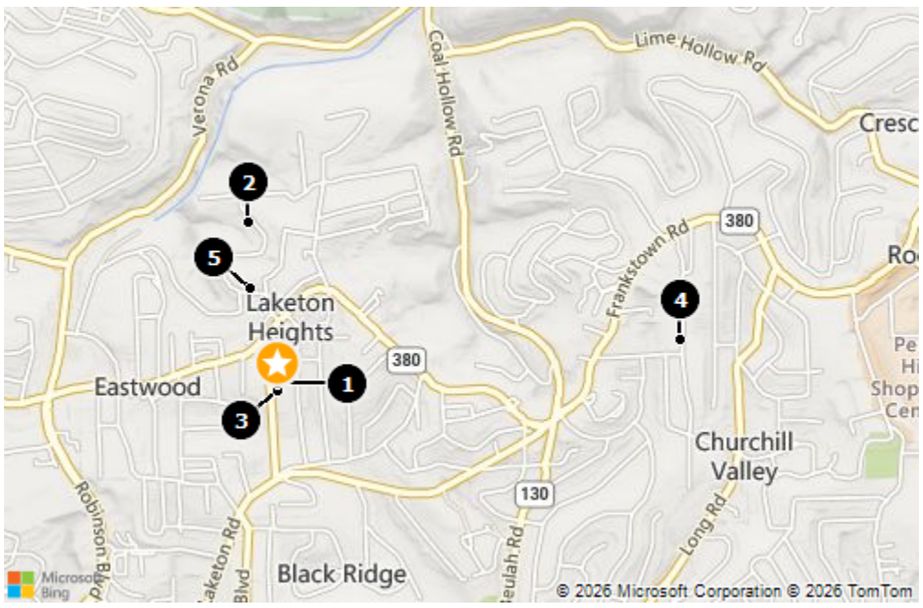
ICE SiteX Report

OrderID: 97562408

SiteX Property Information Report



Subject Property Location

121 HOWARD ST, PENN HILLS, PA 15235-2828

County:	**ALLEGHENY PA**	Census Tract:	420035232.002012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	296-B-136-01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$85,000**	FSD:	32	Common Confidence Score:	20
Value Range:	$57,800 - $112,200	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$13,100	Market Land Value:	$13,100	Tax Year:	2026
Assd Improvement:	$33,400	Market Improvment Value:	$33,400	Total Taxable Value:	$2,091
Total Assessed Value:	$46,500	Total Assessor Market Value:	$46,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 00001 Block: 296B136 District: 934

Abbreviated Description:	LOT 98X170 HOWARD ST (.385 A) 1 STY BRK V HSE #121
City/Muni/Twp:	PENN HILLS

Property Characteristics

Lot Size:	16,660 SF	Bedrooms:	2	Pool:	
Building Area:	1140 SF	Baths:	1	Fireplace:	1
Year Built:	1940	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:	Cape Cod	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/23/2024	Sales Price:	N/A
Document #:	2024-22750 BK-PG 19778-487	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/12/2024		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/12/2024	Sales Price:	N/A
Document #:	BK-PG 19778 -487	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 00001 Block: 296B136 District: 934
Abbreviated Description: LOT 98X170 HOWARD ST (.385 A) 1 STY BRK V HSE #121
City/Muni/Twp: PENN HILLS

Prior Transfer

Recording Date:	11/22/1988	Sales Price:	$36,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 97562408

