ICE SiteX Report

OrderID: 97524344

SiteX Property Information Report



Subject Property Location

903 MERLIN ST, BRISTOL, PA 19007-6407

County:	**BUCKS PA**	Census Tract:	420171003.033021
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	05-059-217-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$399,000**	FSD:	16	Common Confidence Score:	43
Value Range:	$335,160 - $462,840	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1972	Tax Rate Code Area:	05
Assd Land Value:	$3,600	Market Land Value:	$49,315	Tax Year:	2026
Assd Improvement:	$19,200	Market Improvment Value:	$263,013	Total Taxable Value:	$6,415
Total Assessed Value:	$22,800	Total Assessor Market Value:	$312,328	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 District: 05 Map Ref: MP 059

Abbreviated Description:	LOT #7 COLONY VILLAGE 73X100
City/Muni/Twp:	BRISTOL TWP

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1183 SF	Baths:	2	Fireplace:	
Year Built:	1966	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:	1	Garage Type:	Built-in	Heating:	
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/26/2025	Sales Price:	$30,000
Document #:	37861 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/29/2025	Loan Amount:	N/A
Document #:	2025017562 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 7
City/Muni/Twp: BRISTOL

Prior Transfer

Recording Date:	04/23/2020	Sales Price:	$149,480
Document #:	2020024488 BK-PG 6967-1473	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/16/2016	Loan Amount:	N/A
Document #:	2016008558 BK-PG -	Loan Type:	Unknown

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TD Due Date:	02/21/2026	Type Finance:	

Legal Description:
City/Muni/Twp: BRISTOL

Mortgage Record

Recording Date:	03/14/2012	Loan Amount:	N/A
Document #:	2012020215 BK-PG 6967-1473	Loan Type:	FHA
TD Due Date:	04/01/2027	Type Finance:	

Legal Description:
Lot: 7 Subdivision: FINAL PLAN OF COLONY VILLAGE BATH ADDITION #3
City/Muni/Twp: BRISTOL

Prior Transfer

Recording Date:	07/19/2002	Sales Price:	N/A
Document #:	20020815420000 BK-PG 2819 -2098	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 District: 05 Map Ref: MP 059
Abbreviated Description: LOT #7 COLONY VILLAGE 73X100
City/Muni/Twp: BRISTOL TWP

Prior Transfer

Recording Date:	07/19/2002	Sales Price:	N/A
Document #:	081542 BK-PG 2819-2098	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/12/2002		
Document Type:			

Legal Description:
Lot: 7 Subdivision: COLONY VILLAGE BATH ADDITION #3 Map Ref: MB28 PG48
City/Muni/Twp: BRISTOL

Prior Transfer

Recording Date:	07/16/1999	Sales Price:	$115,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/16/1999	Sales Price:	$115,900
Document #:	076545 BK-PG 1882-0018	Type of Sale:	Full Amount on Deed
Contract Date:	06/25/1999		
Document Type:			

Legal Description:
Lot: 7 Subdivision: FINAL PLAN OF COLONY VILLAGE BATH ADDITION #3 Map Ref: MB28 PG48
City/Muni/Twp: BRISTOL

Area Sales Analysis

Total Area Sales	$5,421,400	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,470 SF	Median Year Built	1953
Price Range - 2 Yrs	$175,000 to $600,000	Age Range	
Median Value	$371,250	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**909 NEW CHESTNUT ST** **BRISTOL, PA 19007-**	04/09/2026	$585,000	$260	2244	7/4/2	2026	SF	

APN: 05-060-057 Document #: 2026015554
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3&4 Section: 8 Subdivision: BRISTOL TERRACE MapRef: MB 1 PG 80 Abbreviated Description: Lot:3&4 Section:8 Subdivision:BRISTOL TERRACE Map Ref:MB 1 PG 80City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

2	.2Mi.	**907 BATH RD** **BRISTOL, PA 19007-6418**	04/07/2026	$460,000	$217	2119	9/3/2	1950	SF	

APN: 05-060-086 Document #: 2026014901
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3-6,47&48 Section: 1 Subdivision: BRISTOL TERRACE MapRef: MB 1 PG 80 Abbreviated Description: Lot:3-6,47&48 Section:1 Subdivision:BRISTOL TERRACE Map Ref:MB 1 PG 80City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

