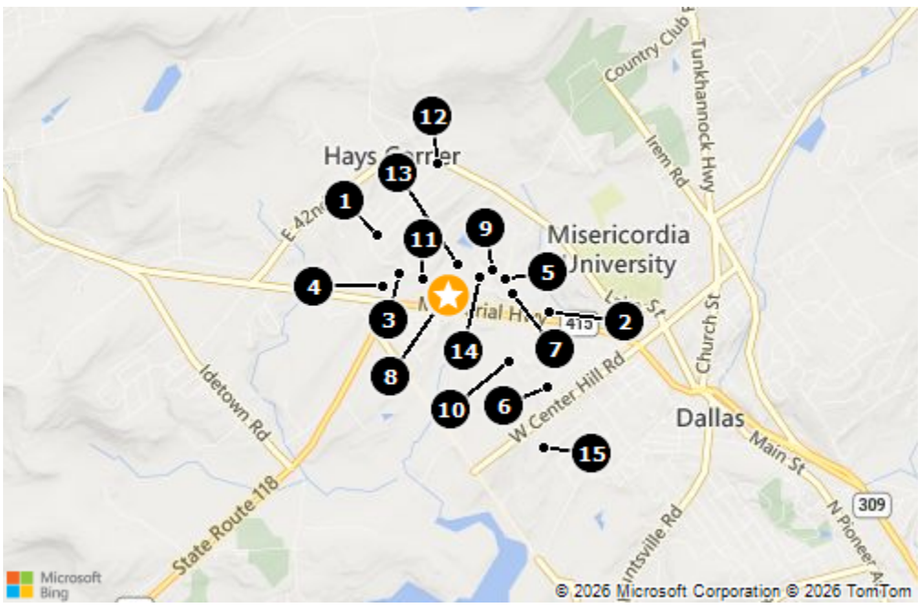
ICE SiteX Report

OrderID: 98245402

SiteX Property Information Report



Subject Property Location

73 OVAL DR, DALLAS, PA 18612-9037

County:	**LUZERNE PA**	Census Tract:	420792112.052031
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	10-D7S5 -004-003-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$424,000**	FSD:	17	Common Confidence Score:	47
Value Range:	$351,920 - $496,080	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2009	Tax Rate Code Area:	
Assd Land Value:	$36,500	Market Land Value:	$36,500	Tax Year:	2025
Assd Improvement:	$172,400	Market Improvment Value:	$172,400	Total Taxable Value:	$5,157
Total Assessed Value:	$208,900	Total Assessor Market Value:	$208,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 4 District: 10 Map Ref: MAP D7S5
Abbreviated Description: 10-1625-5-D2-2 38 OVAL DR
City/Muni/Twp: DALLAS TOWNSHIP

Property Characteristics

Lot Size:	35,284 SF	Bedrooms:		Pool:	
Building Area:	1924 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:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/29/2001	Sales Price:	N/A
Document #:	BK-PG 3001 -45095	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 4 District: 10 Map Ref: MAP D7S5
Abbreviated Description: 10-1625-5-D2-2 38 OVAL DR
City/Muni/Twp: DALLAS TOWNSHIP

Area Sales Analysis

Total Area Sales	$5,478,900	Median # of Bedrooms	
Median Lot Size	20,038 SF	Median # of Baths	
Median Living Area	1,920 SF	Median Year Built	1989
Price Range - 2 Yrs	$77,000 to $775,000	Age Range	15 years to 86 years
Median Value	$350,000	Median Age	37 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**25 IDLEWOOD DR** **DALLAS, PA 18612-9027**	07/21/2026	$387,000	$185	2084	//	1993	15,246 SF	

APN: 10-D7S6 -010-022-000 Document #: 202639317
Document Type: Price Code: D

ICE SiteX Report

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Land Use: Single Family Residential
Legal: Lot: 28 Abbreviated Description: Lot:28 City/Muni/Twp:DALLAS TOWNSHIP City/Muni/Twp: DALLAS TOWNSHIP

2	.49Mi.	**155 BIRCH ST** **DALLAS, PA 18612-9144**	07/20/2026	$79,900	$58	1372	//	1940	10,454 SF	

APN: 10-D7S3 -002-002-000 Document #: 202638897
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

3	.27Mi.	**2 CLOVERLEAF DR** **DALLAS, PA 18612-9139**	06/22/2026	$275,000	$116	2358	//	1970	18,731 SF	

APN: 10-D7S6 -003-001-000 Document #: 202633544
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

