



Addison Wolfe Real Estate

A BOUTIQUE REAL ESTATE FIRM WITH GLOBAL CONNECTIONS

PROPERTY REPORT

425 Hilltop Rd, Riegelsville, PA 18077



Presented by

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Pennsylvania Real Estate License: RS325969



**Addison Wolfe
Real Estate**

A BOUTIQUE REAL ESTATE FIRM WITH GLOBAL CONNECTIONS

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Addison Wolfe Real Estate

Addison Wolfe Real Estate
New Hope, PA 18938

425 Hilltop Rd, Riegelsville, PA 18077



Legend: 🏠 Subject Property

🏠 FOR SALE

• New, Active: 4/1/2019

List Price

\$550,000

List Date: 4/1/2019

Days in RPR: 10

Current Estimated Value

\$554,160

Last RVM® Update: 3/12/2019

RVM® Est. Range: \$482,120 – \$626,200

RVM® Confidence: ★★★★★

📈 RVM® Change - Last 1 Month: \$90

➡ RVM® Change - Last 12 Months: –

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Public Remarks

Multi-Generational Home w/ Space to Entertain! Large Pole Barn for your Hobbies! 2 MASTER BEDROOMS - 1 Master BR on 1st Level and 1 Master BR on 2nd level. Hardwood floors throughout. Updated Kitchen with Granite Countertops. AMAZING VIEWS: Open Pastoral Property with lots of privacy. ENTERTAIN: In-ground POOL w/ patio and privacy. LARGE partially finished walkout BASEMENT w/ Open Family Room, lots of storage area and a WORKSHOP. 1st floor addition (2004) features Master BR, Living Room and Bath with standing shower and separate tub. Stone fireplace with propane insert in Living Room. GOT PROJECTS: Large detached POLE BARN w/ concrete floor and Electric. Blue Ribbon Palisades School District. Centrally located w/ easy access to Rt 78, Lehigh Valley, NJ, Delaware River, Lake Nockamixon and shopping. Listing Agent is Related to Seller.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	-
Property Subtype	Single Family	Free Standing	-
Bedrooms	4	4	-
Total Baths	3	4	-
Full Baths	2	3	-
Partial Baths	1	1	-
Living Area (sq ft)	2,788	3,625	-
Lot Size	3.84 acres	3.84 acres	-
Lot Dimensions	3.84 AC	Dimension Irregular	-
Basement (sq ft)	-	2,127	-
Garage	Yes	Yes	-
Garage (spaces)	-	7	-
Pool	Yes	In Ground, Filtered, Fenced	-
Year Built	1978	1978	-
Total Rooms	11	-	-
Heating	-	Hot Water	-
Cooling	Central	Central Air Conditioning	-
Fireplaces	1	1	-
Basement	Full Basement	Full	-
Construction	Frame	Frame	-
Number of Units	1	-	-
Number of Stories	2 story with basement	2	-

Extended Home Facts



Legend: 🏠 Subject Property

Interior Features

Basement	Full
Cooling	Central Air Conditioning
Fireplace	Gas/Propane, Insert
Floor	Hardwood, Carpet
Heating	Hot Water
Laundry	Main Floor
Approximate Below Ground	2127 sq ft

Interior Details

Number of Plumbing Fixtures	011
Base Area	1226 sq ft

Exterior Features

Construction	Frame
Garage	Side Entry Garage, Oversized
Security	Electric Alarm, Security System
Pool	In Ground, Filtered, Fenced
Parking	Paved Driveway, Paved Parking
Parking Spaces	8
Sewer	On Site Septic
Levels	2
Water	Well
View	Panoramic, Trees/Woods, Valley
General	Outbuilding
Lot Size Dimensions	Dimension Irregular
Lot Size Features	Front Yard, Landscaping, Back Yard, Sloping

Exterior Details

Lot Size - Square Feet	167096 sq ft
Lot Size - Acres	3.836 ac
Water	Well
Sewer	Septic

