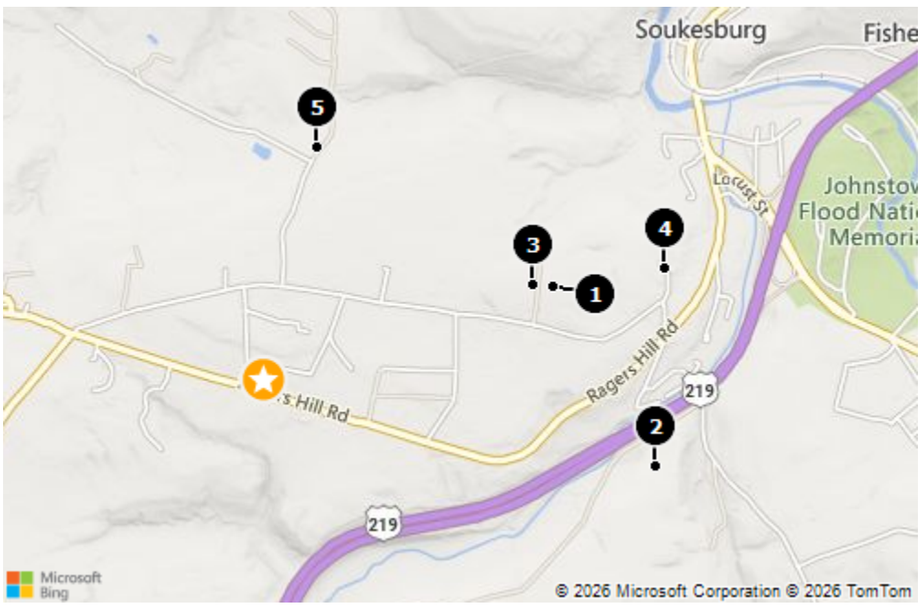
ICE SiteX Report

OrderID: 97524143

SiteX Property Information Report



Subject Property Location

795 RAGERS HILL RD, SOUTH FORK, PA 15956-4038

County:	**CAMBRIA PA**	Census Tract:	420210133.002003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	001 036981	Thomas Bros Pg-Grid:	

Valuation

Value:	**$134,000**	FSD:	21	Common Confidence Score:	36
Value Range:	$105,860 - $162,140	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1972	Tax Rate Code Area:	1
Assd Land Value:	$1,460	Market Land Value:	$1,460	Tax Year:	2026
Assd Improvement:	$9,340	Market Improvment Value:	$9,340	Total Taxable Value:	$431
Total Assessed Value:	$10,800	Total Assessor Market Value:	$10,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 01 Map Ref: MAP # 027
Abbreviated Description: 145 X 300 H G OB
City/Muni/Twp: ADAMS TWP.

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:	1943	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:	02/19/2025	Sales Price:	$101,010
Document #:	2025-00001277 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/22/2023	Sales Price:	$100,000
Document #:	2023-00011406 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/26/2023		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/27/2023	Sales Price:	$100,000
Document #:	2023 011780 BK-PG 1389 -411	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 01 Map Ref: MAP # 027
Abbreviated Description: 145 X 300 H G OB
City/Muni/Twp: ADAMS TWP.

ICE SiteX Report

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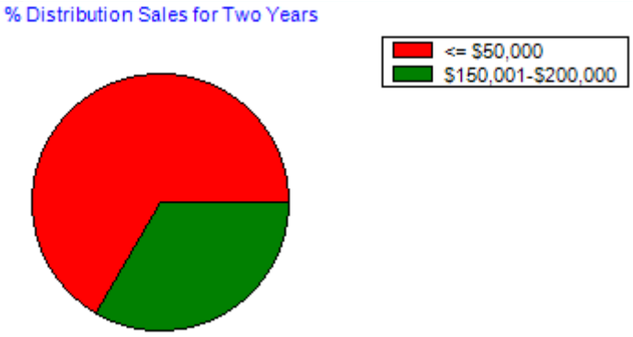
Area Sales Analysis

