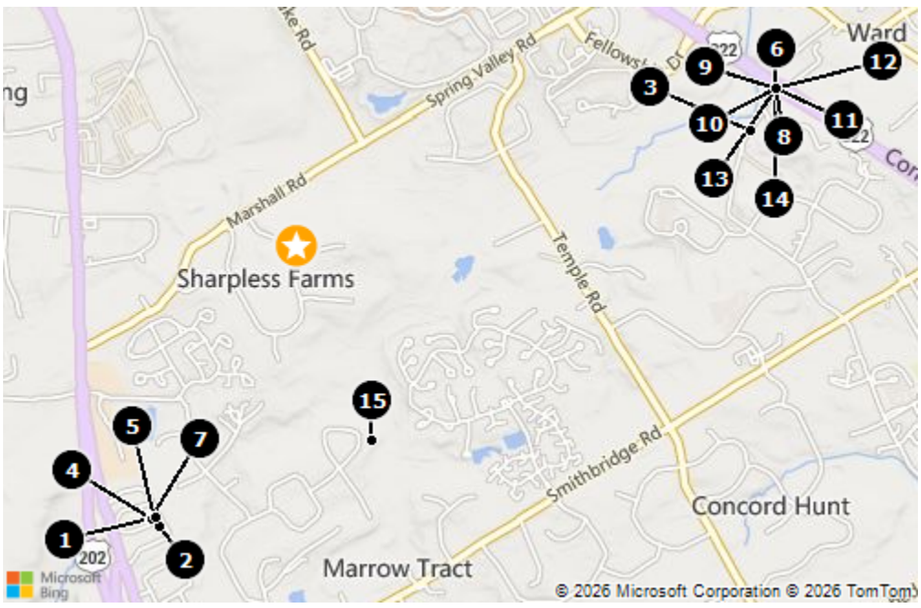
ICE SiteX Report

OrderID: 98169097

SiteX Property Information Report



Subject Property Location

9 JAMES HAYWARD RD, GLEN MILLS, PA 19342-1239

County:	**DELAWARE PA**	Census Tract:	420454103.052004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	13-00-00552-82	Thomas Bros Pg-Grid:	

Valuation

Value:	**$964,000**	FSD:	22	Common Confidence Score:	32
Value Range:	$751,920 - $1,176,080	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$186,940	Market Land Value:		Tax Year:	2026
Assd Improvement:	$393,920	Market Improvment Value:		Total Taxable Value:	$14,184
Total Assessed Value:	$580,860	Total Assessor Market Value:	$580,860	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 13 Map Ref: 13-26 -041:000
City/Muni/Twp: CONCORD TWP

Property Characteristics

Lot Size:	22,608 SF	Bedrooms:	4	Pool:	
Building Area:	3224 SF	Baths:	2	Fireplace:	1
Year Built:	1998	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Colonial	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/23/2015	Sales Price:	$344,500
Document #:	2015009533 BK-PG 03655-2215	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/03/2006	Loan Amount:	N/A
Document #:	2006102987 BK-PG 03949-0069	Loan Type:	Unknown
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: CONCORD			

Mortgage Record

Recording Date:	11/16/2005	Loan Amount:	N/A
Document #:	2005110850 BK-PG 03655-2235	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/08/2045	Type Finance:	
Legal Description:			
Subdivision: SHARPLESS FARMS			
City/Muni/Twp: CONCORD			

Mortgage Record

Recording Date:	11/16/2005	Loan Amount:	N/A
Document #:	2005110849 BK-PG 03655-2215	Loan Type:	Fannie Mae / Freddie Mac

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TD Due Date: 12/01/2035 Type Finance:
Legal Description:
Subdivision: SHARPLESS FARMS
City/Muni/Twp: CONCORD