Location Details

Directions to Property	Rt 212 or rt 412 to Gallows Hill Rd to Durham Hill Farms. Property on left side of Hilltop driving up the hill.
Subdivision	Durham Hill Farms
Zoning	RP
Area Description	Durham Twp (10111)
Walkability Score (out of 5)	Overall: 0.2 Amenity: 0.2 Leisure: 0.3

Homeowners Association Info

Association No

Schools (from Listing Data)

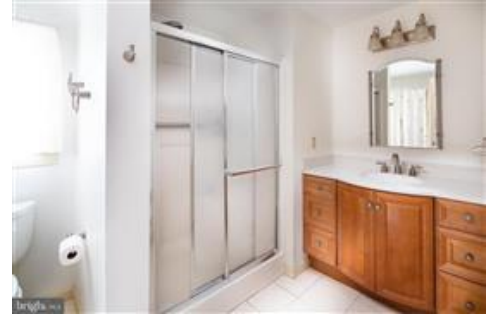
Middle School	Palisades Middle School
High School	Palisades High School
School District	Palisades

(based on location)

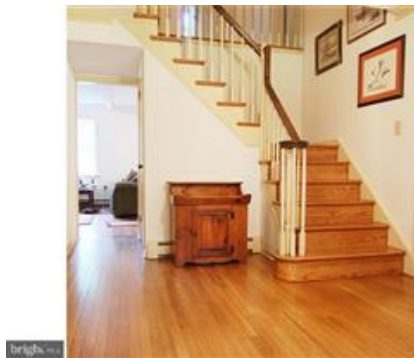
Elementary School	Springfield Elementary School
Middle School	Palisades Middle School
High School	Palisades High School
School District	Palisades School District

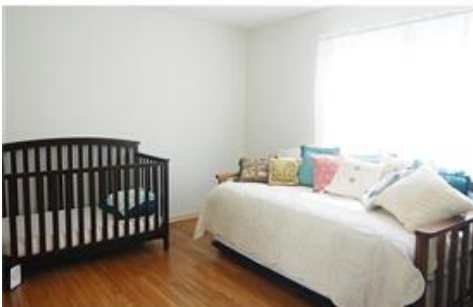
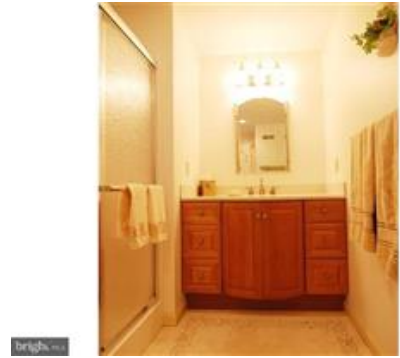
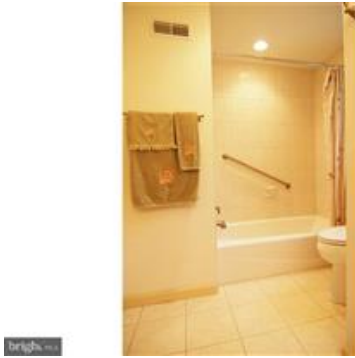
Property Photos



