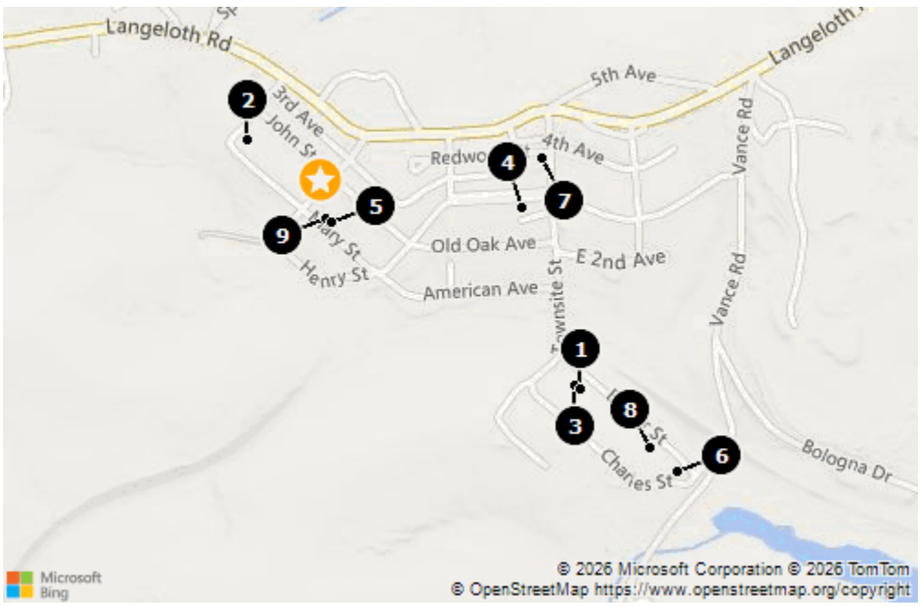
ICE SiteX Report

OrderID: 97875553

SiteX Property Information Report



Subject Property Location

820 JOHN ST, LANGELOTH, PA 15054-1109

County:	**WASHINGTON PA**	Census Tract:	421257137.003052
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	570-019-01-02-0013-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$172,000**	FSD:	12	Common Confidence Score:	57
Value Range:	$151,360 - $192,640	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2015	Tax Rate Code Area:	
Assd Land Value:	$12,200	Market Land Value:	$12,200	Tax Year:	2025
Assd Improvement:	$84,100	Market Improvment Value:	$84,100	Total Taxable Value:	$1,935
Total Assessed Value:	$96,300	Total Assessor Market Value:	$96,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 50,341

Abbreviated Description:	LOT 341 50X120 HSE 2 STY BR/ADDS/DET GAR
City/Muni/Twp:	SMITH

Property Characteristics

Lot Size:	6,011 SF	Bedrooms:	3	Pool:	
Building Area:	1344 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	2+AB	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/07/2025	Sales Price:	$183,000
Document #:	202506303 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/07/2023	Sales Price:	$140,008
Document #:	202317800 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/22/2023	Sales Price:	$185,000
Document #:	202316604 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/18/2023		
Document Type:			
Legal Description:			

Lot: 341 Subdivision: LANGELOTH TOWNSITE PLAN OF LOTS NUMBER 1 Map Ref: MB 4 PG 202
City/Muni/Twp: SMITH TOWNSHIP

Prior Transfer

Recording Date:	08/18/2023	Sales Price:	$185,000

ICE SiteX Report

OrderID: 97875553

Document #:	202316604 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 50,341
Abbreviated Description: LOT 341 50X120 HSE 2 STY BR/ADDS/DET GAR
City/Muni/Twp: SMITH

Mortgage Record

Recording Date:	02/28/2022	Loan Amount:	N/A
Document #:	202205218 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 341 Subdivision: LANGELOTH TOWNSITE PLAN OF LOTS NUMBER 1
City/Muni/Twp: SMITH TOWNSHIP

Mortgage Record

Recording Date:	04/14/2014	Loan Amount:	N/A
Document #:	BK-PG 2014-10699	Loan Type:	Unknown
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 12519

Mortgage Record

Recording Date:	12/06/2013	Loan Amount:	N/A
Document #:	BK-PG 2013-36526	Loan Type:	Unknown
TD Due Date:	12/01/2023	Type Finance:	FIX

