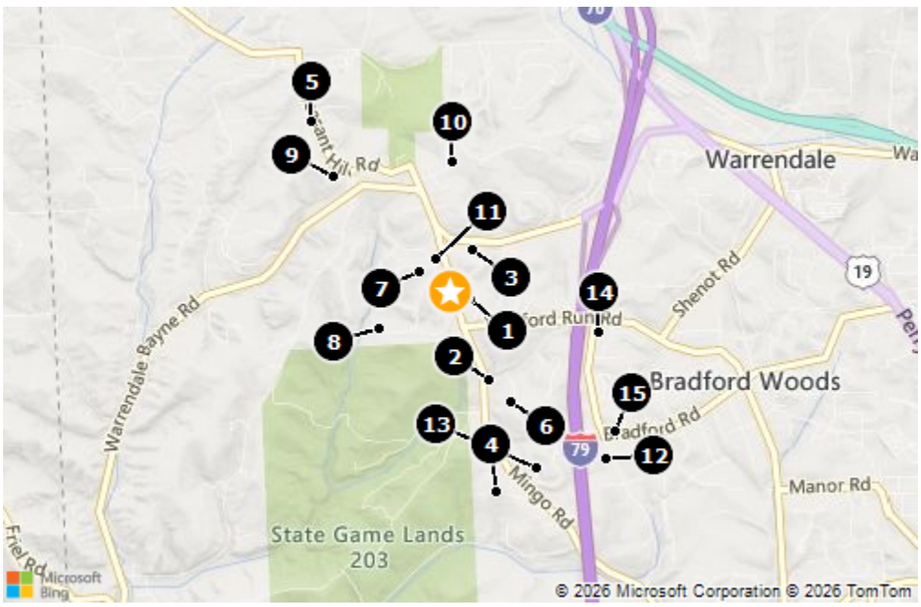
ICE SiteX Report

OrderID: 97834904

SiteX Property Information Report



Subject Property Location

102 GREENBRIAR DR, WEXFORD, PA 15090-7324

County:	**ALLEGHENY PA**	Census Tract:	420034110.011007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1822-F-7	Thomas Bros Pg-Grid:	

Valuation

Value:	**$987,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$908,040 - $1,065,960	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$76,400	Market Land Value:	$76,400	Tax Year:	2026
Assd Improvement:	$342,200	Market Improvment Value:	$360,200	Total Taxable Value:	$11,549
Total Assessed Value:	$418,600	Total Assessor Market Value:	$436,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00007 Block: 1822F District: 923

Abbreviated Description: GREENBRIAR ESTATES PHASE II & III IRREG LOT #236 = 163.845X259.635X220 (1.189 ALD) GREENBRIAR DR COR MINGO RD

City/Muni/Twp: MARSHALL

Property Characteristics

Lot Size:	1.189 AC	Bedrooms:	4	Pool:	
Building Area:	3377 SF	Baths:	2	Fireplace:	1
Year Built:	1994	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Other
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Colonial	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/24/2004	Sales Price:	$512,000
Document #:	BK-PG 12202 -530	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 00007 Block: 1822F District: 923
Abbreviated Description: GREENBRIAR ESTATES PHASE II & III IRREG LOT #236 = 163.845X259.635X220 (1.189 ALD) GREENBRIAR DR COR MINGO RD
City/Muni/Twp: MARSHALL

Prior Transfer

Recording Date:	05/04/2001	Sales Price:	$399,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/17/1994	Sales Price:	$379,900
Document #:	111794174953 BK-PG 9347-0423	Type of Sale:	Full Amount on Deed
Contract Date:	11/11/1994		
Document Type:			

Legal Description:

Lot: 236 Subdivision: GREENBRIAR ESTATES Phase No: II&III Map Ref: PLAN180 PG1-14

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Area Sales Analysis

Total Area Sales	$12,219,093	Median # of Bedrooms	4
Median Lot Size	43,560 SF	Median # of Baths	3
Median Living Area	3,012 SF	Median Year Built	1998
Price Range - 2 Yrs	$439,000 to $1,350,000	Age Range	6 years to 66 years
Median Value	$800,000	Median Age	28 years