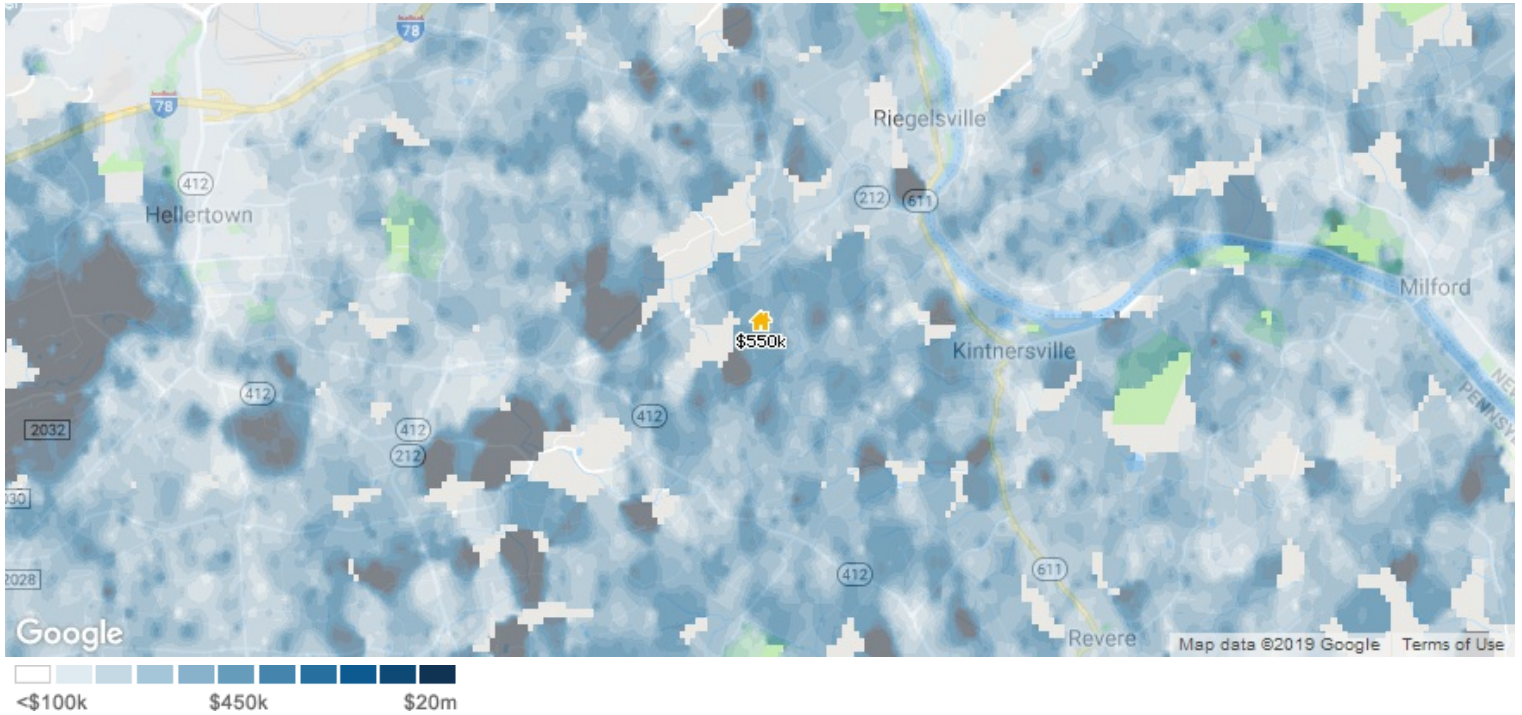


Historical Photos



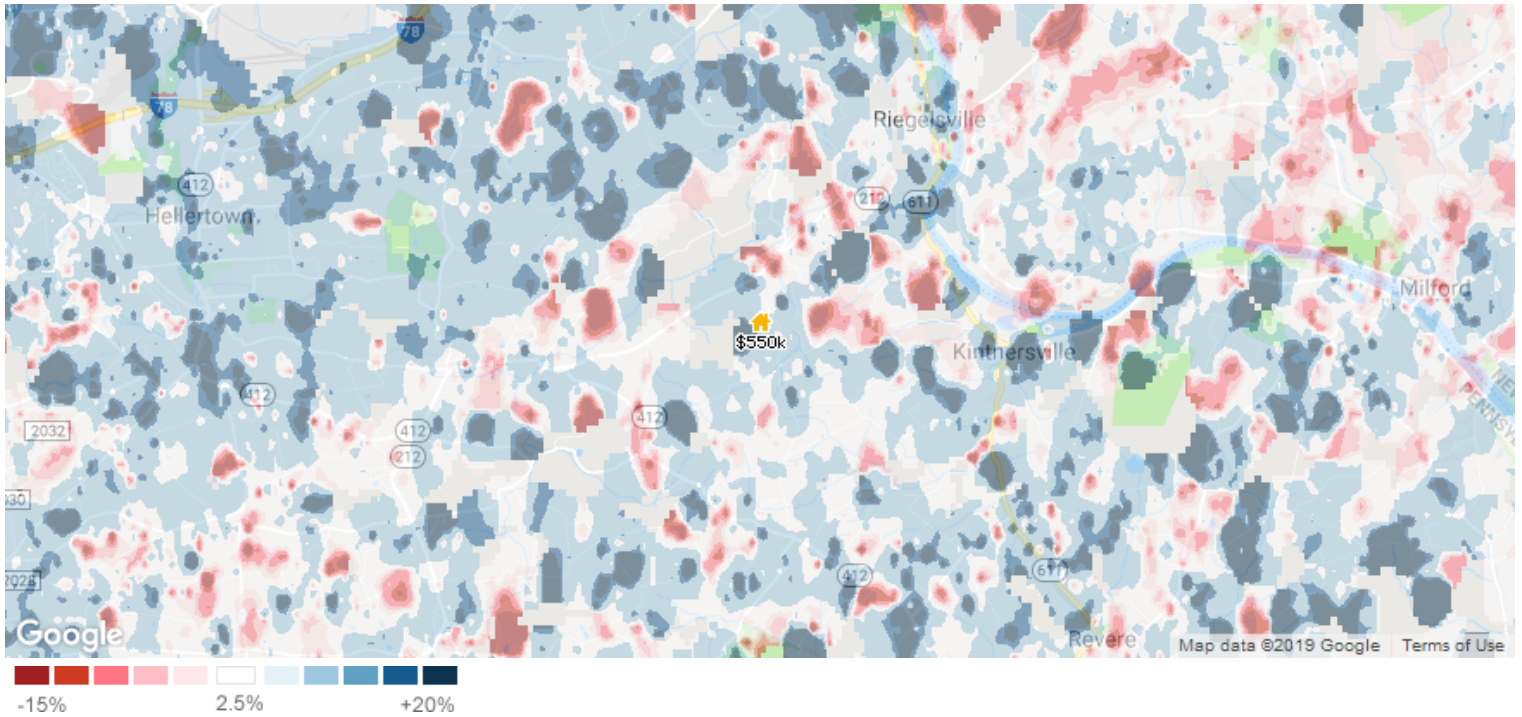