3	.14Mi.	**903 NEW CHESTNUT ST** **BRISTOL, PA 19007-**	02/12/2026	$600,000	$267	2244	7/4/2	2025	SF	

APN: 05-060-060 Document #: 2026006759
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Section: 8 Subdivision: BRISTOL TERRACE SITUATE Abbreviated Description: Lot:1 Section:8 Subdivision:BRISTOL TERRACE SITUATE City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

4	.3Mi.	**810 WINDER DR** **BRISTOL, PA 19007-2621**	01/28/2026	$220,000	$148	1482	4/2/2	1953	SF	

APN: 05-059-116 Document #: 2026003999
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 309 Subdivision: REVISED PLAN NO 2 WINDER VILLAGE Abbreviated Description: Lot:309 Subdivision:REVISED PLAN NO 2 WINDER VILLAGE City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

5	.28Mi.	**3804 WESTON AVE** **BRISTOL, PA 19007-2615**	01/22/2026	$175,000	$154	1134	5//1	1955	SF	

APN: 05-027-187 Document #: 2026003336
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 161 Subdivision: REVISED PLAN NO 2 OF WINDER VILLAGE MapRef: MB 3 PG 11 Abbreviated Description: Lot:161 Subdivision:REVISED PLAN NO 2 OF WINDER VILLAGE Map Ref:MB 3 PG 11City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

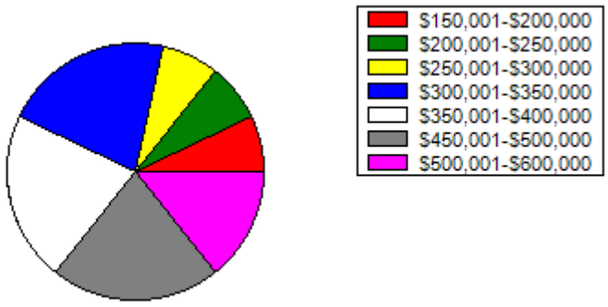
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6	.33Mi.	**804 WINDER DR** **BRISTOL, PA 19007-2621**	01/20/2026	$380,000	$260	1457	5/3/2	1953	SF	
		APN: 05-059-113 Document #: 2026002856 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 306 Subdivision: WILLIAM S WRWIN MapRef: MB 1396 PG 1373 Abbreviated Description: Lot:306 Subdivision:WILLIAM S WRWIN Map Ref:MB 1396 PG 1373City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
7	.2Mi.	**4510 FAYETTE DR** **BRISTOL, PA 19007-2815**	01/08/2026	$454,000	$270	1680	7/3/2	1964	SF	Yes
		APN: 05-060-208 Document #: 2026001051 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29-36 Section: 7 Subdivision: BRISTOL TERRACE Abbreviated Description: Lot:29-36 Section:7 Subdivision:BRISTOL TERRACE City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
8	.07Mi.	**913 FAIRVIEW AVE** **BRISTOL, PA 19007-6434**	12/09/2025	$298,000	$239	1244	6/3/1	1952	SF	
		APN: 05-059-237 Document #: 2025055853 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Subdivision: BATH ADDITION PLOT NO 3 MapRef: MB 6 PG 17 Abbreviated Description: Lot:39 Subdivision:BATH ADDITION PLOT NO 3 Map Ref:MB 6 PG 17City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
9	.06Mi.	**900 TOWER RD** **BRISTOL, PA 19007-3104**	11/25/2025	$335,000	$222	1503	6/3/1	1964	SF	
		APN: 05-059-188 Document #: 2025053490 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 67 Subdivision: BATH ADDITION PLOT NO 3 MapRef: MB 6 PG 48 Abbreviated Description: Lot:67 Subdivision:BATH ADDITION PLOT NO 3 Map Ref:MB 6 PG 48City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
10	.19Mi.	**702 FAIRVIEW AVE** **BRISTOL, PA 19007-6472**	11/10/2025	$399,900	$297	1344	5/3/1	1954	SF	
		APN: 05-059-303 Document #: 2025050929 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 172-174 Subdivision: BATH ADDITION NO 2 MapRef: MB 1 PG 82 Abbreviated Description: Lot:172-174 Subdivision:BATH ADDITION NO 2 Map Ref:MB 1 PG 82City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
11	.05Mi.	**903 FAIRVIEW AVE** **BRISTOL, PA 19007-6434**	10/27/2025	$350,000	$255	1372	5/3/1	1950	SF	
		APN: 05-059-242 Document #: 2025048495 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Subdivision: BATH ADDITION NO 3 MapRef: MB 1784 PG 672 Abbreviated Description: Lot:34 Subdivision:BATH ADDITION NO 3 Map Ref:MB 1784 PG 672City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
12	.16Mi.	**727 MERLIN ST** **BRISTOL, PA 19007-6403**	10/21/2025	$330,000	$209	1575	6/3/2	1949	SF	
		APN: 05-059-281 Document #: 2025047331 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 64&66 Subdivision: BATH ADDITION MapRef: MB 1 PG 82 Abbreviated Description: Lot:64&66 Subdivision:BATH ADDITION Map Ref:MB 1 PG 82								
13	.3Mi.	**1110 NEW CHESTNUT ST** **BRISTOL, PA 19007-2826**	09/11/2025	$472,000	$366	1288	7/3/2	1973	SF	Yes
		APN: 05-060-320 Document #: 2025040757 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36-39 Block: 4 Subdivision: BRISTOL TERRACE Abbreviated Description: Lot:36-39 Block:4 Subdivision:BRISTOL TERRACE City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								
14	.32Mi.	**711 WINDER DR** **BRISTOL, PA 19007-2631**	09/03/2025	$362,500	$321	1128	5/3/2	1952	SF	
		APN: 05-059-087 Document #: 2025039058 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 229 Abbreviated Description: Lot:229 City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL								

