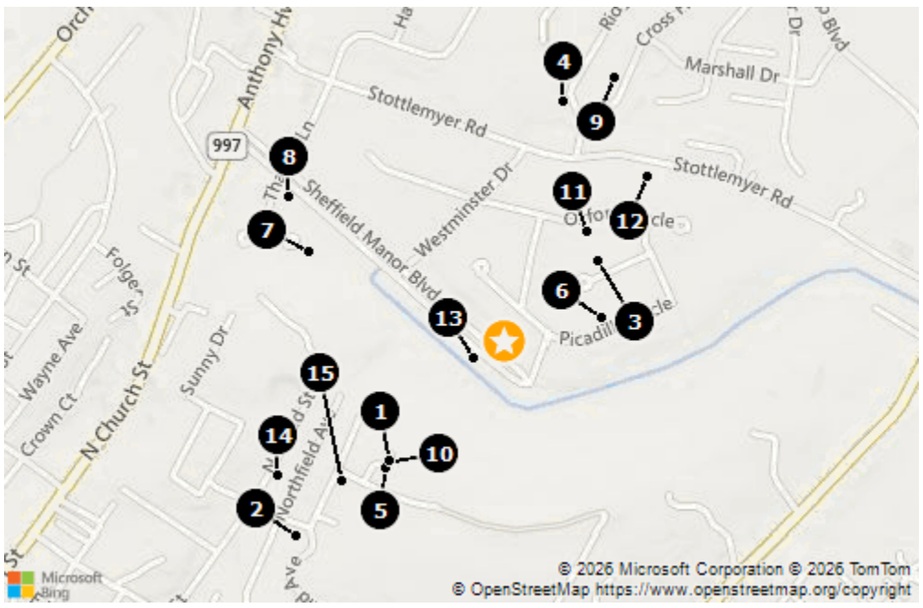
ICE SiteX Report

OrderID: 98237695

SiteX Property Information Report



Subject Property Location

8699 SHEFFIELD MANOR BLVD, WAYNESBORO, PA 17268-9230

County:	**FRANKLIN PA**	Census Tract:	420550125.012005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	23-Q7K-29F	Thomas Bros Pg-Grid:	

Valuation

Value:	**$152,000**	FSD:	16	Common Confidence Score:	43
Value Range:	$127,680 - $176,320	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1961	Tax Rate Code Area:	
Assd Land Value:	$300	Market Land Value:	$300	Tax Year:	2026
Assd Improvement:	$13,350	Market Improvment Value:	$13,350	Total Taxable Value:	$2,035
Total Assessed Value:	$13,650	Total Assessor Market Value:	$13,650	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 District: 23

Abbreviated Description:	LOT 4 29F
City/Muni/Twp:	WASHINGTON TOWNSHIP

Property Characteristics

Lot Size:	2,614 SF	Bedrooms:		Pool:	
Building Area:	1060 SF	Baths:	1	Fireplace:	
Year Built:	1989	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Electric
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/06/2023	Sales Price:	$92,442
Document #:	202300393 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/04/2020	Sales Price:	$92,442
Document #:	202008294 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/04/2019	Sales Price:	$92,442
Document #:	201916467 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/15/2016	Loan Amount:	N/A
Document #:	201602765 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2046	Type Finance:	

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Legal Description:
Lot: 29 Subdivision: SHEFFIELD MANOR DEVELOPMENT
City/Muni/Twp: WASHINGTON

Prior Transfer

Recording Date:	02/15/2016	Sales Price:	$89,900
Document #:	201602764 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/12/2016		
Document Type:			

Legal Description:
City/Muni/Twp: WASHINGTON

Prior Transfer

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

Legal Description:
Lot: 4 District: 23
Abbreviated Description: LOT 4 29F
City/Muni/Twp: WASHINGTON TOWNSHIP

