ICE SiteX Report

OrderID: 98444424

SiteX Property Information Report



Subject Property Location

1347 5TH AVE, CORAOPOLIS, PA 15108-2023

County:	**ALLEGHENY PA**	Census Tract:	420034508.002031
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	342-L-290	Thomas Bros Pg-Grid:	

Valuation

Value:	**$192,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$167,040 - $216,960	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$16,200	Market Land Value:	$16,200	Tax Year:	2026
Assd Improvement:	$57,900	Market Improvment Value:	$75,900	Total Taxable Value:	$3,465
Total Assessed Value:	$74,100	Total Assessor Market Value:	$92,100	Delinquent Year:	2022
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00290 Block: 0342L District: 817
Abbreviated Description: A MC CABE PLAN 25 LOT 50X150 5TH AV
City/Muni/Twp: CORAOPOLIS

Property Characteristics

Lot Size:	7,500 SF	Bedrooms:	3	Pool:	
Building Area:	1870 SF	Baths:	1	Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:	Traditional	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/18/2021	Sales Price:	$96,967
Document #:	- 2021108423 BK-PG 49836-129	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/31/2021	Sales Price:	$75,000
Document #:	2021-93187 BK-PG 41908-41	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/26/2021	Sales Price:	$145,000
Document #:	2021-28934 BK-PG 18578-518	Type of Sale:	Full Amount on Deed
Contract Date:	08/02/2021		
Document Type:			
Legal Description:			
Lot: 25 Subdivision: ALFRED MCCABE			

Prior Transfer

Recording Date:	08/02/2021	Sales Price:	$145,000
Document #:	BK-PG 18578 -518	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98444424

Document Type:
Legal Description:
Lot: 00290 Block: 0342L District: 817
Abbreviated Description: A MC CABE PLAN 25 LOT 50X150 5TH AV
City/Muni/Twp: CORAOPOLIS

Prior Transfer

Recording Date:	10/09/2018	Sales Price:	N/A
Document #:	201831555 BK-PG 17386-46	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/18/2018		
Document Type:			

Legal Description:
Lot: 25 Subdivision: ALFRED MCCABE

Prior Transfer

Recording Date:	01/03/2013	Sales Price:	$45,000
Document #:	201300319 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/24/2012	Loan Amount:	N/A
Document #:	2013128663 BK-PG 41908-41	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/31/2022	Type Finance:	VAR

Legal Description:

Mortgage Record

Recording Date:	07/03/2012	Loan Amount:	N/A
Document #:	201265000 BK-PG 41113-460	Loan Type:	New Conventional
TD Due Date:	07/01/2042	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	08/12/2010	Sales Price:	$45,000
Document #:	BK-PG 14350-379	Type of Sale:	Full Amount on Deed
Contract Date:	07/01/2010		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,771,000	Median # of Bedrooms	3
Median Lot Size	5,471 SF	Median # of Baths	1
Median Living Area	1,450 SF	Median Year Built	1910
Price Range - 2 Yrs	$30,000 to $315,000	Age Range	52 years to 156 years
Median Value	$223,600	Median Age	116 years