Estimated Home Values



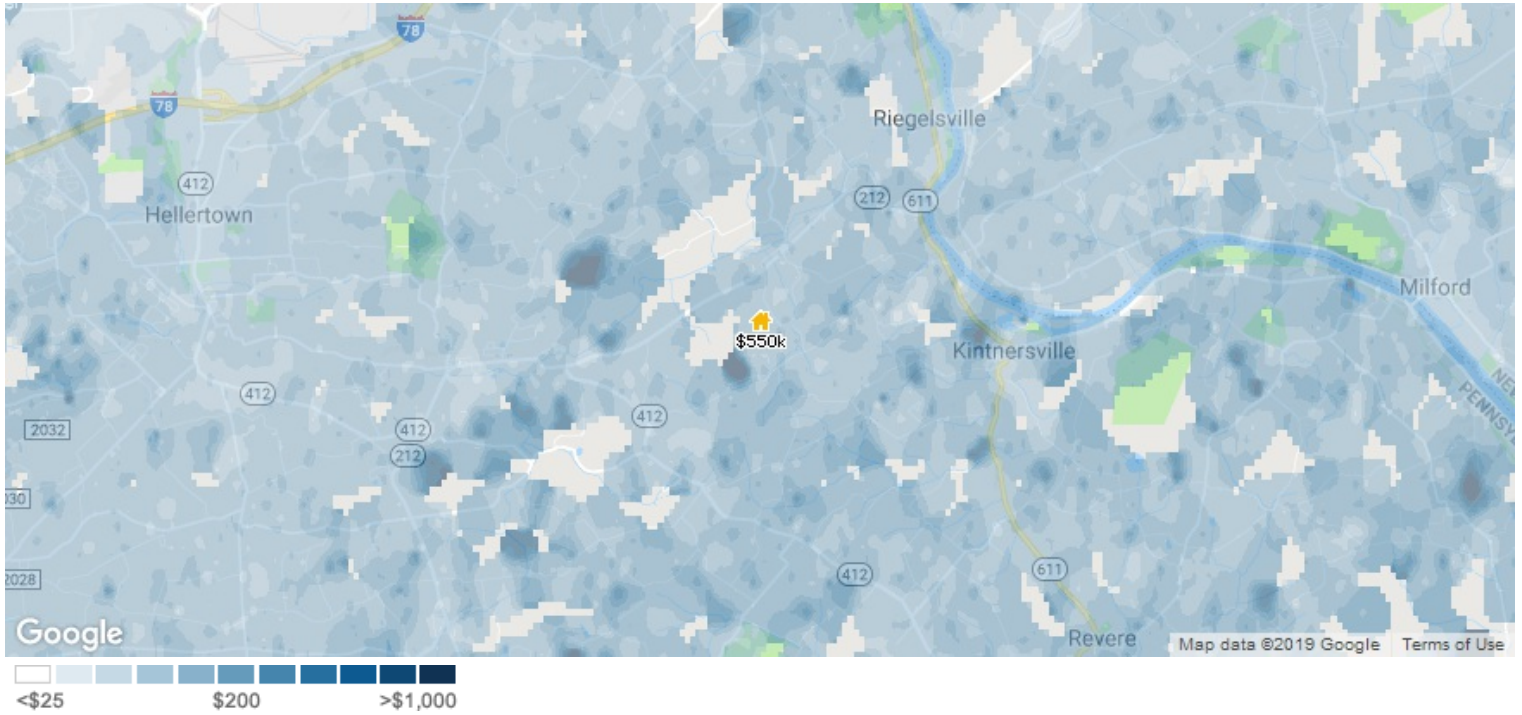
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot



