


# 8388 Peach St, Erie, PA 16509-4735, Erie County 📍 Expired Listing

APN: 40-016-072.0-031.00 CLIP: 4602698471

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	<b>3</b>	<b>2</b>	<b>N/A</b>	<b>\$200,000</b>	<b>04/12/1994</b>
	<b>MLS Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	<b>325,393</b>	<b>212,137</b>	<b>1950</b>	<b>DUPLEX</b>	

OWNER INFORMATION			
Owner Name	<b>Knobloch Paul D</b>	Tax Billing Zip+4	<b>2950</b>
Tax Billing Address	<b>1119 Spring Valley Dr</b>	Owner Occupied	<b>No</b>
Tax Billing City & State	<b>Erie, PA</b>	Mailing Address	<b>1119 Spring Valley Dr</b>
Tax Billing Zip	<b>16509</b>		

COMMUNITY INSIGHTS			
Median Home Value	<b>\$300,109</b>	School District	<b>FORT LEBOEUF SD</b>
Median Home Value Rating	<b>4 / 10</b>	Family Friendly Score	<b>56 / 100</b>
Total Crime Risk Score (for the neighborhood, relative to the nation)	<b>26 / 100</b>	Walkable Score	<b>36 / 100</b>
Total Incidents (1 yr)	<b>237</b>	Q1 Home Price Forecast	<b>\$299,796</b>
Standardized Test Rank	<b>82 / 100</b>	Last 2 Yr Home Appreciation	<b>25%</b>

LOCATION INFORMATION			
School District Name	<b>Fort Leboeuf School</b>	Township	<b>Summit Twp</b>
Census Tract	<b>112.02</b>	Topography	<b>Above Street</b>
Carrier Route	<b>R004</b>	Flood Zone Code	<b>X</b>
Subdivision	<b>Tract 392</b>	Flood Zone Panel	<b>42049C0212D</b>
Zoning	<b>AL3</b>	Flood Zone Date	<b>02/19/2014</b>
Map Page/Grid	<b>40-0016</b>		

TAX INFORMATION			
Tax ID	<b>40-016-072.0-031.00</b>	Tax Area	<b>40</b>
Parcel ID	<b>40016072003100</b>	Lot Number	<b>3100</b>
% Improved	<b>64%</b>		
Legal Description	<b>8388 PEACH ST 4.87 AC CAL</b>		
Township Tax	<b>\$151</b>	School Tax	<b>\$1,967</b>
County Tax	<b>\$914</b>	Tax Year	<b>2025</b>

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	<b>\$138,200</b>	<b>\$138,200</b>	<b>\$138,200</b>
Assessed Value - Land	<b>\$49,100</b>	<b>\$49,100</b>	<b>\$49,100</b>
Assessed Value - Improved	<b>\$89,100</b>	<b>\$89,100</b>	<b>\$89,100</b>
Market Value - Total	<b>\$138,200</b>	<b>\$138,200</b>	<b>\$138,200</b>
Market Value - Land	<b>\$49,100</b>	<b>\$49,100</b>	<b>\$49,100</b>
Market Value - Improved	<b>\$89,100</b>	<b>\$89,100</b>	<b>\$89,100</b>
YOY Assessed Change (\$)	<b>\$0</b>	<b>\$0</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	<b>\$2,749</b>		
2024	<b>\$2,908</b>	<b>\$159</b>	<b>5.78%</b>
2025	<b>\$3,031</b>	<b>\$123</b>	<b>4.23%</b>

CHARACTERISTICS			
Land Use - Corelogic	<b>Duplex</b>	Cooling Type	<b>Central</b>
Land Use - County	<b>Two Family</b>	Heat Type	<b>Forced Air</b>
Building Sq Ft	<b>Tax: 1,929 MLS: 325,393</b>	Fuel Type	<b>Gas</b>
Basement Type	<b>Full</b>	No. of Porches	<b>2</b>
Lot Acres	<b>4.87</b>	Porch	<b>Stoop</b>
Lot Area	<b>212,137</b>	Porch 1 Area	<b>18</b>
Style	<b>Cape Cod</b>	Porch Type	<b>Stoop</b>
Stories	<b>1</b>	No. of Patios	<b>1</b>
Total Rooms	<b>7</b>	Patio Type	<b>Concrete/Masonry Patio</b>
Bedrooms	<b>3</b>	Patio/Deck 1 Area	<b>228</b>