Area Sales Analysis

Total Area Sales	$3,478,300	Median # of Bedrooms	
Median Lot Size	10,019 SF	Median # of Baths	1
Median Living Area	1,156 SF	Median Year Built	1990
Price Range - 2 Yrs	$110,000 to $345,000	Age Range	19 years to 68 years
Median Value	$229,600	Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**335 VALLEY VIEW DR** **WAYNESBORO, PA 17268-1328**	04/23/2026	$190,000	$131	1440	//2	1999	SF	
		APN: 24-5B59-7-4 Document #: 202608005 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: MORNINGSTAR HEIGHTS Legal Unit: 4 MapRef: VOL 288E PG 491 Abbreviated Description: Subdivision:MORNINGSTAR HEIGHTS Legal Unit:4 Map Ref:VOL 288E PG 491City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
2	.36Mi.	**216 HARBAUGH AVE** **WAYNESBORO, PA 17268-1320**	02/10/2026	$110,000	$101	1083	//1	1958	10,890 SF	
		APN: 24-5B58-34 Document #: 202602682 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
3	.15Mi.	**8779 KINGS RD** **WAYNESBORO, PA 17268-8645**	02/04/2026	$205,000	$186	1100	//1	1999	4,356 SF	
		APN: 23-Q7K-14-BE Document #: 202602176 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14B Subdivision: WILLIAM A BRINDLE ASSOCIATES MapRef: VOL 288G PG 604 Abbreviated Description: Lot:14B Subdivision:WILLIAM A BRINDLE ASSOCIATES Map Ref:VOL 288G PG 604City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON								
4	.3Mi.	**11385 RIDGE CREST DR** **WAYNESBORO, PA 17268-7613**	01/27/2026	$329,900	$206	1595	6//2	2007	13,068 SF	
		APN: 23-Q7-320 Document #: 202601580 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: MARTIN RIDGE PHASE I MapRef: VOL 288J PG 90 Abbreviated Description: Lot:50 Subdivision:MARTIN RIDGE PHASE I Map Ref:VOL 288J PG 90City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON								
5	.22Mi.	**317 VALLEY VIEW DR** **WAYNESBORO, PA 17268-1327**	01/27/2026	$214,900	$149	1440	//2	1989	SF	
		APN: 24-5B59-7-10 Document #: 202601458 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: MOMINGSTAR HEIGHTS Legal Unit: 10 MapRef: MB 1076 PG 251 Abbreviated Description: Subdivision:MOMINGSTAR HEIGHTS Legal Unit:10 Map Ref:MB 1076 PG 251City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO								
6	.12Mi.	**8859 PICADILLY CIR** **WAYNESBORO, PA 17268-9297**	01/09/2026	$205,000	$189	1080	//1	2002	3,049 SF	
		APN: 23-Q7K-25B Document #: 202600396 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25B Subdivision: DRAFT OF CURFMAN & ZULLINGGER SURVEYING MapRef: MB 288 H PG 677 Abbreviated Description: Lot:25B Subdivision:DRAFT OF CURFMAN & ZULLINGGER SURVEYING Map Ref:MB 288 H PG 677City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON								
7	.27Mi.	**8328 THAMES CT** **WAYNESBORO, PA 17268-9221**	12/26/2025	$250,000	$211	1184	5//1	1985	13,939 SF	
		APN: 23-Q7-218 Document #: 202525667 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Section: A Subdivision: SHEFFIELD MANOR DEVELOPMENT MapRef: MB 288C PG 286 Abbreviated Description: Lot:31 Section:A Subdivision:SHEFFIELD MANOR DEVELOPMENT Map Ref:MB 288C PG 286City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON								
8	.33Mi.	**8258 SHEFFIELD MANOR BLVD** **WAYNESBORO, PA 17268-9128**	12/23/2025	$270,000	$266	1012	//1	1978	9,583 SF	
		APN: 23-Q7-161 Document #: 202525488 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Section: I Subdivision: SHEFFIELD MANOR DEVELOPMENT MapRef: MB 2880 PG 22 Abbreviated Description: Lot:1 Section:I Subdivision:SHEFFIELD MANOR DEVELOPMENT Map Ref:MB 2880 PG 22City/Muni/Twp:SHEFFIELD MANOR City/Muni/Twp: SHEFFIELD MANOR								
9	.36Mi.	**11333 CROSS FIELDS DR** **WAYNESBORO, PA 17268-7622**	10/22/2025	$345,000			//		10,019 SF	
		APN: 23-Q7-308 Document #: 202521510 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: MARTINS RIDGE PHASE 1 Abbreviated Description: Lot:56 Subdivision:MARTINS RIDGE PHASE 1 City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

10	.22Mi.	**321 VALLEY VIEW DR** **WAYNESBORO, PA 17268-1328**	10/07/2025	$194,900	$135	1440	//2		SF

APN: 24-5B59-7-12 Document #: 202520448
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: MORNINGSTAR HEIGHTS Legal Unit: 12 MapRef: VOL 288E PG 491 Abbreviated Description: Subdivision:MORNINGSTAR HEIGHTS Legal Unit:12 Map Ref:VOL 288E PG 491City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO

11	.17Mi.	**8774 OXFORD CIR** **WAYNESBORO, PA 17268-8640**	10/02/2025	$260,000	$270	960	//1	1990	11,326 SF

APN: 23-Q7K-36E Document #: 202520075
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36 Section: E Subdivision: RICHARD BAUMGARDNER MapRef: VOL 288E PG 115 Abbreviated Description: Lot:36 Section:E Subdivision:RICHARD BAUMGARDNER Map Ref:VOL 288E PG 115City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

12	.27Mi.	**8730 STOTTLEMYER RD** **WAYNESBORO, PA 17268-8672**	09/15/2025	$229,600	$192	1192	6//1	1967	20,038 SF

APN: 23-Q7-91 Document #: 202518680
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: SHEFFIELD MANOR DEVELOPMENT Phase No: 1 Abbreviated Description: Lot:5 Subdivision:SHEFFIELD MANOR DEVELOPMENT Phase No:1 City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