Prior Transfer

Recording Date: 05/18/2004 Sales Price: $460,000
Document #: 2004065490 BK-PG 03178-0843 Type of Sale: Full Amount on Deed
Contract Date: 05/14/2004
Document Type:
Legal Description:
Subdivision: SHARPLESS FARMS Map Ref: MB15 PG78
City/Muni/Twp: CONCORD

Prior Transfer

Recording Date: 05/18/2004 Sales Price: $460,000
Document #: BK-PG 3178 -843 Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
District: 13 Map Ref: 13-26 -041:000
City/Muni/Twp: CONCORD TWP

Prior Transfer

Recording Date: 12/16/1999 Sales Price: $240,000
Document #: 095507 BK-PG 1962-0601 Type of Sale: Full Amount on Deed
Contract Date: 11/29/1999
Document Type:
Legal Description:
Lot: 50 Subdivision: FINAL SUBDIVISION PLAN OF SHARPLESS FARMS Map Ref: MB15 PG78
Abbreviated Description: LOCATION:GEORGES WAY
City/Muni/Twp: CONCORD

Prior Transfer

Recording Date: 07/07/1998 Sales Price: $294,526
Document #: 047028 BK-PG 1739-0337 Type of Sale: Full Amount on Deed
Contract Date: 04/24/1998
Document Type:
Legal Description:
Lot: 50 Subdivision: SHARPLESS FARMS Map Ref: MB15 PG78

Area Sales Analysis

Total Area Sales	$10,391,603	Median # of Bedrooms	3
Median Lot Size	7,649 SF	Median # of Baths	2
Median Living Area	2,259 SF	Median Year Built	2025
Price Range - 2 Yrs	$570,000 to $950,000	Age Range	1 years to 29 years
Median Value	$684,230	Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.75Mi.	**301 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	11/05/2025	$744,619	$288	2583	6/3/2	2025	7,649 SF	
		APN: 13-00-01062-55 Document #: 2025040993 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 55 Subdivision: SPRING LAKE Legal Unit: 55 MapRef: MB 6901 PG 4765 Abbreviated Description: Lot:55 Subdivision:SPRING LAKE Legal Unit:55 Map Ref:MB 6901 PG 4765City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
2	.76Mi.	**300 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	10/30/2025	$684,230	$302	2259	7/3/2	2025	7,649 SF	
		APN: 13-00-01062-54 Document #: 2025040312 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Subdivision: SPRING LAKE Legal Unit: 54 MapRef: MB 6901 PG 4765 Abbreviated Description: Lot:54 Subdivision:SPRING LAKE Legal Unit:54 Map Ref:MB 6901 PG 4765City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
3	.81Mi.	**320 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	10/24/2025	$758,880	$258	2939	8/3/3	2025	7,649 SF	
		APN: 13-00-01062-44 Document #: 2025039527 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Subdivision: SPRING LAKE MapRef: MB 6901 PG 4765 Abbreviated Description: Lot:44 Subdivision:SPRING LAKE Map Ref:MB 6901 PG 4765City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
4	.76Mi.	**305 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	10/21/2025	$597,230	$309	1931	7/3/2	2025	7,649 SF	
		APN: 13-00-01062-57 Document #: 2025039024 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Subdivision: SPRING LAKE MapRef: MB 6901 PG 4765 Abbreviated Description: Lot:57 Subdivision:SPRING LAKE Map Ref:MB 6901 PG 4765City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
5	.75Mi.	**303 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	10/21/2025	$647,445	$293	2207	7/3/2	2025	7,649 SF	
		APN: 13-00-01062-56 Document #: 2025038889 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: SPRING LAKE MapRef: MB 6901 PG 4765 Abbreviated Description: Lot:56 Subdivision:SPRING LAKE Map Ref:MB 6901 PG 4765City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
6	.76Mi.	**309 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	10/17/2025	$741,482	$380	1947	6/3/2	2025	7,649 SF	
		APN: 13-00-01062-59 Document #: 2025038522 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Subdivision: SPRING LAKE Legal Unit: 59 MapRef: MB 6901 PG 4765 Abbreviated Description: Subdivision:SPRING LAKE Legal Unit:59 Map Ref:MB 6901 PG 4765City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

