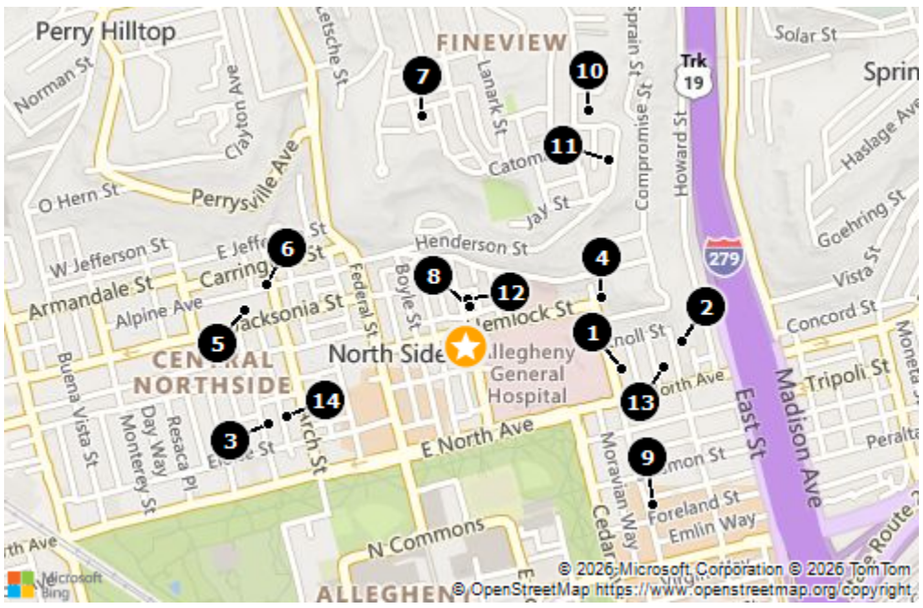
ICE SiteX Report

OrderID: 98012196

SiteX Property Information Report



Subject Property Location

1313 SANDUSKY ST, PITTSBURGH, PA 15212-4753

County:	**ALLEGHENY PA**	Census Tract:	420035651.001047
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	23-L-212	Thomas Bros Pg-Grid:	

Valuation

Value:	**$342,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$311,220 - $372,780	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$12,000	Market Land Value:	$12,000	Tax Year:	2026
Assd Improvement:	$132,600	Market Improvment Value:	$150,600	Total Taxable Value:	$3,810
Total Assessed Value:	$144,600	Total Assessor Market Value:	$162,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00212 Block: 0023L District: 122
Abbreviated Description: LOT 14.29XAVG69.62 SANDUSKY 2 STY BRK HSE#1313
City/Muni/Twp: 22ND WARD - PITTSBURGH

Property Characteristics

Lot Size:	995 SF	Bedrooms:	4	Pool:	
Building Area:	1504 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Traditional	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/17/2021	Sales Price:	$67,600
Document #:	- 2021119540 BK-PG 46240-400	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/30/2021	Sales Price:	$258,000
Document #:	2021-29442 BK-PG 18583-560	Type of Sale:	Full Amount on Deed
Contract Date:	07/12/2021		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/12/2021	Sales Price:	$258,000
Document #:	BK-PG 18583 -560	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 00212 Block: 0023L District: 122
Abbreviated Description: LOT 14.29XAVG69.62 SANDUSKY 2 STY BRK HSE#1313
City/Muni/Twp: 22ND WARD - PITTSBURGH

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Mortgage Record

Recording Date:	03/23/2016	Loan Amount:	N/A
Document #:	18830 BK-PG 46240-400	Loan Type:	Unknown
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 212 Block: 23
Abbreviated Description: L

