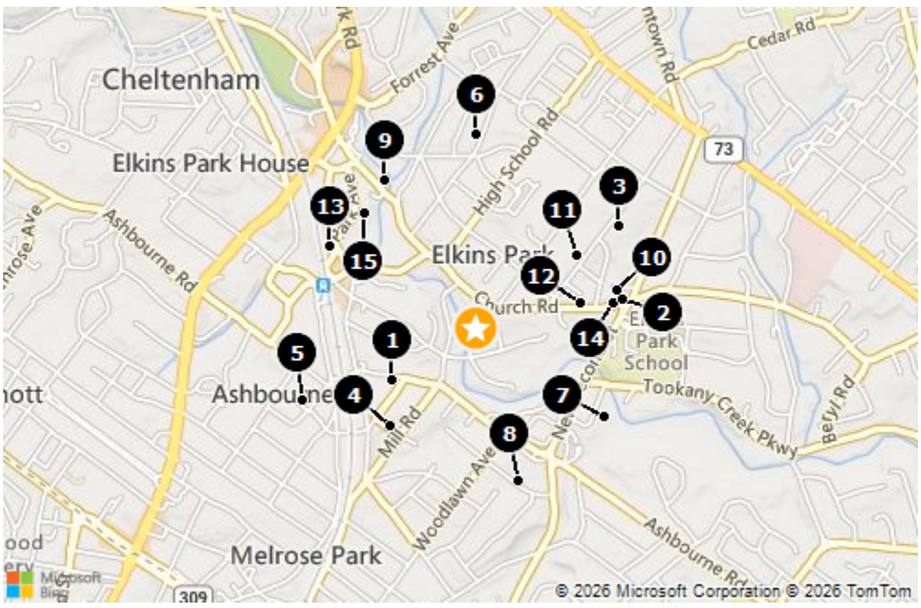
ICE SiteX Report

OrderID: 97979934

SiteX Property Information Report



Subject Property Location

7812 TOOKANY CREEK PKWY, ELKINS PARK, PA 19027-2732

County:	**MONTGOMERY PA**	Census Tract:	420912023.011020
Property Use:	Single Family Residential	Zoning:	R4
Parcel Number:	31-00-26239-00-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$413,000**	FSD:	17	Common Confidence Score:	43
Value Range:	$342,790 - $483,210	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1998	Tax Rate Code Area:	
Assd Land Value:	$60,300	Market Land Value:	$60,300	Tax Year:	2025
Assd Improvement:	$78,500	Market Improvment Value:	$78,500	Total Taxable Value:	$9,810
Total Assessed Value:	$138,800	Total Assessor Market Value:	$138,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 046 District: 31
City/Muni/Twp: CHELTENHAM

Property Characteristics

Lot Size:	13,608 SF	Bedrooms:	3	Pool:	
Building Area:	1654 SF	Baths:	2	Fireplace:	Yes
Year Built:	1958	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	None	Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	N

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/19/2016	Sales Price:	$233,834
Document #:	2016012087 BK-PG 13941-00345	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/12/2015	Sales Price:	$233,007
Document #:	2015033209 BK-PG 13777-2028	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/06/2015	Loan Amount:	N/A
Document #:	2015031738 BK-PG 13941-0345	Loan Type:	FHA
TD Due Date:	05/01/2045	Type Finance:	
Legal Description:			
City/Muni/Twp: CHELTENHAM			

Prior Transfer

Recording Date:	06/02/2014	Sales Price:	$242,250
Document #:	2014033573 BK-PG 12120-0548	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

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Prior Transfer

Recording Date:	05/07/2014	Sales Price:	N/A
Document #:	2014027605 BK-PG 05912-1038	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/30/2014		
Document Type:			

Legal Description:
City/Muni/Twp: CHELTENHAM

Prior Transfer

Recording Date:	04/30/2014	Sales Price:	N/A
Document #:	BK-PG 5912 -1038	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 046 District: 31
City/Muni/Twp: CHELTENHAM