Comparable Sales Data

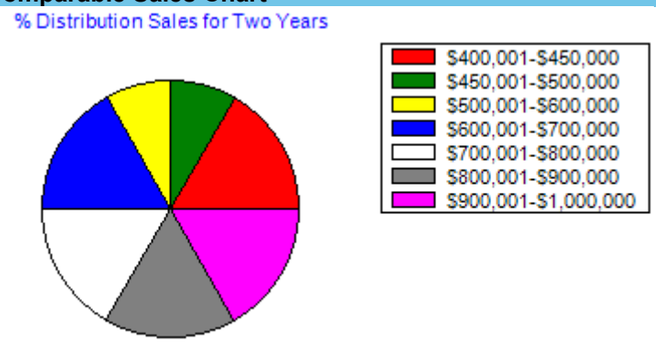
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**503 STONEHENGE CT** **WEXFORD, PA 15090-7469**	05/06/2026	$619,500	$263	2352	8/4/2	1989	14,288 SF	
		APN: 1822-G-7 Document #: 2026-10822 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: TYBURN WOODS Abbreviated Description: Lot:9 Subdivision:TYBURN WOODS								
2	.47Mi.	**335 MINGO RD** **WEXFORD, PA 15090-7407**	05/05/2026	$439,000	$237	1848	7/3/1	1982	50,094 SF	
		APN: 1655-C-1 Document #: 2026-10663 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: BAIERL Abbreviated Description: Subdivision:BAIERL								
3	.23Mi.	**452 TYBURN DR** **WEXFORD, PA 15090-7467**	04/29/2026	$597,400	$248	2400	8/4/3	1988	30,797 SF	
		APN: 1822-C-15 Document #: 2026-09967 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: TYBURN WOODS Abbreviated Description: Lot:33 Subdivision:TYBURN WOODS								
4	.97Mi.	**760 STONEGATE DR** **WEXFORD, PA 15090-7592**	12/26/2025	$1,000,000	$182	5484	11/5/3	1992	84,463 SF	
		APN: 1655-R-7 Document #: 2025-34689 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: STONEGATE Abbreviated Description: Subdivision:STONEGATE								
5	1.11Mi.	**1000 PLEASANT HILL RD** **WEXFORD, PA 15090-7484**	11/18/2025	$825,000	$259	3180	8/4/3	1980	225,642 SF	
		APN: 1996-C-4 Document #: 2025-31007 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 2 Subdivision: STEBLER 3 Abbreviated Description: Lot:1 2 Subdivision:STEBLER 3								
6	.62Mi.	**400 FERN HOLLOW LN** **WEXFORD, PA 15090-7533**	11/14/2025	$1,178,750	$241	4879	9/4/4	1989	85,247 SF	
		APN: 1655-D-12 Document #: 2025-30592 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: WOODS Abbreviated Description: Lot:1 Subdivision:WOODS								
7	.18Mi.	**506 HICKORY CT** **WEXFORD, PA 15090-7328**	11/10/2025	$880,000	$293	2996	8/4/2	1998	32,234 SF	
		APN: 1822-A-1 Document #: 2025-30302 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 369 Subdivision: GREENBRIAR ES Abbreviated Description: Lot:369 Subdivision:GREENBRIAR ES								
8	.4Mi.	**131 GREENBRIAR DR** **WEXFORD, PA 15090-7322**	10/06/2025	$795,000	$360	2208	8/4/3	2000	46,958 SF	
		APN: 1822-J-14 Document #: 2025-26929 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 220 Subdivision: GREENBRIAR EST Abbreviated Description: Lot:220 Subdivision:GREENBRIAR EST								
9	.81Mi.	**102 ARCHBERRY DR** **WEXFORD, PA 15090-7411**	09/19/2025	$1,350,000	$241	5582	11/4/5	2017	48,831 SF	
		APN: 1996-M-13 Document #: 2025-25168 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: SUMMIT SD Abbreviated Description: Lot:22 Subdivision:SUMMIT SD								
10	.63Mi.	**615 CIDERBERRY DR** **WEXFORD, PA 15090-6831**	09/03/2025	$900,443	$286	3146	8/4/3	2004	20,038 SF	
		APN: 1997-F-7 Document #: 2025-23597 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: SHADOW WOOD Abbreviated Description: Lot:22 Subdivision:SHADOW WOOD								
11	.17Mi.	**311 FREY DR** **WEXFORD, PA 15090-7333**	09/03/2025	$800,000	$232	3434	9/3/4	1998	34,107 SF	
		APN: 1822-B-9 Document #: 2025-23484 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 305 Subdivision: GREENBRIAR ESTATES Abbreviated Description: Lot:305 Subdivision:GREENBRIAR ESTATES								
12	1.1Mi.	**170 NEELY SCHOOL RD** **WEXFORD, PA 15090-7537**	08/27/2025	$500,000	$196	2547	6/3/2	2007	87,556 SF	
		APN: 1656-K-9 Document #: 2025-22909 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
13	.97Mi.	**509 ROCKPORT PL** **WEXFORD, PA 15090-6833**	08/21/2025	$659,000	$218	3012	8/4/2	2007	16,583 SF	
		APN: 1655-M-23 Document #: 2025-22372 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 112R Subdivision: CAMBRIDGE MANOR PRD Abbreviated Description: Lot:112R Subdivision:CAMBRIDGE MANOR PRD								
14	.77Mi.	**269 NEELY SCHOOL RD** **WEXFORD, PA 15090-7540**	08/04/2025	$1,225,000	$385	3174	6/3/3	2020	43,560 SF	
		APN: 1823-J-13 Document #: 2025-20318 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: SUMMER OAKS Abbreviated Description: Lot:3 Subdivision:SUMMER OAKS								
15	1.06Mi.	**295 BRADFORD RD**	07/03/2025	$450,000	$235	1910	6/3/1	1960	40,892 SF	

