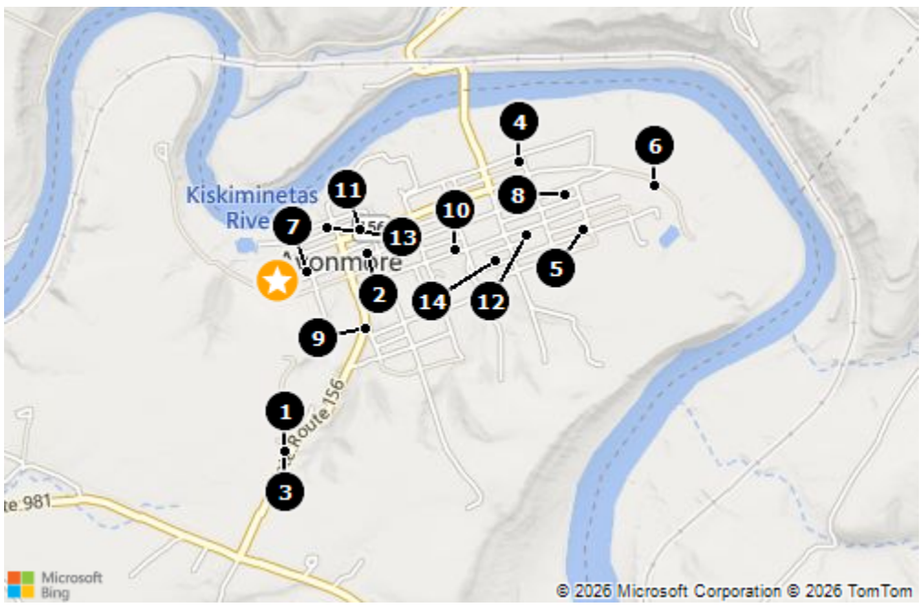
ICE SiteX Report

OrderID: 96509365

SiteX Property Information Report



Subject Property Location

15 INDIANA AVE, AVONMORE, PA 15618-9784

County:	**WESTMORELAND PA**	Census Tract:	421298018.013011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	04-01-14-0-013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$156,000**	FSD:	16
Value Range:	$131,040 - $180,960	Confidence Score:	84

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1702
Assd Land Value:	$3,380	Market Land Value:	$3,380	Tax Year:	2024
Assd Improvement:	$13,210	Market Improvment Value:	$13,210	Total Taxable Value:	$2,583
Total Assessed Value:	$16,590	Total Assessor Market Value:	$16,590	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 935 District: 4 Map Ref: MAP 01 PG 14

Abbreviated Description:	HSE LOTS 935 936 937 120 X 124
City/Muni/Twp:	AVONMORE

Property Characteristics

Lot Size:	14,880 SF	Bedrooms:		Pool:	
Building Area:	1755 SF	Baths:		Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/12/2024	Sales Price:	$109,890
Document #:	202411120028981 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/31/2024	Loan Amount:	N/A
Document #:	202405310013214 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2054	Type Finance:	

Legal Description:
Lot: 935-937
City/Muni/Twp: AVONMORE

Prior Transfer

Recording Date:	01/09/2020	Sales Price:	$20,000
Document #:	202001090000758 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/10/2019	Sales Price:	$120,000
Document #:	201912100038367 BK-PG -	Type of Sale:	Full Amount on Deed

ICE SiteX Report

OrderID: 96509365

Contract Date: 11/27/2019
Document Type:
Legal Description:
Lot: 935-937 District: 04 Subdivision: AVONMERE BY THE AVONMMORE LAND AND IMPROVEMENT COM Map Ref: VOL 1 PG 1
City/Muni/Twp: AVONMORE

Prior Transfer

Recording Date:	11/00/2019	Sales Price:	$120,000
Document #:	038367 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 935 District: 4 Map Ref: MAP 01 PG 14
Abbreviated Description: HSE LOTS 935 936 937 120 X 124
City/Muni/Twp: AVONMORE

Mortgage Record

Recording Date:	12/10/2018	Loan Amount:	N/A
Document #:	201812100038892 BK-PG -	Loan Type:	Commercial
TD Due Date:	12/10/2020	Type Finance:	VAR

Legal Description:
District: 04
City/Muni/Twp: AVONMORE

Prior Transfer

Recording Date:	10/15/2018	Sales Price:	$12,800
Document #:	201810150032980 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/03/2018		

Document Type:
Legal Description:
Lot: 935-937 District: 04 Subdivision: AVONMORE BYTHE AVONMORE LAND AND IMPROVEMENT COMPA Map Ref: VOL1 PG43
City/Muni/Twp: AVONMORE