7	.76Mi.	**307 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	10/17/2025	$700,040	$286	2447	7/3/2	2025	7,649 SF

APN: 13-00-01062-58 Document #: 2025038516
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: SPRING LAKE Legal Unit: 58 MapRef: MB 6901 PG 4765 Abbreviated Description: Lot:58 Subdivision:SPRING LAKE Legal Unit:58 Map Ref:MB 6901 PG 4765City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

8	.79Mi.	**314 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	10/03/2025	$685,337	$332	2063	6/3/2	2025	7,649 SF

APN: 13-00-01062-47 Document #: 2025036574
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: SPRING LAKE Legal Unit: 47 MapRef: MB 6901 PG 4765 Abbreviated Description: Subdivision:SPRING LAKE Legal Unit:47 Map Ref:MB 6901 PG 4765City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

9	.79Mi.	**312 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	09/19/2025	$615,000	$251	2447	6/3/2	2025	7,649 SF

APN: 13-00-01062-48 Document #: 2025034605
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: SPRING LAKE MapRef: MB 6901 PG 4765 Abbreviated Description: Lot:48 Subdivision:SPRING LAKE Map Ref:MB 6901 PG 4765City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

10	.79Mi.	**310 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	09/11/2025	$684,175	$331	2063	6/3/2	2025	7,649 SF

APN: 13-00-01062-49 Document #: 2025033574
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: SPRING LAKE Legal Unit: 49 MapRef: MB 6901 PG 4765 Abbreviated Description: Lot:49 Subdivision:SPRING LAKE Legal Unit:49 Map Ref:MB 6901 PG 4765

11	.77Mi.	**311 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	09/03/2025	$723,752	$299	2419	6/3/2	2025	7,649 SF

APN: 13-00-01062-60 Document #: 2025032138
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 60 Abbreviated Description: Lot:60

12	.78Mi.	**315 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	08/25/2025	$570,000	$252	2259	6/3/2	2025	7,649 SF

APN: 13-00-01062-62 Document #: 2025030807
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: SPRING LAKE Abbreviated Description: Lot:62 Subdivision:SPRING LAKE

13	.78Mi.	**313 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	08/22/2025	$620,000	$280	2207	6/3/2	2025	7,649 SF

APN: 13-00-01062-61 Document #: 2025030623
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: SPRING LAKE MapRef: DOC 2023013991 Abbreviated Description: Lot:61 Subdivision:SPRING LAKE Map Ref:DOC 2023013991City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

14	.79Mi.	**319 MILTON STAMP DR** **GLEN MILLS, PA 19342-8123**	08/20/2025	$669,413	$296	2259	8/3/2	2025	7,649 SF

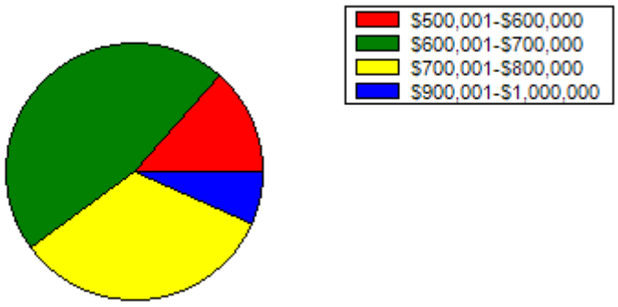
APN: 13-00-01062-64 Document #: 2025030137
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: SPRING LAKE Abbreviated Description: Lot:64 Subdivision:SPRING LAKE

15	.52Mi.	**19 MILL HAVEN RD** **GLEN MILLS, PA 19342-2267**	08/19/2025	$950,000	$228	4158	9/4/2	1997	54,624 SF

APN: 13-00-00562-76 Document #: 2025029944
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: WDD INC MORROW TRACT SECTION 2 MapRef: VOL 19 PG 128 Abbreviated Description: Lot:37 Subdivision:WDD INC MORROW TRACT SECTION 2 Map Ref:VOL 19 PG 128City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

