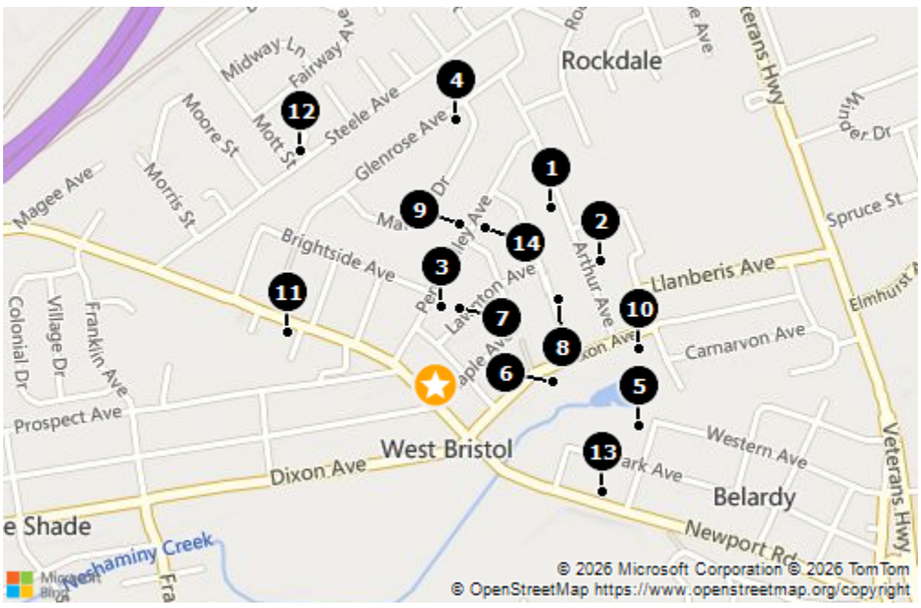
ICE SiteX Report

OrderID: 97524121

SiteX Property Information Report



Subject Property Location

904 NEWPORT RD, BRISTOL, PA 19007-2462

County:	**BUCKS PA**	Census Tract:	420171003.062015
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	05-026-192	Thomas Bros Pg-Grid:	

Valuation

Value:	**$371,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$330,190 - $411,810	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	1972	Tax Rate Code Area:	05
Assd Land Value:	$4,320	Market Land Value:	$59,178	Tax Year:	2026
Assd Improvement:	$13,280	Market Improvment Value:	$181,917	Total Taxable Value:	$4,952
Total Assessed Value:	$17,600	Total Assessor Market Value:	$241,095	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Section: B District: 05 Map Ref: MP 026
Abbreviated Description: PENNFIELD SEC B LOTS #12 P/O 11-13 60X145
City/Muni/Twp: BRISTOL TWP

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	918 SF	Baths:	1	Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/23/2024	Loan Amount:	N/A
Document #:	2024020417 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2049	Type Finance:	

Legal Description:
Lot: 11-13 Section: B
Abbreviated Description: NORTHWESTERLY 15 FT OF LOT 13& S 20 FT OF LOT 11
City/Muni/Twp: BRISTOL

Mortgage Record

Recording Date:	05/08/2013	Loan Amount:	N/A
Document #:	2013038682 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2043	Type Finance:	

Legal Description:
Lot: 11-13 Section: B Subdivision: LAINGS GARDENS
City/Muni/Twp: BRISTOL

Prior Transfer

Recording Date:	06/20/2008	Sales Price:	$30,000
Document #:	2008055898 BK-PG 5316-2270	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	05/19/2008	Sales Price:	$157,899
Document #:	2008045650 BK-PG 3915-0391	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/13/2008	Sales Price:	$204,000
Document #:	20080437240001 BK-PG 5796 -1339	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12 Section: B District: 05 Map Ref: MP 026
Abbreviated Description: PENNFIELD SEC B LOTS #12 P/O 11-13 60X145
City/Muni/Twp: BRISTOL TWP

Prior Transfer

Recording Date:	05/13/2008	Sales Price:	$204,000
Document #:	2008043724 BK-PG 5796-1339	Type of Sale:	Full Amount on Deed
Contract Date:	04/24/2008		
Document Type:			

Legal Description:
Lot: 11-13 Section: B Subdivision: PLAN OF PENNFIELD Map Ref: MB2 PG4
City/Muni/Twp: BRISTOL

Mortgage Record

Recording Date:	03/15/2007	Loan Amount:	N/A
Document #:	2007023579 BK-PG 5316-2270	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2022	Type Finance:	

Legal Description:
Lot: 11-13 Section: B Subdivision: PENNFIELD
Abbreviated Description: NORTHWESTERLY15 FT LOT13 & SE20 FT LOT11
City/Muni/Twp: BRISTOL

Prior Transfer

Recording Date:	04/08/2004	Sales Price:	$156,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/08/2004	Sales Price:	$156,000
Document #:	047148 BK-PG 3915-0381	Type of Sale:	Full Amount on Deed
Contract Date:	03/31/2004		
Document Type:			