Prior Transfer

Recording Date:	10/00/2018	Sales Price:	$12,800
Document #:		Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:

Prior Transfer

Recording Date:	06/19/2015	Sales Price:	$17,500
Document #:	201506190019760 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/09/2015		

Document Type:
Legal Description:
Lot: 935-937 Subdivision: TOWN OF AVONMORE Map Ref: MB1 PG43
City/Muni/Twp: AVONMORE

Prior Transfer

Recording Date:	01/22/2015	Sales Price:	N/A
Document #:	201501220002018 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/25/2014		

Document Type:
Legal Description:
Lot: 935-937 Map Ref: MB1 PG43
City/Muni/Twp: AVONMORE

Prior Transfer

Recording Date:	07/12/2012	Sales Price:	$59,364
Document #:	201207120028886 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	07/15/2004	Sales Price:	N/A
Document #:	200407150042503 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/17/2004		

Document Type:
Legal Description:
Lot: 935-937 Subdivision: THE PLAN BY THE AVONMORE LAND & IMPROVEMENT CO Map Ref: MB1 PG43
City/Muni/Twp: AVONMORE

Prior Transfer

Recording Date:	02/02/2001	Sales Price:	N/A
Document #:	200102020004191 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/04/2001		

Document Type:
Legal Description:
Lot: 935-937 Map Ref: MB1 PG43
City/Muni/Twp: AVONMORE

Area Sales Analysis

Total Area Sales	$1,390,606	Median # of Bedrooms	
Median Lot Size	4,880 SF	Median # of Baths	
Median Living Area	1,301 SF	Median Year Built	1920
Price Range - 2 Yrs	$14,000 to $250,000	Age Range	61 years to 126 years
Median Value	$78,600	Median Age	106 years