Prior Transfer

Recording Date:	02/03/2016	Sales Price:	$58,300
Document #:	20167650 BK-PG 37449-524	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/28/2015	Sales Price:	$84,500
Document #:	201539863 BK-PG 16239-23	Type of Sale:	Full Amount on Deed
Contract Date:	12/22/2015		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/22/2015	Sales Price:	$84,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/19/2009	Loan Amount:	N/A
Document #:	2009107013 BK-PG 37449-534	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	11/19/2009	Sales Price:	$59,397
Document #:	BK-PG 14109-36	Type of Sale:	Full Amount on Deed
Contract Date:	11/10/2009		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2009	Sales Price:	$14,000
Document #:	BK-PG 13913-325	Type of Sale:	Full Amount on Deed
Contract Date:	04/21/2009		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2009	Sales Price:	$1,903
Document #:	BK-PG 13913-278	Type of Sale:	Full Amount on Deed
Contract Date:	02/02/2009		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,435,023	Median # of Bedrooms	2
Median Lot Size	1,800 SF	Median # of Baths	1
Median Living Area	1,454 SF	Median Year Built	1900
Price Range - 2 Yrs	$28,099 to $455,000	Age Range	25 years to 161 years
Median Value	$185,906	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**1202 JAMES ST** **PITTSBURGH, PA 15212-4144**	05/14/2026	$425,000	$163	2592	6/4/1	1900	2,080 SF	
		APN: 23-M-83 Document #: 2026-11923 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: R S CASSATT Abbreviated Description: Lot:26 Subdivision:R S CASSATT								
2	.27Mi.	**1210 MIDDLE ST** **PITTSBURGH, PA 15212-4839**	05/08/2026	$120,000	$45	2628	6/3/1	1900	1,680 SF	
		APN: 23-M-136 Document #: 2026-11195 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	.26Mi.	**1218 SHERMAN AVE** **PITTSBURGH, PA 15212-4630**	04/29/2026	$455,000	$182	2488	7/3/1	1890	1,320 SF	
		APN: 23-K-234 Document #: 2026-09907 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.18Mi.	**1402 JAMES ST** **PITTSBURGH, PA 15212-4146**	04/28/2026	$317,500	$238	1332	5/2/1	1900	2,000 SF	
		APN: 23-H-233 Document #: 2026-09759 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: CASSATT ADDN Abbreviated Description: Lot:7 Subdivision:CASSATT ADDN								

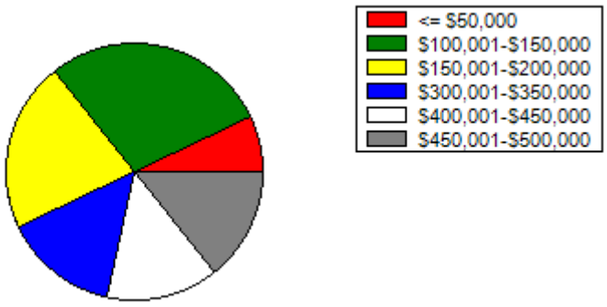
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5	.28Mi.	**221 ALPINE AVE** **PITTSBURGH, PA 15212-4022**	04/02/2026	$305,000	$340	896	4/2/1	1930	4,134 SF
		APN: 23-F-283 Document #: 2026-07713 Document Type: Price Code: D Land Use: Single Family Residential Legal:							
6	.27Mi.	**208 ALPINE AVE** **PITTSBURGH, PA 15212-4023**	02/02/2026	$28,099	$26	1064	4/2/1	1900	800 SF
		APN: 23-F-221 Document #: 2026-02167 Document Type: Price Code: D Land Use: Single Family Residential Legal:							
7	.29Mi.	**1706 SANDUSKY NORTH ST** **PITTSBURGH, PA 15214-4016**	12/16/2025	$196,811	$185	1060	7/3/1	2001	6,011 SF
		APN: 23-C-97 Document #: 2025-33649 Document Type: Price Code: D Land Use: Single Family Residential Legal:							
8	.05Mi.	**1412 SANDUSKY ST** **PITTSBURGH, PA 15212-4116**	11/25/2025	$415,000	$212	1951	7/3/2	1900	1,800 SF
		APN: 23-G-171 Document #: 2025-31679 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: FLEMING Abbreviated Description: Lot:23 Subdivision:FLEMING							
9	.3Mi.	**808 JAMES ST** **PITTSBURGH, PA 15212-4945**	09/08/2025	$136,713	$91	1498	5/2/1	1865	991 SF
		APN: 23-S-310 Document #: 2025-23988 Document Type: Price Code: D Land Use: Single Family Residential Legal:							
10	.33Mi.	**5 CARRIE ST** **PITTSBURGH, PA 15212-3330**	08/07/2025	$119,900	$109	1096	4/2/1	1900	1,500 SF
		APN: 23-D-184 Document #: 2025-20915 Document Type: Price Code: D Land Use: Single Family Residential Legal:							
11	.29Mi.	**215 HENDERSON ST** **PITTSBURGH, PA 15212-4133**	07/30/2025	$160,000	$83	1920	4/2/1	1900	2,860 SF
		APN: 23-D-142 Document #: 2025-19879 Document Type: Price Code: D Land Use: Single Family Residential Legal:							
12	.06Mi.	**1414 SANDUSKY ST** **PITTSBURGH, PA 15212-4116**	06/24/2025	$175,000	$124	1409	6/3/1	1900	1,800 SF
		APN: 23-G-170 Document #: 2025-15945 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: HUGH S FLEMING Abbreviated Description: Lot:22 Subdivision:HUGH S FLEMING							
13	.25Mi.	**1112 LINDEN PL** **PITTSBURGH, PA 15212-4829**	04/15/2025	$451,000	$287	1568	6/2/2	1920	2,160 SF
		APN: 23-M-123 Document #: 2025-09038 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Subdivision: CASSATT Abbreviated Description: Lot:61 Subdivision:CASSATT							
14	.24Mi.	**1218 VETO ST** **PITTSBURGH, PA 15212-4634**	04/14/2025	$130,000	$110	1172	4/1/1	1910	667 SF
		APN: 23-K-286-A Document #: 2025-08959 Document Type: Price Code: D Land Use: Single Family Residential Legal:							