Legal Description:
Lot: 12390

Prior Transfer

Recording Date:	04/11/2011	Sales Price:	$82,200
Document #:	201109746 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/29/2011	Loan Amount:	N/A
Document #:	BK-PG 2011-8707	Loan Type:	Unknown
TD Due Date:	03/01/2031	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	10/06/2006	Sales Price:	$81,270
Document #:	200630211 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/29/2006		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$721,900	Median # of Bedrooms	3
Median Lot Size	6,011 SF	Median # of Baths	1
Median Living Area	1,014 SF	Median Year Built	1917
Price Range - 2 Yrs	$5,000 to $176,000	Age Range	96 years to 116 years
Median Value	$40,000	Median Age	109 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**128 ELEANOR ST** **LANGELOTH, PA 15054-1100**	02/24/2026	$5,000	$2	2138	7/3/1	1915	5,489 SF	
		APN: 570-019-04-03-0005-00 Document #: 202603636 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 661 Subdivision: LANGELOTH TOWNSITE COMPANY MapRef: MB VO PG 203 Abbreviated Description: Lot:661 Subdivision:LANGELOTH TOWNSITE COMPANY Map Ref:MB VO PG 203City/Muni/Twp:SMITH City/Muni/Twp: SMITH								
2	.11Mi.	**943 MARY ST** **LANGELOTH, PA 15054-1110**	01/13/2026	$40,000	$39	1014	5/3/1	1920	6,011 SF	
		APN: 570-019-01-02-0001-00 Document #: 202600699 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 373 Subdivision: LANGELOTH TOWNSITE COMPANY MapRef: MB 4 PG 202 Abbreviated Description: Lot:373 Subdivision:LANGELOTH TOWNSITE COMPANY Map Ref:MB 4 PG 202City/Muni/Twp:SMITH TOWNSHIP City/Muni/Twp: SMITH TOWNSHIP								
3	.4Mi.	**130 ELEANOR ST** **LANGELOTH, PA 15054-1100**	11/06/2025	$25,000	$29	840	5/2/1	1915	5,489 SF	
		APN: 570-019-04-03-0004-00 Document #: 202522457 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 660 MapRef: VOL 4 PG 203 Abbreviated Description: Lot:660 Map Ref:VOL 4 PG 203City/Muni/Twp:SMITH City/Muni/Twp: SMITH								
4	.25Mi.	**306 SILVER MAPLE ST** **LANGELOTH, PA 15054-1112**	11/06/2025	$139,900	$117	1190	6/3/1	1917	6,011 SF	
		APN: 570-019-02-08-0009-00 Document #: 202522463 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 162 Subdivision: LANGELOTH TOWNSITE PLAN OF LOTS NO 1 MapRef: MB 4 PG 202 Abbreviated Description: Lot:162 Subdivision:LANGELOTH TOWNSITE PLAN OF LOTS NO 1 Map Ref:MB 4 PG 202City/Muni/Twp:LANGELOTH City/Muni/Twp: LANGELOTH								
5	.06Mi.	**913 MARY ST** **LANGELOTH, PA 15054-1110**	11/04/2025	$30,000	$37	796	4/2/1	1920	12,023 SF	
		APN: 570-019-01-07-0020-00 Document #: 202522237 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 357&358 Subdivision: PLAN NO 1 LANGELOTH TOWNSITE COMPANY MapRef: VOL 4 PG 202 Abbreviated Description: Lot:357&358 Subdivision:PLAN NO 1 LANGELOTH TOWNSITE COMPANY Map Ref:VOL 4 PG 202City/Muni/Twp:SMITH City/Muni/Twp: SMITH

6	.57Mi.	**100 ELEANOR ST** **LANGELOTH, PA 15054-1100**	09/02/2025	$138,000	$191	720	6/3/1	1930	8,712 SF

APN: 570-019-04-03-0019-00 Document #: 202517334
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 674&675 Subdivision: LANGELOTH TOWNSITE COMPANY PLAN NO 2 MapRef: VOL 4 PG 203 Abbreviated Description: Lot:674&675 Subdivision:LANGELOTH TOWNSITE COMPANY PLAN NO 2 Map Ref:VOL 4 PG 203

7	.27Mi.	**404 REDWOOD ST** **LANGELOTH, PA 15054-1115**	08/28/2025	$176,000	$127	1380	6/3/2	1917	4,269 SF

APN: 570-019-02-09-0006-00 Document #: 202517105
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 123&124 Subdivision: LANGELOTH TOWNSITE COMPANY MapRef: VOL 4 PG 202 Abbreviated Description: Lot:123&124 Subdivision:LANGELOTH TOWNSITE COMPANY Map Ref:VOL 4 PG 202

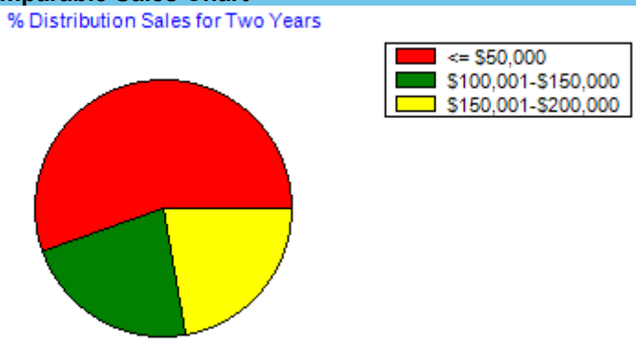
8	.52Mi.	**108 ELEANOR ST** **LANGELOTH, PA 15054-1100**	03/13/2025	$6,000	$6	868	5/2/1	1910	6,621 SF