Total Baths	2
Full Baths	2
Fireplaces	1
Water	Public
Sewer	Public Service

Patio/Deck 2 Area	128
Garage Type	Detached Garage
Garage Sq Ft	1,024
Exterior	Brick
Year Built	1950

**FEATURES**

Feature Type	Unit	Size/Qty
Ma_pt Conc/Mas Patio	S	228
Ma Stoop/Terr Mas Stoop	S	18
Efp Encl Frame Porch	S	128
1smas Masonry	S	651

**SELL SCORE**

Rating	Very Low	Value As Of	2025-09-28 04:44:37
Sell Score	318		

**RENTAL TRENDS**

Estimated Value	1863	Cap Rate	2.8%
Estimated Value High	2278	Forecast Standard Deviation (FSD)	0.22
Estimated Value Low	1448		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

**LISTING INFORMATION**

MLS Listing Number	<a href="#">177342</a>	MLS Orig. List Price	\$429,000
MLS Status	Expired	MLS Status Change Date	05/30/2025
MLS Listing Date	05/30/2024	MLS List. Agent Name	Rubino106-Gregory Rubino
MLS Current List Price	\$429,000	MLS List. Broker Name	PASSPORT REALTY LLC

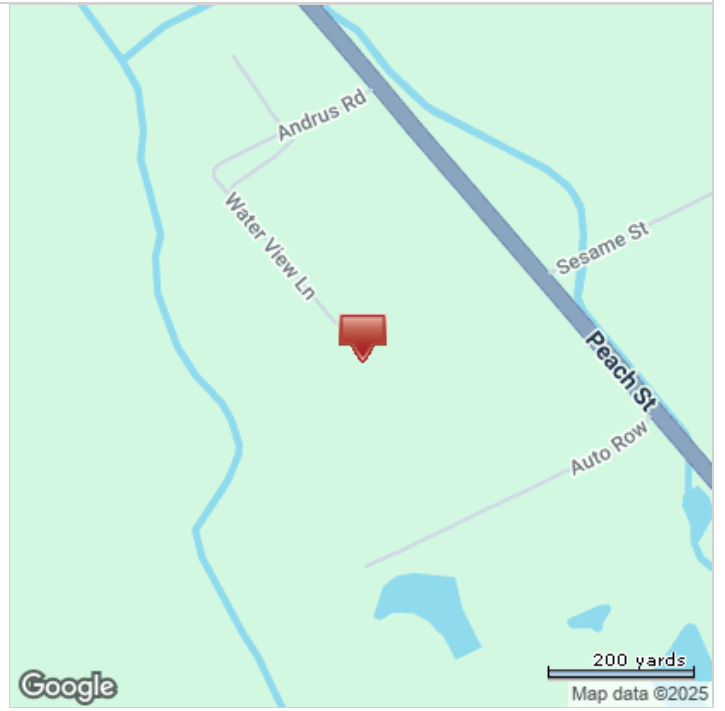
MLS Listing #	177322	48505	21997	16125
MLS Status	Expired	Expired	Expired	Expired
MLS Listing Date	05/30/2024	12/16/2015	08/22/2011	07/13/2010
MLS Listing Price	\$429,000	\$625,000	\$695,000	\$695,000
MLS Orig Listing Price	\$429,000	\$625,000	\$695,000	\$695,000
MLS Listing Expiration Date	05/29/2025	12/31/2016	08/21/2012	07/12/2011

**LAST MARKET SALE & SALES HISTORY**

Recording Date	04/20/1994	Owner Name	Knobloch Paul D
Settle Date	04/12/1994	Document Number	330-314
Sale Price	\$200,000	Deed Type	Deed (Reg)
Price Per Square Feet	\$103.68		

Recording Date	03/27/2018	02/29/2016	04/20/1994
Sale/Settlement Date	03/22/2018	02/25/2016	04/12/1994
Sale Price			\$200,000
Nominal	Y	Y	
Buyer Name	Knobloch Paul D 2015 Trust	Knobloch Patriciae E 2015 Trust	Knobloch Thomas A & Knobloch Patricia
Buyer Name 2			Knobloch Patricia
Seller Name	Knobloch P E 2015 Trust	Knobloch Patricia E	
Document Number	5552	3971	330-314
Document Type	Quit Claim Deed	Quit Claim Deed	Deed (Reg)

PROPERTY MAP



\*Lot Dimensions are Estimated