This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coastal areas shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

Median Sales Price vs. Sales Volume

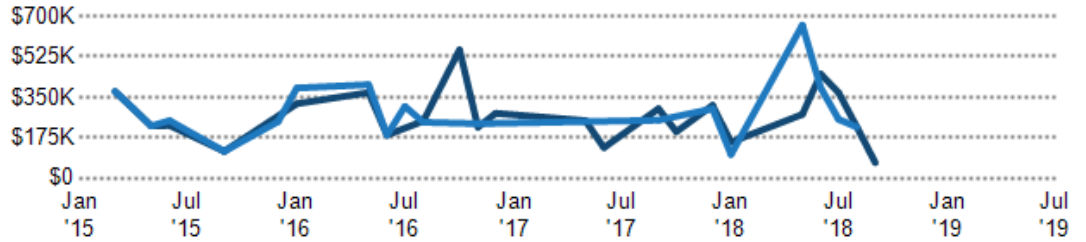
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

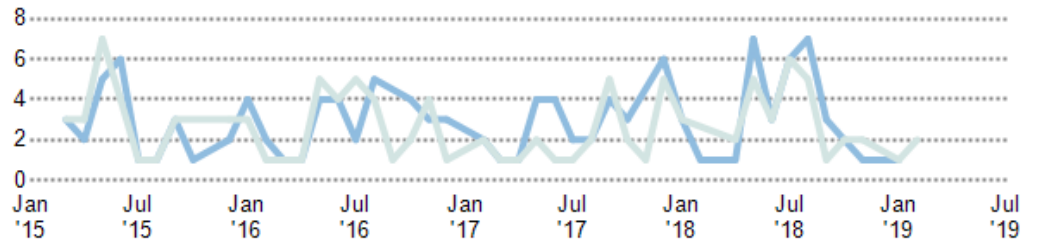
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

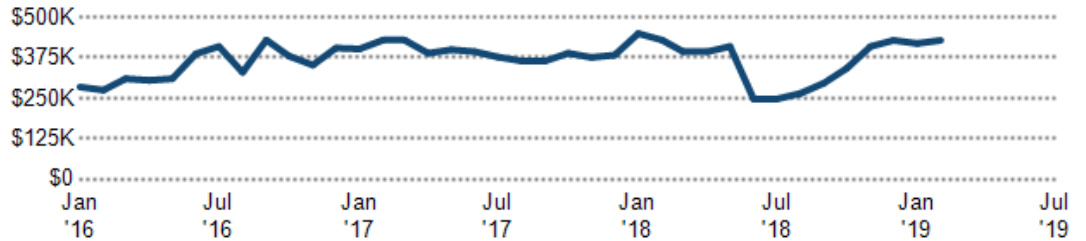
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