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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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.	**1313 SANDUSKY ST**	**07/12/2021**	$162,600	$144,600	1,504	8/4/1	1900	995 SF	
.03Mi.	**116 HEMLOCK ST**	**07/13/2007**	$50,700	$50,700	1,640	6/2/2	1910	1,580 SF	
.04Mi.	**1319 LORAINE ST**	**04/17/1992**	$123,600	$123,600	1,000	3/1/1	1910	1,800 SF	
.04Mi.	**1402 LORAINE ST**	**09/11/2023**	$33,400	$33,400	1,276	6/3/1	1900	798 SF	
.04Mi.	**1314 BOYLE ST**	**03/05/2014**	$62,500	$44,500	2,964	6/3/1	1900	1,572 SF	
.04Mi.	**1312 BOYLE ST**	**02/22/2022**	$61,100	$43,100	2,048	7/3/1	1900	1,800 SF	
.04Mi.	**1320 BOYLE ST**	**06/07/2021**	$95,000	$19,000	2,611	10/5/1	1895	1,788 SF	
.05Mi.	**1412 SANDUSKY ST**	**11/07/2025**	$81,600	$81,600	1,951	7/3/2	1900	1,800 SF	
.06Mi.	**1414 SANDUSKY ST**	**05/20/2025**	$24,400	$24,400	1,409	6/3/1	1900	1,800 SF	
.06Mi.	**1411 PORTERFIELD ST**	**10/16/2023**	$141,400	$141,400	1,800	10/3/2	1900	1,800 SF	
.06Mi.	**1421 SANDUSKY ST**	**08/14/2001**	$146,500	$128,500	1,232	5/2/1	1870	1,890 SF	
.06Mi.	**1214 LORAINE ST**	**09/10/2003**	$26,000	$26,000	2,496	7/3/1	1916	2,000 SF	
.06Mi.	**1420 LORAINE ST**	**02/08/2008**	$20,000	$20,000	1,152	6/3/1	1940	1,890 SF	
.06Mi.	**1414 BOYLE ST**	**09/02/2015**	$246,200	$246,200	1,639	7/3/1	1910	1,890 SF	
.06Mi.	**1422 LORAINE ST**	**06/10/2024**	$31,300	$31,300	1,024	6/3/1	1920	1,890 SF	
.06Mi.	**1427 SANDUSKY ST**	**11/20/2023**	$336,800	$318,800	2,539	8/4/4	2023	1,890 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	41.1 years old	Households:	12,739
Median Household Income:	$64,645	Households w/Family:	43%
Household Income Per Capita:	$44,920	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	15%