Mortgage Record

Recording Date:	05/24/2007	Loan Amount:	N/A
Document #:	2007063605 BK-PG 12120-0548	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/24/2007	Sales Price:	$255,000
Document #:	2007063604 BK-PG 5648-1446	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/2007		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2007	Sales Price:	$255,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,896,500	Median # of Bedrooms	4
Median Lot Size	11,979 SF	Median # of Baths	2
Median Living Area	2,537 SF	Median Year Built	1929
Price Range - 2 Yrs	$220,000 to $690,000	Age Range	56 years to 166 years
Median Value	$459,000	Median Age	97 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**1322 ASHBOURNE RD** **ELKINS PARK, PA 19027-2680**	05/13/2026	$300,000	$169	1766	8/4/1	1860	16,248 SF	
		APN: 31-00-01123-00-7 Document #: 2026027210 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM								
2	.37Mi.	**205 CHURCH RD** **ELKINS PARK, PA 19027-2727**	05/13/2026	$220,000	$142	1540	6/3/1	1926	4,465 SF	
		APN: 31-00-06205-00-1 Document #: 2026027279 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM								
3	.44Mi.	**8225 FAIRVIEW RD** **ELKINS PARK, PA 19027-2139**	04/20/2026	$600,000	$236	2537	8/3/2	1955	40,894 SF	
		APN: 31-00-09718-00-7 Document #: 2026022091 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM								
4	.31Mi.	**309 GLENWOOD RD** **ELKINS PARK, PA 19027-2600**	04/20/2026	$357,500	$272	1312	6/3/1	1870	4,508 SF	
		APN: 31-00-12061-00-4 Document #: 2026021907 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM								
5	.46Mi.	**411 LODGES LN** **ELKINS PARK, PA 19027-2530**	04/15/2026	$540,000	$164	3286	9/5/4	1930	11,979 SF	
		APN: 31-00-17926-00-7 Document #: 2026021122 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34&35 Abbreviated Description: Abbreviated Description:PORTION LOTS34&35 City/Muni/Twp:ELKINS PARK City/Muni/Twp: ELKINS PARK								
6	.48Mi.	**8210 CADWALADER AVE** **ELKINS PARK, PA 19027-2406**	04/14/2026	$375,000	$142	2640	9/5/2	1932	6,199 SF	
		APN: 31-00-04075-00-7 Document #: 2026020761 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 112 Subdivision: ELKINS PARK MANOR Abbreviated Description: Lot:112 Subdivision:ELKINS PARK MANOR City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM								
7	.39Mi.	**40 CARTER LN** **ELKINS PARK, PA 19027-2707**	03/16/2026	$600,000	$182	3281	9/3/3	1941	18,269 SF	
		APN: 31-00-04312-00-4 Document #: 2026014271 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Subdivision: TOOKANY SPUR LOTS MapRef: MB 1214 PG 600 Abbreviated Description: Lot:30 Subdivision:TOOKANY SPUR LOTS Map Ref:MB 1214 PG 600City/Muni/Twp:CHELTENHAM TOWNSHIP City/Muni/Twp: CHELTENHAM TOWNSHIP								
8	.38Mi.	**227 GLENWOOD RD** **ELKINS PARK, PA 19027-3522**	03/03/2026	$585,000	$259	2254	7/3/2	1958	17,799 SF	

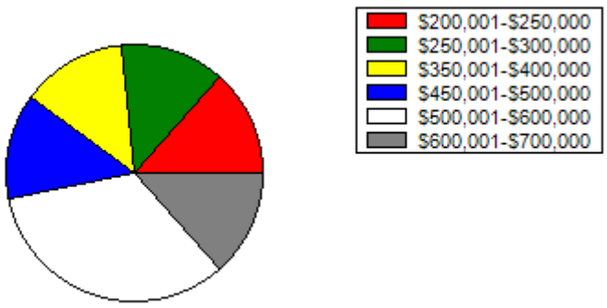
ICE SiteX Report

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	APN: 31-00-12034-00-4 Document #: 2026011512 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Abbreviated Description: Lot:16 City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM									
9	.44Mi.	**541 CHURCH RD** **ELKINS PARK, PA 19027-2445**	02/03/2026	$451,000	$167	2691	8/5/4	1929	11,626 SF	
	APN: 31-00-06301-00-4 Document #: 2026005988 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM									
10	.37Mi.	**8208 NEW SECOND ST** **ELKINS PARK, PA 19027-1723**	12/09/2025	$690,000	$152	4514	10/5/4	1970	30,374 SF	Yes
	APN: 31-00-20576-00-3 Document #: 2025068591 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM									
11	.31Mi.	**8202 FAIRVIEW RD** **ELKINS PARK, PA 19027-2119**	12/04/2025	$615,000	$251	2441	8/4/3	1929	13,199 SF	
	APN: 31-00-09778-00-1 Document #: 2025067461 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB B-6 PG 118 Abbreviated Description: Map Ref:MB B-6 PG 118City/Muni/Twp:CHELTENHAM TOWNSHIP City/Muni/Twp: CHELTENHAM TOWNSHIP									
12	.26Mi.	**225 CHURCH RD** **ELKINS PARK, PA 19027-2734**	10/30/2025	$260,000	$159	1632	6/3/2	1950	26,149 SF	
	APN: 31-00-06226-00-7 Document #: 2025060965 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 218&219 Abbreviated Description: Lot:218&219 City/Muni/Twp:CHELTENHAM TOWNSHIP City/Muni/Twp: CHELTENHAM TOWNSHIP									
13	.41Mi.	**7918 PARK AVE** **ELKINS PARK, PA 19027-2629**	10/24/2025	$459,000	$180	2537	9/6/2	1907	5,950 SF	
	APN: 31-00-21889-00-4 Document #: 2025059818 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM									
14	.35Mi.	**211 CHURCH RD** **ELKINS PARK, PA 19027-2727**	09/15/2025	$245,000	$159	1540	6/3/1	1928	6,046 SF	
	APN: 31-00-06214-00-1 Document #: 2025051098 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM									
15	.4Mi.	**7933 PARK AVE** **ELKINS PARK, PA 19027-2645**	09/11/2025	$599,000	$206	2904	9/6/2	1870	11,700 SF	
	APN: 31-00-21853-00-4 Document #: 2025050492 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHELTENHAM City/Muni/Twp: CHELTENHAM									