Comparable Sales Data

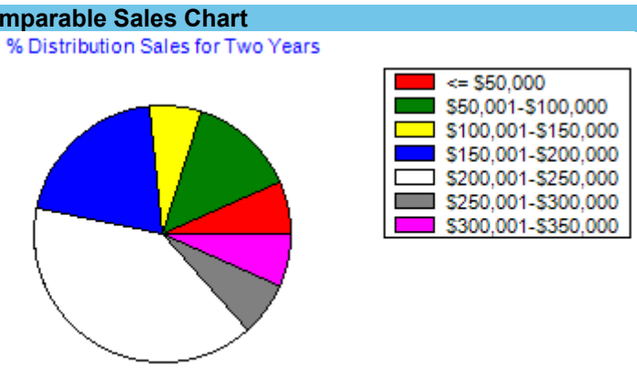
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**1022 2ND AVE** **CORAOPOLIS, PA 15108-1437**	07/22/2026	$185,000	$139	1329	7/3/2	1870	2,250 SF	
		APN: 342-B-290 Document #: 2026-19449 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Subdivision: WATSON Abbreviated Description: Lot:74 Subdivision:WATSON								
2	.28Mi.	**1630 STATE AVE** **CORAOPOLIS, PA 15108-2018**	07/09/2026	$232,000	$82	2805	10/7/2	1880	7,500 SF	
		APN: 342-S-165 Document #: 2026-17771 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: A Abbreviated Description: Lot:4 Block:A								
3	.19Mi.	**1525 STATE AVE** **CORAOPOLIS, PA 15108-2051**	06/16/2026	$223,600	$107	2076	7/3/1	1925	3,772 SF	
		APN: 342-R-26 Document #: 2026-15357 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.24Mi.	**1535 VANCE AVE** **CORAOPOLIS, PA 15108-2129**	06/05/2026	$230,000	$165	1392	6/3/1	1925	3,750 SF	
		APN: 342-R-240 Document #: 2026-14176 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.27Mi.	**1618 RIDGE AVE** **CORAOPOLIS, PA 15108-2124**	06/04/2026	$240,500	$180	1336	6/3/1	1974	8,250 SF	
		APN: 342-R-165 Document #: 2026-14035 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6-7 Subdivision: J F FERREE Abbreviated Description: Lot:6-7 Subdivision:J F FERREE								
6	.34Mi.	**1229 MCCABE AVE** **CORAOPOLIS, PA 15108-1923**	06/02/2026	$30,000	$8	3610	8/4/2	1880	21,600 SF	
		APN: 342-N-274 Document #: 2026-13770 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22-23 Subdivision: J H MCCABE Abbreviated Description: Lot:22-23 Subdivision:J H MCCABE								
7	.27Mi.	**717 SCHOOL ST** **CORAOPOLIS, PA 15108-1931**	05/04/2026	$65,000	$30	2119	7/3/1	1916	3,958 SF	
		APN: 342-J-367 Document #: 2026-10428 Document Type: Price Code: D Land Use: Single Family Residential								

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	Legal: Lot: 6-7 Subdivision: J M MC CABE Abbreviated Description: Lot:6-7 Subdivision:J M MC CABE								
8	.2Mi.	**1231 2ND AVE** **CORAOPOLIS, PA 15108-1440**	05/01/2026	$75,000	$51	1443	7/3/1	1940	7,500 SF
	APN: 342-F-324 Document #: 2026-10294 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42-43 Abbreviated Description: Lot:42-43								
9	.27Mi.	**1536 VANCE AVE** **CORAOPOLIS, PA 15108-2130**	04/30/2026	$225,000	$149	1505	6/3/1	1926	6,250 SF
	APN: 342-R-276 Document #: 2026-10047 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: J Block: 1 Subdivision: J F FEREE Abbreviated Description: Lot:J Block:1 Subdivision:J F FEREE								
10	.35Mi.	**11 BROOK ST** **CORAOPOLIS, PA 15108-2001**	03/31/2026	$229,900	$159	1444	5/2/1	1910	34,705 SF
	APN: 341-B-153 Document #: 2026-07349 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
11	.04Mi.	**1336 4TH AVE** **CORAOPOLIS, PA 15108-1675**	03/27/2026	$315,000	$136	2309	6/3/1	1905	6,750 SF
	APN: 342-L-180 Document #: 2026-07058 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: A MCCABE Abbreviated Description: Subdivision:A MCCABE								
12	.31Mi.	**1528 HILAND AVE** **CORAOPOLIS, PA 15108-2118**	03/10/2026	$155,000	$106	1450	7/3/1	1910	3,875 SF
	APN: 341-C-161 Document #: 2026-05416 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: CORAPOLIS REALTY Abbreviated Description: Lot:15 Subdivision:CORAPOLIS REALTY								
13	.21Mi.	**1520 4TH AVE** **CORAOPOLIS, PA 15108-1624**	03/05/2026	$295,000	$149	1972	6/3/1	1900	5,471 SF
	APN: 342-M-34 Document #: 2026-04996 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
14	.33Mi.	**111 MULBERRY ST** **CORAOPOLIS, PA 15108-1430**	02/24/2026	$155,000	$153	1008	5/3/1	1921	2,500 SF
	APN: 342-B-333 Document #: 2026-04145 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15-18 Subdivision: T F & JOHN WATSON Abbreviated Description: Lot:15-18 Subdivision:T F & JOHN WATSON								
15	.11Mi.	**1412 4TH AVE** **CORAOPOLIS, PA 15108-1622**	01/22/2026	$115,000	$108	1056	4/2/1	1900	3,750 SF
	APN: 342-L-208 Document #: 2026-01622 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: A MB CABE Abbreviated Description: Lot:31 Subdivision:A MB CABE								