Legal Description:
Lot: 11-13 Section: B Subdivision: PENNFIELD Map Ref: MB2 PG4
Abbreviated Description: NORTHWESTERLY15 FT LOT13 & S20 FT LOT11 FKA LAINGS GARDENS
City/Muni/Twp: BRISTOL

Prior Transfer

Recording Date:	06/13/2001	Sales Price:	$109,000
Document #:	051179 BK-PG 2324-1597	Type of Sale:	Full Amount on Deed
Contract Date:	05/25/2001		
Document Type:			

Legal Description:
Lot: 11-13 Section: B Subdivision: PENN FIELD Map Ref: MB2 PG4
Abbreviated Description: NORTHWESTERLY15 FT LOT13 & S20 FT LOT11
City/Muni/Twp: BRISTOL

Area Sales Analysis

Total Area Sales	$7,028,300	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,365 SF	Median Year Built	1955
Price Range - 2 Yrs	$120,000 to $3,000,000	Age Range	55 years to 84 years
Median Value	$332,450	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**1005 ARTHUR AVE** **BRISTOL, PA 19007-2407**	05/22/2026	$380,000	$312	1215	7//1	1960	SF	
2	.25Mi.	**904 ARTHUR AVE** **BRISTOL, PA 19007-2406**	05/15/2026	$349,900	$354	988	5//1	1956	SF	Yes
3	.09Mi.	**2916 PENN VALLEY AVE** **BRISTOL, PA 19007-2448**	05/07/2026	$195,000	$127	1526	6//1	1953	SF	

1 APN: 05-026-301 Document #: 2026022783
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: PENNFIELD NUMBERS 2 AND 3 Abbreviated Description: Lot:36 Subdivision:PENNFIELD NUMBERS 2 AND 3 City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

2 APN: 05-026-324 Document #: 2026021845
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: PENNFIELD NO 2 MapRef: MB 9 PG 34 Abbreviated Description: Subdivision:PENNFIELD NO 2 Map Ref:MB 9 PG 34Abbreviated Description:WARD 4 City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

3 APN: 05-026-208 Document #: 2026020245
Document Type: Price Code: D
Land Use: Single Family Residential

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Legal: Lot: 18-20 Section: E Subdivision: PENNFIELD MapRef: MB 2 PG 4 Abbreviated Description: Section:E Subdivision:PENNFIELD Map Ref:MB 2 PG 4Abbreviated Description:LOT: PART OF LOTS 18-20 City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

4	.33Mi.	**3220 GLENROSE AVE** **BRISTOL, PA 19007-6513**	05/05/2026	$3,000,000	$3,205	936	5/3/1	1954	SF	

APN: 05-026-168 Document #: 2026019570
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 76 Section: 3 Subdivision: BRIGHTSIDE MANOR NO 2 MapRef: MB 7 PG 42 Abbreviated Description: Lot:76 Section:3 Subdivision:BRIGHTSIDE MANOR NO 2 Map Ref:MB 7 PG 42City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

5	.25Mi.	**315 WESTMINSTER AVE** **BRISTOL, PA 19007-3037**	03/26/2026	$120,000	$118	1012	4//1	1942	SF	

APN: 05-026-432 Document #: 2026013196
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 209-212 Subdivision: WOODBOURNE MapRef: MB 2 PG 96 Abbreviated Description: Lot:209-212 Subdivision:WOODBOURNE Map Ref:MB 2 PG 96City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

6	.14Mi.	**3006 DIXON AVE** **BRISTOL, PA 19007-3050**	03/02/2026	$490,500	$225	2177	6//2	1971	SF	

APN: 05-026-471-001 Document #: 2026008987
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24-28 Block: N Subdivision: LAINGS GARDENS MapRef: MB 2 PG 4 Abbreviated Description: Lot:24-28 Block:N Subdivision:LAINGS GARDENS Map Ref:MB 2 PG 4City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

7	.1Mi.	**2915 LAWNTON AVE** **BRISTOL, PA 19007-2435**	02/19/2026	$370,000	$275	1341	7//1	1951	SF	

APN: 05-026-222 Document #: 2026007550
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15-17&29 MapRef: MB 2 PG 4 Abbreviated Description: Lot:15-17&29 Map Ref:MB 2 PG 4Abbreviated Description:LOT: 30&31; NORTHERLY 20 FT OF LOT 29&30; S 20 FT OF LOT 31 City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

8	.19Mi.	**902 LAINGS AVE** **BRISTOL, PA 19007-2432**	12/22/2025	$258,000	$141	1827	9//2	1971	SF	

APN: 05-026-283 Document #: 2025058351
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: PENNFIELD NUMBER 3 MapRef: MB 9 PG 40 Abbreviated Description: Lot:56 Subdivision:PENNFIELD NUMBER 3 Map Ref:MB 9 PG 40Abbreviated Description:4TH WARD City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

9	.2Mi.	**3001 PENN VALLEY AVE** **BRISTOL, PA 19007-2449**	12/19/2025	$355,000	$373	950	5/3/1	1954	SF	

APN: 05-026-143 Document #: 2025058064
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18-20 Section: H Subdivision: PENNFIELD Abbreviated Description: Lot:18-20 Subdivision:PENNFIELD Abbreviated Description:LOT : NORTHEASTERLY 15 FT OF LOT 18 & SLY 20 FT OF LOT 20 City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