13	.05Mi.	**8694 SHEFFIELD MANOR BLVD** **WAYNESBORO, PA 17268-9223**	08/18/2025	$245,000	$255	960	//1	1990	10,454 SF

APN: 23-Q7K-7K Document #: 202516703
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Section: K Subdivision: SHEFFIELD MEADOWS DEVELOPMENT MapRef: VOL 288D PG 364 Abbreviated Description: Lot:7 Section:K Subdivision:SHEFFIELD MEADOWS DEVELOPMENT Map Ref:VOL 288D PG 364City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

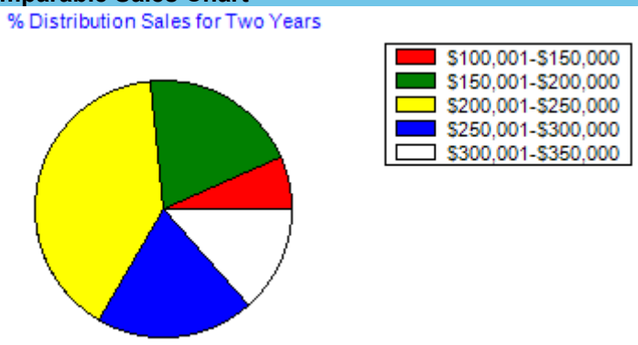
14	.33Mi.	**308 N BROAD ST** **WAYNESBORO, PA 17268-1308**	07/23/2025	$253,000	$189	1336	//1		13,504 SF

APN: 24-5B58-24 Document #: 202514868
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WAYNESBORO City/Muni/Twp: WAYNESBORO

15	.27Mi.	**316 NORTHFIELD AVE** **WAYNESBORO, PA 17268-1369**	07/16/2025	$176,000	$152	1156	//1		9,148 SF

APN: 24-5B58-54 Document #: 202514308
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24&25 MapRef: VOL 152 PG 95 Abbreviated Description: Lot:24&25 Map Ref:VOL 152 PG 95

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.

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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.	**8699 SHEFFIELD MANOR BLVD**		$13,650	$13,650	1,060	5//1	1989	2,614 SF	
0Mi.	**8703 SHEFFIELD MANOR BLVD**		$13,650	$13,650	1,060	5//1	1989	2,614 SF	
0Mi.	**8707 SHEFFIELD MANOR BLVD**		$14,680	$14,680	1,060	5//1	1989	6,970 SF	
.01Mi.	**8687 SHEFFIELD MANOR BLVD**		$13,460	$13,460	1,060	5//1	1989	6,970 SF	
.01Mi.	**8691 SHEFFIELD MANOR BLVD**		$13,650	$13,650	1,060	5//1	1989	2,614 SF	
.01Mi.	**8695 SHEFFIELD MANOR BLVD**		$13,830	$13,830	1,060	5//1	1989	2,614 SF	
.02Mi.	**8725 SHEFFIELD MANOR BLVD**		$14,580	$14,580	864	//1	1989	12,632 SF	
.03Mi.	**8744 PICADILLY CIR**		$16,750	$16,750	960	5//	1986	12,632 SF	
.03Mi.	**8772 PICADILLY CIR**		$17,690	$17,690	1,198	//1	1987	12,632 SF	
.03Mi.	**8718 PICADILLY CIR**		$15,580	$15,580	960	6//1	1985	12,632 SF	
.03Mi.	**8659 SHEFFIELD MANOR BLVD**		$14,020	$14,020	1,060	5//1	1989	2,614 SF	
.03Mi.	**8663 SHEFFIELD MANOR BLVD**		$13,650	$13,650	1,060	5//1	1989	2,614 SF	
.03Mi.	**8667 SHEFFIELD MANOR BLVD**		$14,680	$14,680	1,060	5//1	1989	6,970 SF	
.04Mi.	**11735 WINDSOR RD**		$16,100	$16,100	960	//1	1988	11,761 SF	
.04Mi.	**11761 WINDSOR RD**		$16,180	$16,180	960	5//1	1985	9,583 SF	
.04Mi.	**8702 SHEFFIELD MANOR BLVD**		$16,190	$16,190	960	//1	1989	10,454 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	42.5 years old	Households:	12,966
Median Household Income:	$68,658	Households w/Family:	63%
Household Income Per Capita:	$34,519	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Waynesboro Area School District	Students:	4,090
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.94Mi.	**Waynesboro Area Senior High School** Number of Students: 1,392 Student-Teacher Ratio: 17.41 Advanced Placement: Yes	C+	Public	9 - 12
1.03Mi.	**Summitview Elementary School** Number of Students: 363 Student-Teacher Ratio: 15.37	C+	Public	KG - 5
2.72Mi.	**Waynesboro Area Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8

Flood Report

The Subject Property of **8699 SHEFFIELD MANOR BLVD, WAYNESBORO, PA 17268-9230** 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	114%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	107%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	106%	SIMILAR

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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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