School District

School District Zone:	Pittsburgh School District	Students:	19,571
Number of Schools:	56	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.47Mi.	**Pittsburgh Westinghouse Academy** Number of Students: 573 Student-Teacher Ratio: 10.17	D+	Public	6 - 12
2.56Mi.	**Pittsburgh Woolslair Elementary School** Number of Students: 208 Student-Teacher Ratio: 12	C-	Public	PK - 5
4.80Mi.	**Pittsburgh Minadeo Elementary School** Number of Students: 296 Student-Teacher Ratio: 11.09	B-	Public	PK - 5
1.12Mi.	**Pittsburgh Manchester Elementary School** Number of Students: 159 Student-Teacher Ratio: 9.81	C-	Public	PK - 8
2.98Mi.	**Pittsburgh Westwood Elementary School** Number of Students: 278 Student-Teacher Ratio: 11.35	C	Public	KG - 5
4.67Mi.	**Pittsburgh Dilworth K-5** Number of Students: 454 Student-Teacher Ratio: 16.1	B-	Public	PK - 5
2.67Mi.	**Pittsburgh Science and Technology Academy 6-12** Number of Students: 618 Student-Teacher Ratio: 13.94 Advanced Placement: Yes	A	Public	6 - 12
4.11Mi.	**Pittsburgh Sunnyside Elementary School** Number of Students: 248 Student-Teacher Ratio: 11.62	C	Public	PK - 8
4.40Mi.	**Pittsburgh Obama 6-12** Number of Students: 678 Student-Teacher Ratio: 13.88	C+	Public	6 - 12
2.32Mi.	**Pittsburgh Arsenal Elementary School** Number of Students: 331 Student-Teacher Ratio: 11.14	B-	Public	PK - 5
0.18Mi.	**Pittsburgh King Elementary School** Number of Students: 368 Student-Teacher Ratio: 14.14	D+	Public	PK - 8
2.76Mi.	**Brashear High School** Number of Students: 897 Student-Teacher Ratio: 11.04 Advanced Placement: Yes	D-	Public	9 - 12
2.28Mi.	**Perry High School**	D	Public	9 - 12

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Number of Students: 430
Student-Teacher Ratio: 10.36

3.89Mi. **Pittsburgh Greenfield Elementary School** Number of Students: 396 Student-Teacher Ratio: 12.97	B	Public	PK - 8
3.06Mi. **Pittsburgh Beechwood Elementary School** Number of Students: 360 Student-Teacher Ratio: 12.46	B	Public	PK - 5
1.88Mi. **Pittsburgh Weil Elementary School** Number of Students: 178 Student-Teacher Ratio: 11.1	C-	Public	PK - 5
2.42Mi. **Pittsburgh Classical 6-8** Number of Students: 245 Student-Teacher Ratio: 9.01	C	Public	6 - 8
4.92Mi. **Pittsburgh Lincoln Elementary School** Number of Students: 186 Student-Teacher Ratio: 10.39	B-	Public	PK - 5
2.30Mi. **Pittsburgh Milliones** Number of Students: 281 Student-Teacher Ratio: 8.91	D+	Public	6 - 12
1.43Mi. **Pittsburgh Miller Elementary School** Number of Students: 218 Student-Teacher Ratio: 11.28	D-	Public	PK - 5
1.12Mi. **Pittsburgh Conroy** Number of Students: 192 Student-Teacher Ratio: 5.73	NA	Public	KG - 12
2.40Mi. **Pittsburgh Morrow Elementary School** Number of Students: 486 Student-Teacher Ratio: 13.5	D+	Public	PK - 8
1.15Mi. **Pittsburgh Spring Garden Early Childhood Center** Number of Students: 52 Student-Teacher Ratio: 13	NA	Public	PK - PK
3.60Mi. **Pittsburgh Arlington Elementary School** Number of Students: 385 Student-Teacher Ratio: 10.38	C-	Public	PK - 8
4.83Mi. **Pittsburgh Carmalt K-8** Number of Students: 547 Student-Teacher Ratio: 14.36	C	Public	PK - 8
4.49Mi. **Pittsburgh Brookline Elementary School** Number of Students: 384 Student-Teacher Ratio: 12.63	C+	Public	PK - 8
0.34Mi. **Pittsburgh Allegheny 6-8** Number of Students: 179 Student-Teacher Ratio: 11.24	C-	Public	6 - 8
4.95Mi. **Pittsburgh Concord Elementary School** Number of Students: 430 Student-Teacher Ratio: 12.68	C+	Public	KG - 5
3.71Mi. **Pittsburgh Chartiers Early Childhood Center** Number of Students: 140 Student-Teacher Ratio: 10.77	NA	Public	PK - PK
4.20Mi. **Pittsburgh Roosevelt Elementary School** Number of Students: 278 Student-Teacher Ratio: 14.11	C-	Public	PK - 5

Flood Report

The Subject Property of **1313 SANDUSKY ST, PITTSBURGH, PA 15212-4753** 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	135%	NOTABLY HIGHER
BURGLARY	144%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	146%	NOTABLY HIGHER
FORCIBLE RAPE	107%	SIMILAR
MURDER	140%	NOTABLY HIGHER
OVERALL	152%	NOTABLY HIGHER

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Disaster Alerts

No alerts noted

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