10	.25Mi.	**3208 DIXON AVE** **BRISTOL, PA 19007-3054**	12/09/2025	$286,000	$192	1485	//2	1970	SF	

APN: 05-026-471-003 Document #: 2025056023
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: N Subdivision: LAINGS GARDENS MapRef: MB 2 PG 4 Abbreviated Description: Lot:1-3 Block:N Subdivision:LAINGS GARDENS Map Ref:MB 2 PG 4City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

11	.2Mi.	**1205 NEWPORT RD** **BRISTOL, PA 19007-6527**	09/12/2025	$315,000	$226	1388	5//1	1951	SF	

APN: 05-026-004 Document #: 2025041135
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

12	.34Mi.	**3109 STEELE AVE** **BRISTOL, PA 19007-1853**	08/27/2025	$250,000	$154	1614	5/3/1	1958	SF	

APN: 05-022-521 Document #: 2025038078
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 171-174 Subdivision: HAIGHTS MAP NO 1 MapRef: MB 1 PG 150 Abbreviated Description: Lot:171-174 Subdivision:HAIGHTS MAP NO 1 Map Ref:MB 1 PG 150City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

13	.24Mi.	**618 NEWPORT RD** **BRISTOL, PA 19007-3010**	07/17/2025	$258,900	$154	1676	10//2	1947	SF	

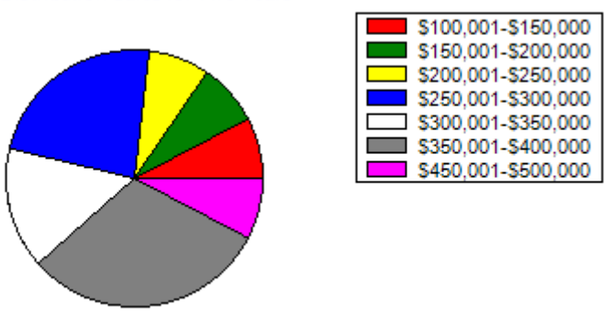
APN: 05-026-401 Document #: 2025030731
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 55-58 Subdivision: WEST BRISTOL ANNEX MapRef: MB 2 PG 96 Abbreviated Description: Lot:55-58 Subdivision:WEST BRISTOL ANNEX Map Ref:MB 2 PG 96City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

14	.2Mi.	**3004 PENN VALLEY AVE** **BRISTOL, PA 19007-2450**	06/27/2025	$400,000	$375	1064	8//1	1956	SF	Yes

APN: 05-026-267 Document #: 2025027567
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BRISTOL City/Muni/Twp: BRISTOL

Comparable Sales Chart

% Distribution Sales for Two Years



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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.	**904 NEWPORT RD**	**05/13/2008**	$241,095	$17,600	918	6/3/1	1951		
.01Mi.	**900 NEWPORT RD**	**10/13/2004**	$252,054	$18,400	1,152	6/3/1	1951		
.01Mi.	**908 NEWPORT RD**	**11/20/2025**	$284,930	$20,800	1,267	6/3/2	1952		
.02Mi.	**905 PARK AVE**	**02/14/2003**	$202,739	$14,800	918	5/3/1	1951		
.02Mi.	**912 NEWPORT RD**	**04/25/2013**	$208,218	$15,200	918	5/3/1	1952		
.02Mi.	**909 PARK AVE**	**12/22/2004**	$244,931	$17,880	1,392	8/3/2	1951		
.02Mi.	**901 PARK AVE**	**01/04/1996**	$241,095	$17,600	1,320	9//1	1951		
.03Mi.	**913 PARK AVE**	**02/05/2013**	$197,260	$14,400	1,152	5/3/1	1951		
.03Mi.	**2700 MAPLE AVE**	**06/06/2017**	$295,341	$21,560	2,100	7/3/2	1999		
.03Mi.	**916 NEWPORT RD**	**02/08/2007**	$252,054	$18,400	1,341	4//1	1951		
.04Mi.	**917 PARK AVE**	**08/04/2011**	$219,177	$16,000	1,098	5/3/1	1951		
.05Mi.	**819 NEWPORT RD**	**03/30/2020**	$183,150	$13,370	1,477	5/3/1	1932		
.05Mi.	**920 NEWPORT RD**	**08/12/2009**	$295,889	$21,600	1,696	6/3/2	1951		
.05Mi.	**921 PARK AVE**	**07/02/2015**	$241,095	$17,600	1,320	6/3/2	1951		
.05Mi.	**2901 MAPLE AVE**	**06/26/1997**	$241,779	$17,650	1,294	6/3/1	1922		Yes
.05Mi.	**910 PARK AVE**	**06/12/2002**	$296,848	$21,670	2,018	6/3/2	1920		

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
2.88Mi.	**Benjamin Franklin Middle School** Number of Students: 754 Student-Teacher Ratio: 12.78	NA	Public	6 - 8
2.54Mi.	**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 **904 NEWPORT RD, BRISTOL, PA 19007-2462** 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	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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ICE SiteX Report

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