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.

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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.	**1347 5TH AVE**	**08/02/2021**	$92,100	$74,100	1,870	6/3/1	1910	7,500 SF	
.01Mi.	**1349 5TH AVE**	**03/14/2011**	$58,300	$58,300	1,700	6/3/1	1901	7,500 SF	
.01Mi.	**1341 5TH AVE**	**09/06/2019**	$39,300	$39,300	1,280	6/3/1	1910	3,750 SF	
.02Mi.	**1353 5TH AVE**	**07/29/2021**	$101,600	$83,600	1,350	6/3/1	1920	4,200 SF	
.02Mi.	**1339 5TH AVE**	**06/20/2018**	$90,100	$90,100	1,196	6/3/2	2006	2,750 SF	
.02Mi.	**1337 5TH AVE**	**07/28/2016**	$25,800	$25,800	660	4/1/1	1920	2,006 SF	
.03Mi.	**1357 5TH AVE**	**03/31/2020**	$50,000	$50,000	1,836	6/3/1	1910	3,750 SF	
.03Mi.	**1359 5TH AVE**	**09/21/2012**	$43,500	$25,500	1,920	6/3/2	1920	3,750 SF	
.03Mi.	**1346 4TH AVE**	**07/18/2008**	$62,500	$44,500	1,628	6/3/1	1910	7,500 SF	
.03Mi.	**1350 4TH AVE**	**05/05/2014**	$49,800	$31,800	1,008	5/2/1	1910	5,400 SF	
.03Mi.	**1340 4TH AVE**	**09/27/2018**	$174,400	$174,400	1,740	7/3/2	2005	7,500 SF	
.04Mi.	**1336 4TH AVE**	**03/24/2026**	$133,600	$133,600	2,309	6/3/1	1905	6,750 SF	
.04Mi.	**1361 5TH AVE**	**01/30/1970**	$89,900	$71,900	2,840	12/6/2	1910	7,500 SF	
.04Mi.	**1354 4TH AVE**	**10/23/2017**	$75,000	$75,000	1,592	7/2/1	1905	4,500 SF	
.04Mi.	**1356 4TH AVE**	**11/13/2003**	$61,800	$61,800	1,523	6/3/1	1920	4,500 SF	
.05Mi.	**1358 4TH AVE**	**10/25/2018**	$68,300	$68,300	2,016	6/3/1	1928	4,500 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	40.7 years old	Households:	17,988
Median Household Income:	$98,204	Households w/Family:	63%
Household Income Per Capita:	$49,396	Households w/Family Married:	53%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	24%

School District

School District Zone:	Cornell School District	Students:	559
Number of Schools:	2	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.54Mi.	**Cornell Elementary School** Number of Students: 289 Student-Teacher Ratio: 9.67	C-	Public	KG - 6
0.54Mi.	**Cornell High School** Number of Students: 252 Student-Teacher Ratio: 10.46 Advanced Placement: Yes	D-	Public	7 - 12

Flood Report

The Subject Property of **1347 5TH AVE, CORAOPOLIS, PA 15108-2023** 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	78%	LOWER
BURGLARY	65%	NOTABLY LOWER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	52%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	74%	NOTABLY LOWER
OVERALL	61%	NOTABLY 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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