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.	**9 JAMES HAYWARD RD**	**05/18/2004**	$580,860	$580,860	3,224	8/4/2	1998	22,608 SF	
.02Mi.	**7 JAMES HAYWARD RD**	**12/26/2002**	$559,040	$559,040	2,892	9/5/3	1988	24,219 SF	Yes
.03Mi.	**1 GEORGES WAY**	**08/06/1992**	$532,470	$532,470	2,712	8/4/2	1990	22,695 SF	
.04Mi.	**2 GEORGES WAY**	**12/17/2021**	$540,940	$540,940	2,728	8/4/2	1998	24,873 SF	
.04Mi.	**4 GEORGES WAY**	**06/27/2002**	$616,450	$616,450	3,572	8/4/2	1990	22,782 SF	
.05Mi.	**6 JAMES HAYWARD RD**	**07/22/1996**	$558,640	$558,640	2,912	8/4/2	1989	22,085 SF	
.05Mi.	**5 JAMES HAYWARD RD**	**11/22/2000**	$531,360	$531,360	2,570	8/4/2	1989	24,568 SF	
.05Mi.	**3 GEORGES WAY**	**08/20/2019**	$569,530	$569,530	3,046	8/4/2	1990	22,303 SF	
.06Mi.	**10 JAMES HAYWARD RD**	**07/05/2016**	$531,300	$531,300	2,540	8/4/2	1989	21,824 SF	
.06Mi.	**6 GEORGES WAY**	**08/06/1996**	$534,790	$534,790	2,656	8/4/2	1990	28,227 SF	
.07Mi.	**4 JAMES HAYWARD RD**	**08/31/2012**	$540,850	$540,850	2,877	8/4/2	1989	20,822 SF	
.07Mi.	**3 JAMES HAYWARD RD**	**01/12/2010**	$518,310	$518,310	2,544	8/4/2	1989	21,519 SF	
.07Mi.	**5 GEORGES WAY**	**07/31/2000**	$536,640	$536,640	2,544	8/4/2	1988	22,085 SF	
.08Mi.	**12 JAMES HAYWARD RD**	**08/05/1992**	$526,050	$526,050	2,563	9/4/2	1989	23,958 SF	
.08Mi.	**8 GEORGES WAY**	**05/30/2014**	$495,280	$495,280	2,240	8/4/2	1990	24,916 SF	
.09Mi.	**1 JAMES HAYWARD RD**	**07/17/2018**	$544,990	$544,990	2,604	10/4/2	1989	21,257 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	49.1 years old	Households:	8,162
Median Household Income:	$135,008	Households w/Family:	64%
Household Income Per Capita:	$68,928	Households w/Family Married:	58%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	30%

School District

School District Zone:	Garnet Valley School District	Students:	4,449
Number of Schools:	5	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.10Mi.	**Garnet Valley Middle School** Number of Students: 1,086 Student-Teacher Ratio: 11.52	A+	Public	6 - 8
1.71Mi.	**Garnet Valley High School** Number of Students: 1,485 Student-Teacher Ratio: 12.85 Advanced Placement: Yes	A+	Public	9 - 12
1.10Mi.	**Garnet Valley Elementary School** Number of Students: 700 Student-Teacher Ratio: 10.47	A+	Public	3 - 5
0.93Mi.	**Concord Elementary School** Number of Students: 617 Student-Teacher Ratio: 11.35	NA	Public	KG - 2

Flood Report

The Subject Property of **9 JAMES HAYWARD RD, GLEN MILLS, PA 19342-1239** 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	60%	NOTABLY LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	58%	NOTABLY LOWER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	90%	LOWER
MURDER	59%	NOTABLY LOWER
OVERALL	69%	NOTABLY LOWER

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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