ICE SiteX Report

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WEXFORD, PA 15090-6916
APN: 1656-F-12 Document #: 2025-17119
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: WYNDWOOD ACRES 4 Abbreviated Description: Lot:58 Subdivision:WYNDWOOD ACRES 4

Comparable Sales Chart



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.

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.	**102 GREENBRIAR DR**	**09/24/2004**	$436,600	$418,600	3,377	8/4/2	1994	1 SF	
.03Mi.	**104 GREENBRIAR DR**	**07/08/2016**	$508,000	$490,000	3,367	9/4/3	1994	37,635 SF	
.05Mi.	**371 MINGO RD**	**06/23/1977**	$252,400	$234,400	2,208	9/4/2	1966	2 SF	
.05Mi.	**101 GREENBRIAR DR**	**06/22/2020**	$534,300	$516,300	4,086	9/4/3	1994	1 SF	
.06Mi.	**106 GREENBRIAR DR**	**11/28/1994**	$455,100	$437,100	3,290	9/4/3	1994	30,971 SF	
.06Mi.	**373 MINGO RD**	**07/19/2021**	$229,100	$211,100	1,722	6/2/2	1981	1 SF	
.08Mi.	**108 GREENBRIAR DR**	**07/22/2003**	$547,800	$529,800	4,703	8/4/4	1994	30,492 SF	
.08Mi.	**426 TYBURN DR**	**07/27/2001**	$239,900	$221,900	2,242	8/4/2	1989	21,301 SF	
.08Mi.	**428 TYBURN DR**	**05/26/2016**	$272,200	$254,200	1,832	8/4/2	1988	15,072 SF	
.08Mi.	**303 FREY DR**	**07/12/1995**	$550,000	$532,000	3,853	8/4/3	1993	39,988 SF	
.08Mi.	**505 STONEHENGE CT**	**08/25/2010**	$225,900	$207,900	2,302	7/3/2	1988	26,267 SF	
.09Mi.	**430 TYBURN DR**	**11/03/1993**	$271,700	$253,700	2,107	8/4/2	1988	14,505 SF	
.09Mi.	**424 TYBURN DR**	**05/22/1995**	$231,200	$213,200	2,290	8/4/2	1988	18,731 SF	
.09Mi.	**375 MINGO RD**	**04/11/2019**	$435,300	$417,300	2,084	8/3/3	1988	1 SF	
.09Mi.	**201 ROLLING HILLS DR**	**09/12/2018**	$684,100	$666,100	3,860	11/5/4	2008	1 SF	
.1Mi.	**506 STONEHENGE CT**	**03/16/2001**	$233,300	$215,300	2,144	7/4/2	1988	14,941 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	41.1 years old	Households:	8,990
Median Household Income:	$139,886	Households w/Family:	71%
Household Income Per Capita:	$62,175	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	34%

School District

School District Zone:	North Allegheny School District	Students:	8,613
Number of Schools:	11	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.78Mi.	**Marshall Middle School** Number of Students: 847 Student-Teacher Ratio: 13.77	A-	Public	6 - 8
0.97Mi.	**Marshall Elementary School** Number of Students: 800 Student-Teacher Ratio: 14.27	A+	Public	KG - 5

ICE SiteX Report

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Flood Report

The Subject Property of **102 GREENBRIAR DR, WEXFORD, PA 15090-7324** 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	42%	SIGNIFICANTLY LOWER
BURGLARY	35%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	48%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	23%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	92%	SIMILAR
MURDER	44%	SIGNIFICANTLY LOWER
OVERALL	27%	SIGNIFICANTLY 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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