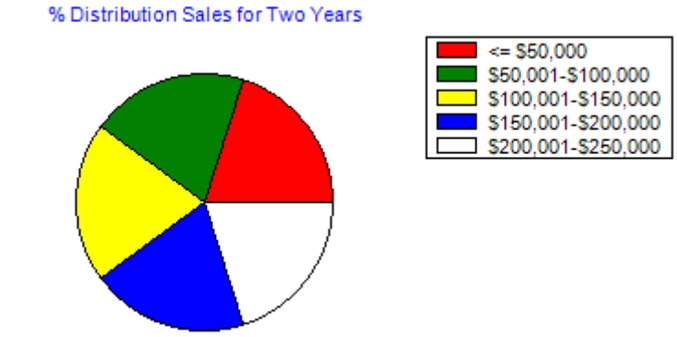
Area Sales Analysis

Total Area Sales	$567,094	Median # of Bedrooms	3
Median Lot Size	8,500 SF	Median # of Baths	1
Median Living Area	1,176 SF	Median Year Built	1940
Price Range - 2 Yrs	$5,000 to $205,000	Age Range	77 years to 103 years
Median Value	$105,000	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**139 HOWARD ST** **PENN HILLS, PA 15235-2828**	03/23/2026	$105,000	$90	1160	6/3/1	1949	8,500 SF	
		APN: 296-C-151 Document #: 2026-06511 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: SAMPSON FARMS Abbreviated Description: Lot:19 Subdivision:SAMPSON FARMS								
2	.35Mi.	**416 JOHNSTON RD** **PENN HILLS, PA 15235-1618**	03/06/2026	$5,000	$8	616	2/1/1	1935	17,388 SF	
		APN: 295-L-13 Document #: 2026-05118 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: BONAIRE FARMS Abbreviated Description: Lot:36 Subdivision:BONAIRE FARMS								
3	.07Mi.	**143 HOWARD ST** **PENN HILLS, PA 15235-2828**	12/24/2025	$72,000	$61	1176	6/3/1	1947	8,500 SF	
		APN: 296-C-157 Document #: 2025-34647 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Subdivision: SIMPSON FARM Abbreviated Description: Lot:21 Subdivision:SIMPSON FARM								
4	1Mi.	**232 HIGHLAND RD** **PENN HILLS, PA 15235-3009**	12/03/2025	$205,000	$166	1232	7/3/1	1940	7,729 SF	
		APN: 368-S-336 Document #: 2025-32509 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: RITZLAND PLACE Abbreviated Description: Lot:15 Subdivision:RITZLAND PLACE								
5	.2Mi.	**117 JOHNSTON RD** **PENN HILLS, PA 15235-1612**	11/04/2025	$180,094	$146	1228	5/2/1	1923	11,737 SF	
		APN: 295-R-390 Document #: 2025-29648 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

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.	**121 HOWARD ST**	**06/12/2024**	$46,500	$46,500	1,140	5/2/1	1940	16,660 SF	
.01Mi.	**123 HOWARD ST**	**10/06/1993**	$57,800	$39,800	1,776	5/3/2	1940	8,330 SF	
.01Mi.	**117 HOWARD ST**	**08/27/2014**	$56,500	$56,500	1,099	6/3/1	1940	8,330 SF	
.03Mi.	**135 HOWARD ST**	**05/31/2023**	$39,800	$21,800	1,459	6/3/1	1940	16,660 SF	
.03Mi.	**115 HOWARD ST**	**02/03/1997**	$56,400	$38,400	1,368	4/2/1	1940	21,692 SF	
.03Mi.	**200 EVALINE ST**	**10/07/2003**	$68,200	$68,200	1,452	6/2/1	1939	5,643 SF	
.03Mi.	**150 EVALINE ST**	**12/06/1995**	$63,900	$45,900	1,232	6/3/1	1940	9,018 SF	
.03Mi.	**204 EVALINE ST**	**01/08/2003**	$66,800	$48,800	1,232	5/2/1	1939	8,757 SF	
.04Mi.	**146 EVALINE ST**	**09/03/1974**	$60,000	$42,000	1,017	5/3/1	1940	8,896 SF	
.04Mi.	**124 HOWARD ST**	**09/13/2012**	$53,800	$35,800	875	6/3/1	1965	7,500 SF	
.04Mi.	**208 EVALINE ST**	**10/31/2025**	$41,000	$41,000	1,144	5/2/1	1939	8,618 SF	
.04Mi.	**132 HOWARD ST**	**09/23/1997**	$69,200	$69,200	1,825	6/3/1	1940	7,500 SF	
.04Mi.	**126 HOWARD ST**	**02/20/2001**	$52,700	$52,700	968	6/3/1	1930	7,492 SF	
.04Mi.	**137 HOWARD ST**	**10/24/1997**	$52,500	$34,500	1,100	5/2/1	1937	8,500 SF	
.04Mi.	**142 EVALINE ST**	**01/02/2018**	$28,842	$28,842	1,045	5/2/1	1941	9,282 SF	
.04Mi.	**212 EVALINE ST**	**06/28/1999**	$56,600	$38,600	1,092	5/2/1	1945	8,492 SF	

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	45.4 years old	Households:	15,318
Median Household Income:	$69,680	Households w/Family:	53%
Household Income Per Capita:	$37,280	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Penn Hills School District	Students:	2,953
Number of Schools:	3	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.59Mi.	**Linton Middle School** Number of Students: 626 Student-Teacher Ratio: 12.32	B	Public	5 - 8
2.72Mi.	**Penn Hills Elementary School** Number of Students: 1,228 Student-Teacher Ratio: 13.98	C+	Public	PK - 4
2.15Mi.	**Penn Hills High School** Number of Students: 1,049 Student-Teacher Ratio: 18.73 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **121 HOWARD ST, PENN HILLS, PA 15235-2828** 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	95%	SIMILAR
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	88%	LOWER
OVERALL	92%	SIMILAR

Disaster Alerts

No alerts noted

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