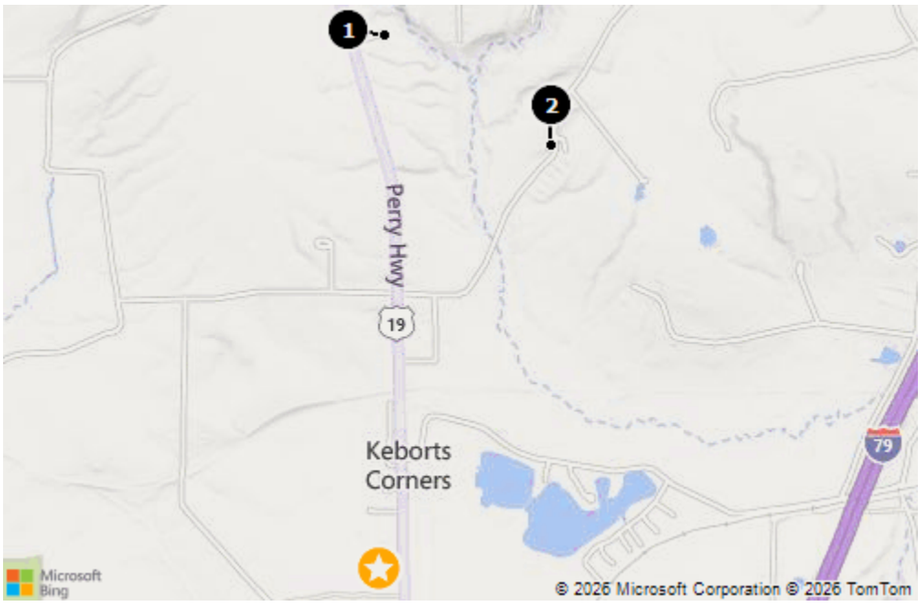
ICE SiteX Report

OrderID: 98273817

SiteX Property Information Report



Subject Property Location

8823 PERRY HWY, MEADVILLE, PA 16335-5765

County:	**CRAWFORD PA**	Census Tract:	420391113.003026
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	055950	Thomas Bros Pg-Grid:	

Valuation

Value:	**$248,000**	FSD:	14	Common Confidence Score:	58
Value Range:	$213,280 - $282,720	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1985	Tax Rate Code Area:	
Assd Land Value:	$2,000	Market Land Value:	$2,700	Tax Year:	2026
Assd Improvement:	$42,200	Market Improvment Value:	$56,249	Total Taxable Value:	$1,531
Total Assessed Value:	$44,200	Total Assessor Market Value:	$58,949	Delinquent Year:	
				Tax Account ID:	6202-004-4
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 62

Abbreviated Description:	3 ACRES & BLDG.
City/Muni/Twp:	UNION TOWNSHIP

Property Characteristics

Lot Size:	3.000 AC	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		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
Mortgage Record

Recording Date:	12/04/2024	Loan Amount:	N/A
Document #:	202413513 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
City/Muni/Twp: UNION TOWNSHIP

Mortgage Record

Recording Date:	05/06/2024	Loan Amount:	N/A
Document #:	202404766 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
City/Muni/Twp: UNION TOWNSHIP

Prior Transfer

Recording Date:	03/31/2022	Sales Price:	$201,000
Document #:	202203906 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/28/2022		
Document Type:			

Legal Description:
City/Muni/Twp: UNION TOWNSHIP

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Mortgage Record

Recording Date:	06/02/2020	Loan Amount:	N/A
Document #:	202004982 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/01/2050	Type Finance:	VAR

Legal Description:
City/Muni/Twp: UNION

Prior Transfer

Recording Date:	11/22/2011	Sales Price:	$139,500
Document #:	201100010079 BK-PG 1066 -0949	Type of Sale:	Full Amount on Deed
Contract Date:	11/21/2011		
Document Type:			

