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 Zip	**16335**
Owner Name 2	**Health Services**	Tax Billing Zip+4	**9430**
Tax Billing Address	**31 Park Ave**	Mailing Address	**31 Park Ave**
Tax Billing City & State	**Meadville, PA**		

COMMUNITY INSIGHTS

Median Home Value	**$352,710**	School District	**GENERAL MCLANE SD**
Median Home Value Rating	**5 / 10**	Family Friendly Score	**91 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**69 / 100**	Walkable Score	**24 / 100**
Total Incidents (1 yr)	**54**	Q1 Home Price Forecast	**$357,967**
Standardized Test Rank	**82 / 100**	Last 2 Yr Home Appreciation	**12%**

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	**$154**
County Tax	**$67**	Tax Year	**2026**

ASSESSMENT & TAX

Assessment Year	2026	2025	2024
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 (%)
2024	**$212**		
2025	**$219**	**$7**	**3.26%**
2026	**$230**	**$11**	**5.03%**

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	**2026-10-18 08:16:43**		

LAST MARKET SALE & SALES HISTORY

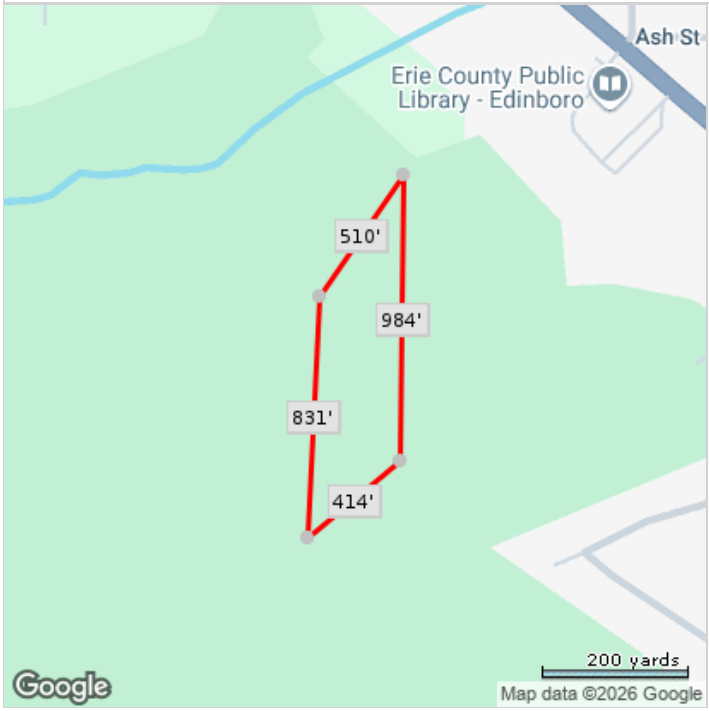
Recording Date	**07/18/2014**	Owner Name 2	**Health Services**

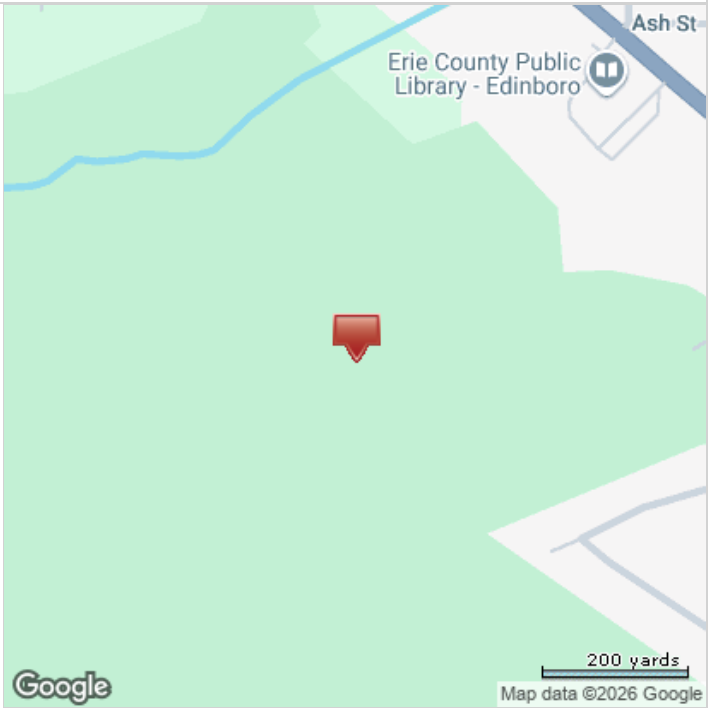
The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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)**

PROPERTY MAP





*Lot Dimensions are Estimated

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.