APN: 570-019-04-03-0015-00 Document #: 202504683
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 671 Subdivision: LANGELOTH TOWNSITE COMPANY MapRef: VOL 4 PG 203 Abbreviated Description: Lot:671 Subdivision:LANGELOTH TOWNSITE COMPANY Map Ref:VOL 4 PG 203City/Muni/Twp:NORTH STRABANE City/Muni/Twp: NORTH STRABANE

9	.04Mi.	**915 MARY ST** **LANGELOTH, PA 15054-1110**	03/05/2025	$162,000	$148	1092	5/3/1	1920	6,011 SF

APN: 570-019-01-07-0022-00 Document #: 202504069
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 359 Subdivision: LANGELOTH TOWNSITE COMPANY PLAN NUMBER 1 MapRef: VOL 4 PG 202 Abbreviated Description: Lot:359 Subdivision:LANGELOTH TOWNSITE COMPANY PLAN NUMBER 1 Map Ref:VOL 4 PG 202City/Muni/Twp:LANGELOTH City/Muni/Twp: LANGELOTH

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.	**820 JOHN ST**	**08/18/2023**	$96,300	$96,300	1,344	6/3/1	1920	6,011 SF	
.01Mi.	**822 JOHN ST**	**08/12/1988**	$58,700	$58,700	940	5/2/1	1920	6,011 SF	
.02Mi.	**818 JOHN ST**	**10/26/1983**	$63,000	$63,000	1,344	6/3/1	1920	6,011 SF	
.02Mi.	**824 JOHN ST**	**06/21/2022**	$68,100	$68,100	1,260	5/3/1	1920	6,011 SF	
.03Mi.	**921 MARY ST**	**11/28/1988**	$50,800	$50,800	956	5/3/1	1920	6,011 SF	
.03Mi.	**816 JOHN ST**	**08/07/2019**	$43,700	$43,700	672	4/2/1	1920	6,011 SF	
.03Mi.	**923 MARY ST**	**10/01/2021**	$74,900	$74,900	946	6/2/1	1920	6,011 SF	
.03Mi.	**826 JOHN ST**	**02/21/2019**	$45,900	$45,900	768	4/2/1	1920	6,011 SF	
.03Mi.	**919 MARY ST**	**12/10/1986**	$48,600	$48,600	676	4/2/1	1920	6,011 SF	
.03Mi.	**821 JOHN ST**	**09/17/2019**	$59,300	$59,300	672	4/2/1	1920	6,011 SF	
.03Mi.	**823 JOHN ST**	**06/05/2018**	$66,700	$66,700	844	5/2/1	1920	6,011 SF	
.03Mi.	**925 MARY ST**	**11/03/2023**	$44,500	$44,500	760	5/2/1	1920	6,011 SF	
.04Mi.	**819 JOHN ST**	**12/22/2021**	$69,700	$69,700	1,344	6/3/1	1920	6,011 SF	
.04Mi.	**814 JOHN ST**	**12/22/1993**	$50,600	$50,600	844	4/1/1	1920	6,011 SF	
.04Mi.	**917 MARY ST**	**10/23/2012**	$49,100	$49,100	768	5/1/1	1920	6,011 SF	
.04Mi.	**828 JOHN ST**	**07/06/2021**	$101,300	$101,300	940	5/2/1	1920	6,011 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	41.9 years old	Households:	37
Median Household Income:	$49,799	Households w/Family:	58%
Household Income Per Capita:	$27,555	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

ICE SiteX Report

OrderID: 97875553

School District

School District Zone:	Burgettstown Area School District	Students:	929
Number of Schools:	2	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.59Mi.	**Burgettstown Area Elementary Center** Number of Students: 430 Student-Teacher Ratio: 11.7	B-	Public	KG - 5
2.71Mi.	**Burgettstown Area Middle / High School** Number of Students: 492 Student-Teacher Ratio: 10.25 Advanced Placement: Yes	C+	Public	6 - 12

Flood Report

The Subject Property of **820 JOHN ST, LANGELOTH, PA 15054-1109** 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	160%	NOTABLY HIGHER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	159%	NOTABLY HIGHER
FORCIBLE ROBBERY	180%	NOTABLY HIGHER
AGGRAVATED ASSAULT	145%	NOTABLY HIGHER
FORCIBLE RAPE	129%	HIGHER
MURDER	148%	NOTABLY HIGHER
OVERALL	122%	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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