4	.33Mi.	**89 COUNTRY CLUB RD** **DALLAS, PA 18612-9128**	06/03/2026	$340,000			//	2011	21,344 SF	

APN: 10-D7S5 -001-04A-000 Document #: 202630114
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: THE MELISSA MARCUM SUBDIVISION MapRef: MB 278 PG 59 Abbreviated Description: Lot:1 Subdivision:THE MELISSA MARCUM SUBDIVISION Map Ref:MB 278 PG 59City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

5	.28Mi.	**96 ELMCREST DR** **DALLAS, PA 18612-9231**	05/14/2026	$340,000	$201	1687	//	1954	19,166 SF	

APN: 10-D7S3 -003-014-000 Document #: 202626358
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: ELMCREST MapRef: MB 947 PG 115 Abbreviated Description: Subdivision:ELMCREST Map Ref:MB 947 PG 115City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

6	.65Mi.	**58 HIGHLAND BLVD** **DALLAS, PA 18612-1336**	05/14/2026	$435,000	$215	2016	//	1950	27,443 SF	

APN: 11-D7SE3 -010-002-000 Document #: 202626553
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17&18 Subdivision: GRANDVIEW ESTATES Abbreviated Description: Lot:17&18 Subdivision:GRANDVIEW ESTATES City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

7	.31Mi.	**72 ELMCREST DR** **DALLAS, PA 18612-9231**	04/20/2026	$275,000	$143	1919	//	1950	10,890 SF	

APN: 10-D7S3 -003-019-000 Document #: 202621067
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: ELMCREST MapRef: MB 947 PG 118 Abbreviated Description: Lot:62 Subdivision:ELMCREST Map Ref:MB 947 PG 118City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

8	.05Mi.	**65 OVAL DR** **DALLAS, PA 18612-9037**	01/14/2026	$77,000	$83	920	//	1960	20,038 SF	

APN: 10-D7S5 -004-006-000 Document #: 202602476
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38A&37A Subdivision: LAKEWAY MANOR MapRef: MB 14 PG 80 Abbreviated Description: Lot:38A&37A Subdivision:LAKEWAY MANOR Map Ref:MB 14 PG 80City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

9	.27Mi.	**124 WHITE BIRCH LN** **DALLAS, PA 18612-9148**	01/05/2026	$385,000	$200	1920	//	1993	27,443 SF	

APN: 10-D7S7 -004-005-000 Document #: 202600447
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 124 Subdivision: ELMCREST WOODS MapRef: MB 25 PG 15 Abbreviated Description: Lot:124 Subdivision:ELMCREST WOODS Map Ref:MB 25 PG 15City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

10	.43Mi.	**18 GREYCLIFF DR** **DALLAS, PA 18612-1341**	12/17/2025	$625,000	$193	3222	//	2000	16,988 SF	

APN: 11-D7SE3 -014-011-000 Document #: 202567229
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

11	.14Mi.	**11 OVAL DR** **DALLAS, PA 18612-9037**	12/10/2025	$235,000	$186	1260	//	1972	40,511 SF	

APN: 10-D7S5 -002-009-000 Document #: 202565828
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

12	.66Mi.	**2 CRESTVIEW DR** **DALLAS, PA 18612-9114**	12/08/2025	$440,000	$213	2062	//	1989	24,394 SF	

APN: 10-D7S2 -005-011-000 Document #: 202565253
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

13	.15Mi.	**47 OVAL DR** **DALLAS, PA 18612-9037**	10/14/2025	$350,000	$208	1680	//	2001	34,412 SF	

APN: 10-D7S5 -004-011-000 Document #: 202555057
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33A Subdivision: LAKEWAY MANOR RESUBDIVISION MapRef: MB 14 PG 80 Abbreviated Description: Lot:33A Subdivision:LAKEWAY MANOR RESUBDIVISION Map Ref:MB 14 PG 80

14	.18Mi.	**141 WHITE BIRCH LN** **DALLAS, PA 18612-9146**	08/08/2025	$460,000	$181	2532	//	1998	19,166 SF	

APN: 11-D7S7 -001-003-000 Document #: 202541543
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 136 Subdivision: ELMCREST WOODS MapRef: MB 93 PG 75 Abbreviated Description: Lot:136 Subdivision:ELMCREST WOODS Map Ref:MB 93 PG 75