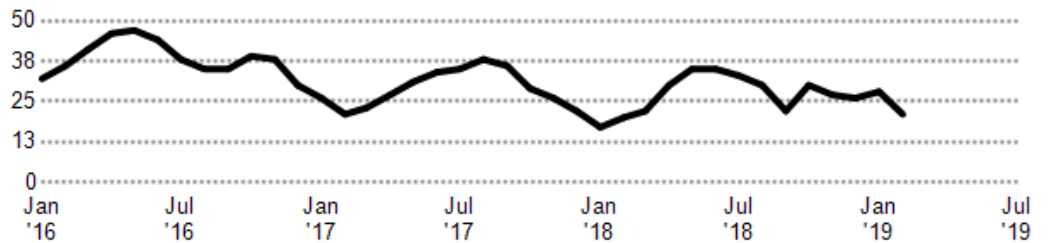
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type



Neighborhood: People Stats and Charts

	18077	Bucks County	Pennsylvania	USA
Population	1.9K	626K	12.8M	321M
Population Density per Sq Mi	186	1.04K	286	—
Population Change since 2010	+1.2%	+1.6%	+2.3%	+6.9%
Median Age	49	44	41	38
Male / Female Ratio	53%	49%	49%	49%

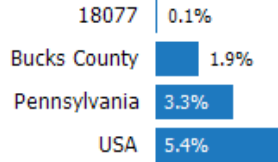
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

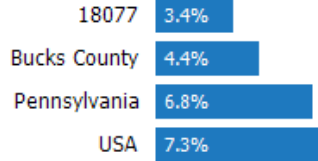
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



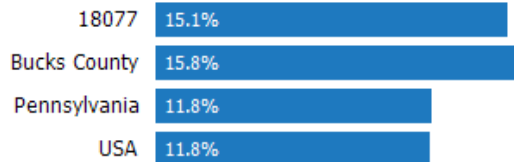
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

18077



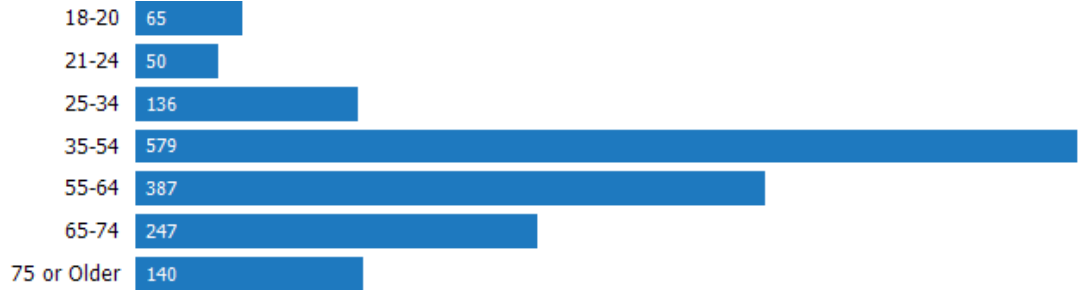
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

18077



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

18077



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

18077



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	18077	Bucks County	Pennsylvania	USA
Income Per Capita	\$44,051	\$41,924	\$31,476	\$31,177
Median Household Income	\$80,152	\$82,031	\$56,951	\$57,652
Unemployment Rate	–	3.6%	4.2%	3.8%
Unemployment Number	–	12.5K	270K	6.24M
Employment Number	–	331K	6.19M	157M
Labor Force Number	–	344K	6.46M	163M