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.	**7812 TOOKANY CREEK PKWY**	**04/30/2014**	$138,800	$138,800	1,654	7/3/2	1958	13,608 SF	
.01Mi.	**7808 TOOKANY CREEK PKWY**	**11/24/2008**	$114,080	$114,080	1,344	5/2/1	1952	12,959 SF	
.03Mi.	**7804 TOOKANY CREEK PKWY**	**06/09/2014**	$129,970	$129,970	1,232	6/2/1	1955	13,464 SF	
.04Mi.	**7916 CEDAR RD**	**04/27/2004**	$146,960	$146,960	1,406	7/3/1	1951	13,125 SF	
.04Mi.	**7914 CEDAR RD**	**08/04/2000**	$126,640	$126,640	1,517	7/3/1	1955	14,876 SF	
.04Mi.	**7920 CEDAR RD**	**07/28/2021**	$167,400	$167,400	2,344	7/3/2	1950	16,165 SF	
.05Mi.	**7912 CEDAR RD**	**12/19/2022**	$137,990	$137,990	1,824	6/2/2	1960	20,809 SF	
.05Mi.	**257 HARRISON AVE**	**07/17/2003**	$130,000	$130,000	1,578	6/3/1	1947	17,389 SF	
.05Mi.	**316 CHURCH RD**	**05/14/2024**	$125,180	$125,180	1,476	6/2/1	1940	9,034 SF	
.05Mi.	**259 HARRISON AVE**	**05/31/2024**	$161,060	$161,060	2,284	7/2/1	1947	18,217 SF	
.06Mi.	**255 HARRISON AVE**	**09/27/2005**	$142,000	$142,000	1,971	7/3/2	1947	11,234 SF	
.06Mi.	**324 CHURCH RD**	**07/30/2021**	$130,470	$130,470	2,380	8/4/3	1880	15,560 SF	
.07Mi.	**250 CHURCH RD**	**08/20/2020**	$159,500	$159,500	2,814	10/6/3	1897	12,001 SF	
.07Mi.	**7910 CEDAR RD**	**09/30/2021**	$116,860	$116,860	1,296	7/3/1	1960	10,620 SF	
.07Mi.	**7859 MILL RD**	**06/21/2024**	$115,940	$115,940	1,286	6/2/3	1955	15,838 SF	
.07Mi.	**246 CHURCH RD**	**09/18/2019**	$130,110	$130,110	2,072	7/4/1	1890	8,102 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	42.5 years old	Households:	7,904
Median Household Income:	$111,083	Households w/Family:	64%
Household Income Per Capita:	$55,403	Households w/Family Married:	48%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	27%

School District

School District Zone:	Cheltenham Township School District	Students:	4,176
Number of Schools:	7	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.38Mi.	**Myers Elementary School** Number of Students: 310 Student-Teacher Ratio: 13.19	A-	Public	KG - 4
2.04Mi.	**Cedarbrook Middle School** Number of Students: 672 Student-Teacher Ratio: 11.38	B+	Public	5 - 8
0.43Mi.	**Elkins Park School** Number of Students: 569 Student-Teacher Ratio: 10.94	NA	Public	5 - 6
2.39Mi.	**Cheltenham High School** Number of Students: 1,450 Student-Teacher Ratio: 13.61 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **7812 TOOKANY CREEK PKWY, ELKINS PARK, PA 19027-2732** 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	123%	HIGHER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	58%	NOTABLY LOWER
MURDER	92%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

No alerts noted

ICE SiteX Report

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