Legal Description:
City/Muni/Twp: UNION

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	202203906 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 62
Abbreviated Description: 3 ACRES & BLDG.
City/Muni/Twp: UNION TOWNSHIP

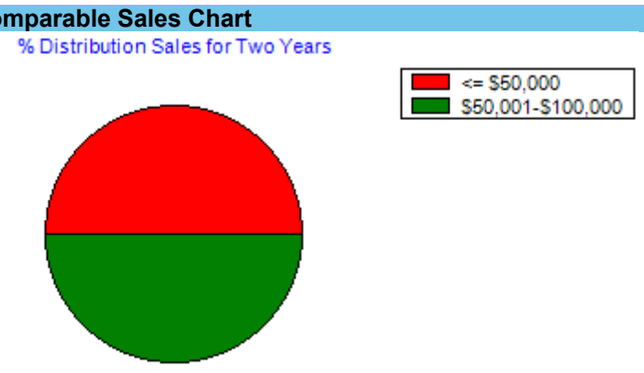
Area Sales Analysis

Total Area Sales	$103,308	Median # of Bedrooms	
Median Lot Size	87,120 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$40,000 to $63,308	Age Range	
Median Value	$51,654	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.27Mi.	**16993 RIDGE DR** **MEADVILLE, PA 16335-6459**	07/21/2026	$63,308			//		SF	
		APN: 052024 Document #: 202608061 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:VERNON TOWNSHIP City/Muni/Twp: VERNON TOWNSHIP								
2	1.07Mi.	**9853 KRIDER RD** **MEADVILLE, PA 16335-6431**	10/17/2025	$40,000			//		174,241 SF	
		APN: 052086 Document #: 202511660 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

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.

ICE SiteX Report

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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.	**8823 PERRY HWY**		$58,949	$44,200				3 SF	
.09Mi.	**8836 PERRY HWY**		$49,862	$37,372				2 SF	
.12Mi.	**8943 PERRY HWY**		$28,350	$21,250				21,607 SF	
.15Mi.	**8957 PERRY HWY**		$39,601	$29,700				5 SF	
.26Mi.	**17007 SEMERAD RD**		$37,800	$28,350					
.32Mi.	**17052 SEMERAD RD**		$56,249	$42,200					
.33Mi.	**8514 PERRY HWY**		$43,651	$32,700				1 SF	
.35Mi.	**8500 PERRY HWY**		$39,601	$29,700				1 SF	
.35Mi.	**8480 JOHNSON RD**		$30,171	$22,652					
.37Mi.	**8494 PERRY HWY**		$26,549	$19,900				1 SF	
.39Mi.	**8434 PERRY HWY**		$31,949	$23,950					
.39Mi.	**17058 SEMERAD RD**		$63,002	$47,250					
.42Mi.	**17106 SEMERAD RD**		$47,959	$35,982				2 SF	
.43Mi.	**8468 JOHNSON RD**		$71,103	$53,304				9 SF	
.45Mi.	**17232 SEMERAD RD**		$29,987	$22,466				3 SF	
.48Mi.	**8324 JOHNSON RD**		$39,588	$29,716				6 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	40.8 years old	Households:	11,604
Median Household Income:	$60,882	Households w/Family:	62%
Household Income Per Capita:	$35,695	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Crawford Central School District	Students:	3,003
Number of Schools:	8	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.81Mi.	**West End Elementary School** Number of Students: 310 Student-Teacher Ratio: 12.14	B-	Public	KG - 6
4.84Mi.	**Meadville Are Middle School** Number of Students: 340 Student-Teacher Ratio: 10.96	B-	Public	7 - 8
4.84Mi.	**Meadville Area Senior High School** Number of Students: 708 Student-Teacher Ratio: 14.37 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **8823 PERRY HWY, MEADVILLE, PA 16335-5765** 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	139%	NOTABLY HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	120%	HIGHER
MURDER	115%	HIGHER
OVERALL	97%	SIMILAR

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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ICE SiteX Report

OrderID: 98273817

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