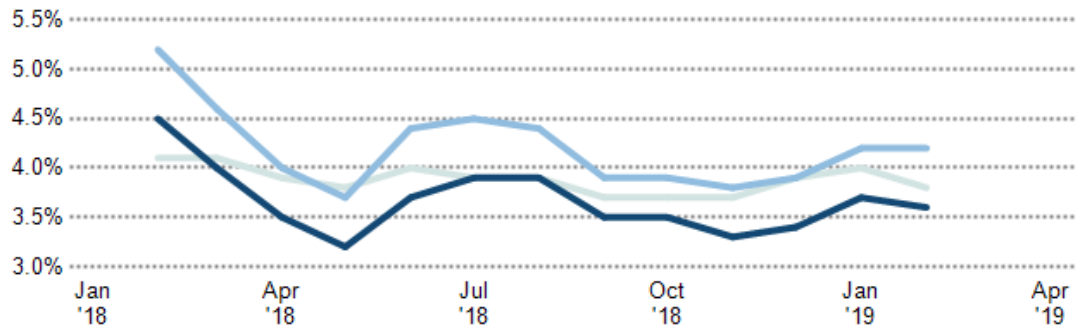
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Bucks County
- Pennsylvania
- USA



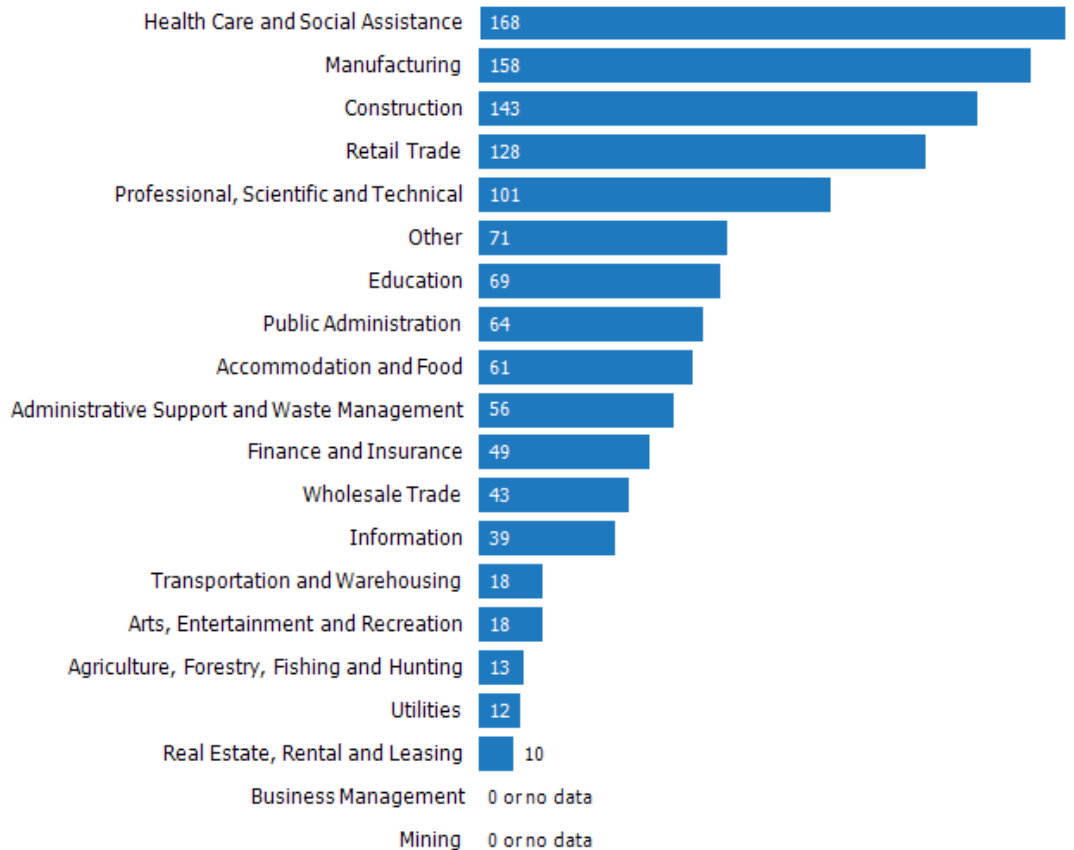
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 18077