Total Area Sales	$2,998,000	Median # of Bedrooms	
Median Lot Size	74,052 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	1985
Price Range - 2 Yrs	$28,000 to $2,450,000	Age Range	31 years to 49 years
Median Value	$175,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.79Mi.	**578 MT HOPE RD** **SOUTH FORK, PA 15956-4100**	01/16/2026	$300,000			//	1995	204,733 SF	
		APN: 001 113864 Document #: 2026-00000452 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ADAMS City/Muni/Twp: ADAMS								
2	.99Mi.	**1283 PALESTINE RD** **SOUTH FORK, PA 15956-4205**	08/28/2025	$2,450,000			//	1985	663,552 SF	
		APN: 001 036136 Document #: 2025-00008091 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	.71Mi.	**135 KENZALYNNE LN** **SOUTH FORK, PA 15956-4046**	08/22/2025	$45,000			//	1986	74,052 SF	
		APN: 001 100712 Document #: 2025-00007789 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 MapRef: LB 7 PG 839 Abbreviated Description: Lot:12 Map Ref:LB 7 PG 839								
4	1.02Mi.	**126 BLACKBERRY DR** **SOUTH FORK, PA 15956-4115**	07/25/2025	$175,000			//	1977	SF	
		APN: 001 035433 Document #: 2025-00006797 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6-7 MapRef: LB 978 PG 888 Abbreviated Description: Lot:6-7 Map Ref:LB 978 PG 888								
5	.59Mi.	**246 BEAGLE RD** **SOUTH FORK, PA 15956-3702**	05/09/2025	$28,000			//	1978	21,780 SF	
		APN: 001 100455 Document #: 2025-00004031 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ADAMS City/Muni/Twp: ADAMS								

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.	**795 RAGERS HILL RD**	**10/27/2023**	$10,800	$10,800			1943		
.03Mi.	**807 RAGERS HILL RD**	**04/01/2003**	$14,940	$14,940			1951		
.03Mi.	**783 RAGERS HILL RD**	**01/27/2025**	$30,120	$30,120			1992		
.05Mi.	**779 RAGERS HILL RD**	**05/04/2020**	$38,060	$38,060			1986		
.07Mi.	**821 RAGERS HILL RD**		$15,120	$15,120					
.07Mi.	**813 RAGERS HILL RD**	**06/25/2019**	$22,260	$22,260			1979	1 SF	
.09Mi.	**761 RAGERS HILL RD**	**07/15/2008**	$7,670	$7,670			1945		
.09Mi.	**794 RAGERS HILL RD**	**12/21/2020**	$17,710	$17,710			1945		
.09Mi.	**804 RAGERS HILL RD**	**07/17/2024**	$13,600	$13,600			1949		
.09Mi.	**786 RAGERS HILL RD**	**04/08/2011**	$13,120	$13,120			1957	1 SF	
.11Mi.	**175 RIM DR**	**01/17/2014**	$50,760	$50,760			2015	1 SF	
.11Mi.	**826 RAGERS HILL RD**	**07/23/2025**	$16,660	$16,660			1956		
.11Mi.	**764 RAGERS HILL RD**	**05/01/1991**	$22,050	$22,050			2003		
.12Mi.	**839 RAGERS HILL RD**	**11/29/2024**	$23,440	$23,440			1940	1 SF	
.12Mi.	**834 RAGERS HILL RD**		$13,280	$13,280			1950		
.12Mi.	**133 RIM DR**	**11/01/1988**	$11,420	$11,420			1958	1 SF	

ICE SiteX Report

OrderID: 97524143

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	44.1 years old	Households:	1,058
Median Household Income:	$56,198	Households w/Family:	65%
Household Income Per Capita:	$31,273	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Forest Hills School District	Students:	1,792
Number of Schools:	2	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.02Mi.	**Forest Hills Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	7 - 9
2.72Mi.	**Forest Hills Elementary School** Number of Students: 994 Student-Teacher Ratio: 14.11	B	Public	PK - 6
4.02Mi.	**Forest Hills High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	10 - 12

Flood Report

The Subject Property of **795 RAGERS HILL RD, SOUTH FORK, PA 15956-4038** 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	27%	SIGNIFICANTLY LOWER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	27%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	127%	HIGHER
MURDER	118%	HIGHER
OVERALL	102%	SIMILAR

Disaster Alerts

8/9/2024 - Tropical Storm Debby

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