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.	**903 MERLIN ST**	**07/19/2002**	$312,328	$22,800	1,183	7/3/2	1966		
.01Mi.	**905 MERLIN ST**	**10/08/2025**	$279,451	$20,400	1,162	7/3/1	1966		
.02Mi.	**904 OLD ORCHARD LN**	**03/22/2018**	$279,451	$20,400	1,188	6/3/1	1966		Yes
.02Mi.	**906 OLD ORCHARD LN**	**06/21/2017**	$235,615	$17,200	972	67/3/1	1965		
.03Mi.	**907 MERLIN ST**	**10/25/1993**	$295,889	$21,600	1,183	7/3/2	1966		
.03Mi.	**904 MERLIN ST**	**11/05/2021**	$345,204	$25,200	1,632	8/4/2	1970		
.03Mi.	**906 MERLIN ST**	**08/17/2011**	$367,122	$26,800	1,232	8/4/1	1973		
.03Mi.	**908 OLD ORCHARD LN**	**08/31/2017**	$279,451	$20,400	1,308	6/3/2	1965		
.04Mi.	**908 MERLIN ST**	**09/26/2005**	$257,533	$18,800	1,188	8/4/1	1967		
.04Mi.	**909 MERLIN ST**	**10/19/2006**	$252,054	$18,400	1,144	6/3/1	1966		
.05Mi.	**903 OLD ORCHARD LN**	**02/20/1987**	$252,054	$18,400	1,485	6/3/2	1958		
.05Mi.	**910 OLD ORCHARD LN**	**08/12/2019**	$290,410	$21,200	1,183	7/3/2	1965		
.05Mi.	**901 OLD ORCHARD LN**	**03/04/2002**	$241,095	$17,600	1,500	6/3/2	1960		
.05Mi.	**905 OLD ORCHARD LN**	**11/17/1971**	$241,095	$17,600	1,269	6/3/2	1960		
.05Mi.	**907 FAIRVIEW AVE**	**06/10/2003**	$224,657	$16,400	1,078	6/3/1	1954		
.05Mi.	**905 FAIRVIEW AVE**	**09/23/2021**	$219,177	$16,000	1,190	5/3/1	1952		

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	39.0 years old	Households:	9,104
Median Household Income:	$69,450	Households w/Family:	61%
Household Income Per Capita:	$41,193	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Bristol Township School District	Students:	5,985
Number of Schools:	6	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.14Mi.	**Benjamin Franklin Middle School** Number of Students: 754 Student-Teacher Ratio: 12.78	NA	Public	6 - 8
1.86Mi.	**Harry S. Truman High School** Number of Students: 1,626 Student-Teacher Ratio: 14.52 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **903 MERLIN ST, BRISTOL, PA 19007-6407** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	145%	NOTABLY HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	139%	NOTABLY HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	140%	NOTABLY HIGHER
FORCIBLE RAPE	97%	SIMILAR
MURDER	144%	NOTABLY HIGHER
OVERALL	144%	NOTABLY 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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