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 18077

	18077	Bucks County	Pennsylvania	USA
Elevation (in feet)	192	171	1,097	–
Annual Rainfall (in inches)	45	45	41.91	–
Annual Snowfall (in inches)	30.05	27.71	45.69	–
Days of Full Sun (per year)	83	89	73	–
Travel Time to Work (in minutes)	30	30	27	26
Water Quality - Health Violations	–	1.62	–	–
Water Quality - Monitoring and Report Violations	–	2.12	–	–
Superfund Sites	0	9	136	2,370
Brownfield Sites	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

18077

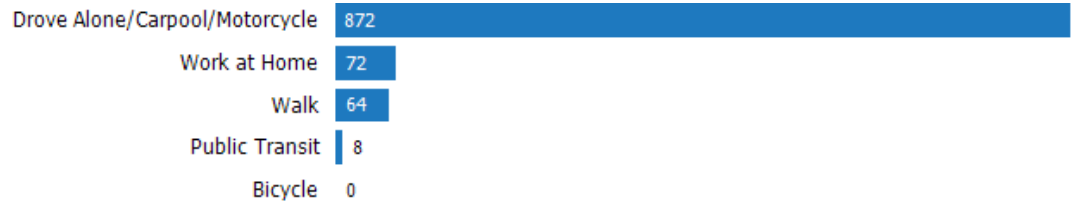


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



School: Springfield Elementary School

School Details

Name
Springfield Elementary School

Level
Elementary

Type
Public

Grades Served
K-5

School District
Palisades School District

Address
1950 Route 212,
Quakertown, PA 18951

Phone
(610) 847-5131

School Facts

Springfield Elementary School

Palisades School District

Overall Grade

B+

A-

Total Enrollment

197

1,598

Students per Teacher

11:1

12:1

Students in Free Lunch Program

24%

19%

Academic Grade

A-

A-

Average GPA

–

3.58 (out of 326 responses)

Math Proficiency

67%

59%

Reading Proficiency

67%

77%

Gifted Students

3%

–

AP Enrollments

–

–

Graduation Rate

–

87%

Average ACT Score

–

29 (out of 28 responses)

Average SAT Score

–

1,190 (out of 155 responses)

Teacher Grade

A

A

Average Teacher Salary

\$81,702

\$81,702

Teachers in 1st or 2nd Year

10%

8%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

School: Palisades Middle School

School Details

Name
Palisades Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Palisades School District

Address
4710 Durham Rd,
Kintnersville, PA 18930

Phone
(610) 847-5131

School Facts

Palisades Middle School

Palisades School District

Overall Grade

B+

A-

Total Enrollment

415

1,598

Students per Teacher

11:1

12:1

Students in Free Lunch Program

20%

19%

Academic Grade

B+

A-

Average GPA

–

3.58 (out of 326 responses)

Math Proficiency

43%

59%

Reading Proficiency

75%

77%

Gifted Students

9%

–

AP Enrollments

–

–

Graduation Rate

–

87%

Average ACT Score

–

29 (out of 28 responses)

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Source: Niche Update Frequency: Quarterly

School: Palisades High School

School Details

Name
Palisades High School

Level
High

Type
Public

Grades Served
9-12

School District
Palisades School District

Address
35 Church Hill Rd,
Kintnersville, PA 18930

Phone
(610) 847-5131

School Facts

Palisades High School

Palisades School District

Overall Grade

A-

A-

Total Enrollment

579

1,598

Students per Teacher

12:1

12:1

Students in Free Lunch Program

15%

19%

Academic Grade

A-

A-

Average GPA

3.58 (out of 326 responses)

3.58 (out of 326 responses)

Math Proficiency

77%

59%

Reading Proficiency

87%

77%

Gifted Students

7%

-

AP Enrollments

121

-

Graduation Rate

87%

87%

Average ACT Score

29 (out of 28 responses)

29 (out of 28 responses)

Average SAT Score

1,190 (out of 155 responses)

1,190 (out of 155 responses)

Teacher Grade

B+

A

Average Teacher Salary

\$81,702

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Teachers in 1st or 2nd Year

11%

8%

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