

Us-6n, Edinboro, PA 16412, Erie County

APN: 45-021-045.0-019.02 CLIP: 7682072771

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$975,000	07/16/2014
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	277,477	N/A	COML ACG	

OWNER INFORMATION			
Owner Name	Annesley Association Of Senior	Tax Billing City & State	Meadville, PA
Owner Name 2	Health Services	Tax Billing Zip	16335
Tax Billing Address	31 Park Ave	Mailing Address	31 Park Ave

COMMUNITY INSIGHTS			
Median Home Value	\$292,677	School District	GENERAL MCLANE SD
Median Home Value Rating	4 / 10	Family Friendly Score	88 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	63 / 100	Walkable Score	29 / 100
Total Incidents (1 yr)	66	Q1 Home Price Forecast	\$294,557
Standardized Test Rank	81 / 100	Last 2 Yr Home Appreciation	14%

LOCATION INFORMATION			
School District Name	General Mclane School	Topography	Flat/Level
Census Tract	122.01	Flood Zone Code	X
Zoning	44R1	Flood Zone Panel	42049C0369D
Map Page/Grid	45-0021	Flood Zone Date	02/19/2014
Township	Washington Twp		

TAX INFORMATION			
Tax ID	45-021-045.0-019.02	Tax Area	45
Parcel ID	45021045001902	Lot Number	1902
Legal Description	ROUTE 6N PCL B 6.37 AC 22.54 A C TOTAL		
Township Tax	\$10	School Tax	\$146
County Tax	\$63	Tax Year	2025

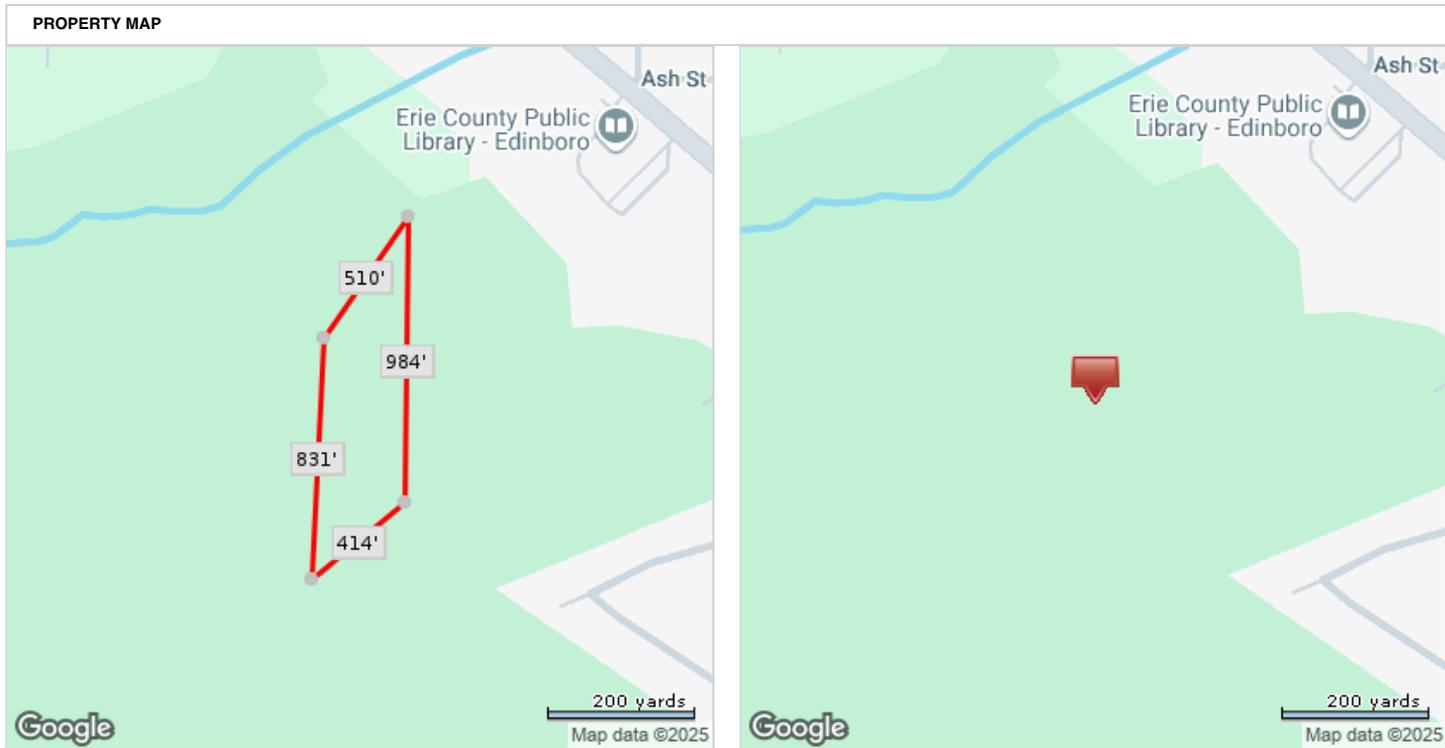
ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$9,600	\$9,600	\$9,600
Assessed Value - Land	\$9,600	\$9,600	\$9,600
Market Value - Total	\$9,600	\$9,600	\$9,600
Market Value - Land	\$9,600	\$9,600	\$9,600
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$200		
2024	\$212	\$12	6.25%
2025	\$219	\$7	3.26%

CHARACTERISTICS			
Land Use - Corelogic	Commercial Acreage	Lot Area	277,477
Land Use - County	Commercial Vacant	Water	Well
Lot Acres	6.37	Sewer	Septic Tank

SELL SCORE	
Value As Of	2025-08-24 05:41:06

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/18/2014	Owner Name 2	Health Services
Settle Date	07/16/2014	Seller	Edinboro Golf Resort
Sale Price	\$975,000	Document Number	14602
Owner Name	Annesley Association Of Senior	Deed Type	Deed (Reg)

Recording Date	07/18/2014
Sale/Settlement Date	07/16/2014
Sale Price	\$975,000
Buyer Name	Annesley Assn Of Senior Health Sv
Buyer Name 2	! Sv
Seller Name	Edinboro Golf Resort
Document Number	14602
Document Type	Deed (Reg)



*Lot Dimensions are Estimated