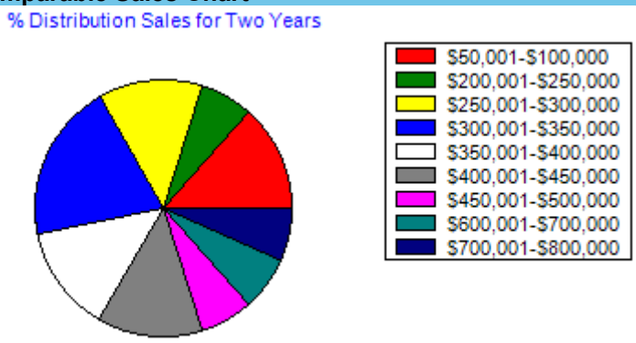
15	.87Mi.	**46 WHITE TAIL DR** **DALLAS, PA 18612-1551**	08/04/2025	$775,000	$209	3706	//	1996	22,216 SF	Yes

APN: 11-E7NE2 -001-001-000 Document #: 202540106
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: DEER MEADOW ESTATES PHASE I MapRef: MB 58 PG 52 Abbreviated Description: Lot:46 Subdivision:DEER MEADOW ESTATES PHASE I Map Ref:MB 58 PG 52City/Muni/Twp:DALLAS BOROUGH City/Muni/Twp: DALLAS BOROUGH

ICE SiteX Report

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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.

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.	**73 OVAL DR**	**03/29/2001**	$208,900	$208,900	1,924		2001	35,284 SF	
.02Mi.	**69 OVAL DR**	**06/15/2001**	$122,400	$122,400	1,408		1972	31,363 SF	
.03Mi.	**39 OVAL DR**	**02/01/2019**	$137,900	$137,900	1,150		1960	1 SF	
.04Mi.	**2 OVAL DR**	**04/18/2012**	$206,600	$206,600	2,880		1987	20,038 SF	
.05Mi.	**65 OVAL DR**	**09/22/2023**	$80,800	$80,800	920		1960	20,038 SF	
.06Mi.	**6 OVAL DR**	**05/20/1988**	$94,000	$94,000	960		1970	10,454 SF	
.07Mi.	**4 OVAL DR**	**05/20/1966**	$112,600	$112,600	1,400		1967	23,958 SF	
.07Mi.	**61 OVAL DR**	**08/14/2025**	$150,300	$150,300	1,680		1990	20,038 SF	
.07Mi.	**5 OVAL DR**	**02/16/2018**	$190,500	$190,500	2,015		1963	14,810 SF	
.08Mi.	**6 OVAL DR**	**05/20/1988**	$129,900	$129,900	1,440		1960	13,068 SF	
.08Mi.	**8 OVAL DR**	**05/03/1977**	$152,100	$152,100	1,528		1979	33,106 SF	
.1Mi.	**10 OVAL DR**	**06/10/1987**	$121,100	$121,100	1,964		1983	30,928 SF	
.11Mi.	**55 OVAL DR**	**12/02/1999**	$113,300	$113,300	1,092		2000	17,860 SF	
.12Mi.	**13 OVAL DR**	**06/17/2016**	$62,300	$62,300	897		1950	25,265 SF	
.12Mi.	**9 OVAL DR**	**09/09/2002**	$156,500	$156,500	1,612		1978	1 SF	
.12Mi.	**15 OVAL DR**	**10/24/2005**	$89,600	$89,600	897		1970	21,344 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	43.4 years old	Households:	6,529
Median Household Income:	$90,985	Households w/Family:	69%
Household Income Per Capita:	$45,028	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Dallas School District	Students:	2,407
Number of Schools:	4	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.85Mi.	**Dallas Middle School** Number of Students: 589 Student-Teacher Ratio: 15.58	B-	Public	6 - 8
1.98Mi.	**Dallas High School** Number of Students: 745 Student-Teacher Ratio: 14 Advanced Placement: Yes	A	Public	9 - 12
1.86Mi.	**Wycallis Primary Center** Number of Students: 512 Student-Teacher Ratio: 16.46	NA	Public	PK - 2
1.79Mi.	**Dallas Intermediate School** Number of Students: 561 Student-Teacher Ratio: 15.8	A	Public	3 - 5

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Flood Report

The Subject Property of **73 OVAL DR, DALLAS, PA 18612-9037** 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	84%	LOWER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	83%	LOWER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	129%	HIGHER
MURDER	84%	LOWER
OVERALL	66%	NOTABLY LOWER

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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