ICE SiteX Report

OrderID: 96509365

Comparable Sales Data

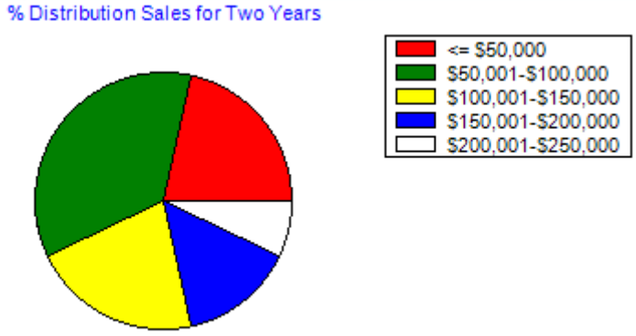
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.25Mi.	**226** **AVONMORE, PA 15618-9998**	12/19/2025	$14,000	$15	912	//	1900	10,920 SF	
		APN: 43-09-08-0-054 Document #: 202512190035164 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 208 Subdivision: TINSMILL MapRef: VOL 7 PG 212 Abbreviated Description: Lot:208 Subdivision:TINSMILL Map Ref:VOL 7 PG 212City/Muni/Twp:BELL City/Muni/Twp: BELL								
2	.23Mi.	**213 INDIANA AVE** **AVONMORE, PA 15618-9757**	10/14/2025	$35,000	$28	1212	//	1900	4,400 SF	
		APN: 04-01-14-0-044 Document #: 202510140028544 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 149 MapRef: MB 1 PG 41-43 Abbreviated Description: Lot:149 Map Ref:MB 1 PG 41-43City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE								
3	.24Mi.	**226** **AVONMORE, PA 15618-9998**	10/14/2025	$60,000	$51	1164	//	1900	2,736 SF	
		APN: 04-01-10-0-056 Document #: 202510140028543 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 04 Subdivision: WILSONS ADDITION MapRef: MB 1 PG 220 Abbreviated Description: Lot:04 Subdivision:WILSONS ADDITION Map Ref:MB 1 PG 220City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE								
4	.67Mi.	**636 RAILROAD AVE** **AVONMORE, PA 15618-1601**	09/18/2025	$133,000	$153	868	//	1900	4,800 SF	
		APN: 04-01-11-0-114 Document #: 202509180025864 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1039&1040 Abbreviated Description: Lot:1039&1040 City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE								
5	.76Mi.	**721 ALLEGHENY AVE** **AVONMORE, PA 15618-9709**	09/16/2025	$250,000	$124	2005	//	1950	14,880 SF	
		APN: 04-01-11-0-213 Document #: 202509160025512 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2229-2231 Subdivision: AVONMORE LAND AND IMPROVEMENT COMPANY MapRef: MB 1 PG 43 Abbreviated Description: Lot:2229-2231 Subdivision:AVONMORE LAND AND IMPROVEMENT COMPANY Map Ref:MB 1 PG 43City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE								
6	.96Mi.	**916 INDIANA AVENUE EXT** **AVONMORE, PA 15618-9796**	07/18/2025	$90,200	$52	1715	//	1940	82,764 SF	
		APN: 04-01-00-0-020 Document #: 202507180019060 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE								
7	.08Mi.	**33 INDIANA AVE** **AVONMORE, PA 15618-9753**	06/03/2025	$125,000	$132	945	//	1930	4,960 SF	
		APN: 04-01-14-0-019 Document #: 202506030014318 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 926 MapRef: DOC 202212050040759 Abbreviated Description: Lot:926 Map Ref:DOC 202212050040759City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE								
8	.74Mi.	**722 INDIANA AVE** **AVONMORE, PA 15618-9739**	06/02/2025	$192,000	$125	1524	//	1923	9,920 SF	
		APN: 04-01-11-0-192 Document #: 202506020014092 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2153&2154 MapRef: VOL 1 PG 41 Abbreviated Description: Lot:2153&2154 Map Ref:VOL 1 PG 41City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE								
9	.16Mi.	**126** **AVONMORE, PA 15618-9998**	05/15/2025	$103,250	$62	1656	//	1920	4,104 SF	
		APN: 04-01-10-0-024 Document #: 202505150012496 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: WILSON ADDITION Abbreviated Description: Lot:19 Subdivision:WILSON ADDITION City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE								
10	.44Mi.	**419 CAMBRIA AVE** **AVONMORE, PA 15618-1289**	03/10/2025	$67,000	$50	1322	//	1965	4,960 SF	
		APN: 04-01-11-0-065 Document #: 202503100005843 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 214 MapRef: VOL 1 PG 41-43 Abbreviated Description: Lot:214 Map Ref:VOL 1 PG 41-43City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE								
11	.24Mi.	**221** **AVONMORE, PA 15618-9998**	01/31/2025	$58,156	$45	1280	//	1910	3,600 SF	
		APN: 04-01-10-0-042 Document #: 202501310002564 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5&67 Subdivision: STURGEON PLAN MapRef: MB 1 PG 221 Abbreviated Description: Lot:5&67 Subdivision:STURGEON PLAN Map Ref:MB 1 PG 221Abbreviated Description:ONE 1/2 OF LOT 5 City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE								
12	.62Mi.	**612 CAMBRIA AVE** **AVONMORE, PA 15618-9791**	01/30/2025	$175,000	$125	1397	//	1900	3,703 SF	
		APN: 04-01-11-0-163 Document #: 202501300002417 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1211 MapRef: VOL 1 PG 43 Abbreviated Description: Map Ref:VOL 1 PG 43Abbreviated Description:EASTWARDLY30 FT OF LOT1211 City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE								
13	.18Mi.	**126 RAILROAD AVE** **AVONMORE, PA 15618-9760**	01/17/2025	$55,000	$70	780	//	1948	4,800 SF	
		APN: 04-01-10-0-012 Document #: 202501170001421 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53&54 District: 04 Subdivision: T P STURGEON PLAN Abbreviated Description: Lot:53&54 District:04 Subdivision:T P STURGEON PLAN City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE								
14	.53Mi.	**511 ALLEGHENY AVE** **AVONMORE, PA 15618-9742**	10/11/2024	$33,000	$16	1998	//	1920	14,880 SF	
		APN: 04-01-15-0-055 Document #: 202410110026209 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 96509365

Land Use: Single Family Residential
Legal: Lot: 1235-1237 MapRef: MB 1 PG 42 Abbreviated Description: Lot:1235-1237 Map Ref:MB 1 PG 42City/Muni/Twp:AVONMORE City/Muni/Twp: AVONMORE

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.	**15 INDIANA AVE**	**11/00/2019**	$16,590	$16,590	1,755		1950	14,880 SF	
.02Mi.	**21 INDIANA AVE**	**06/00/2024**	$19,310	$19,310	784		1950	14,880 SF	
.02Mi.	**11 WESTMORELAND AVE**	**06/00/1991**	$18,010	$18,010	1,680		1991	16,000 SF	
.04Mi.	**12 INDIANA AVE**	**11/00/1959**	$12,750	$12,750	1,136		1930		
.04Mi.	**14 INDIANA AVE**	**11/00/1979**	$8,960	$8,960	1,518		1910	4,960 SF	
.04Mi.	**25 INDIANA AVE**	**07/00/1997**	$10,150	$10,150	1,230		1900	9,920 SF	
.04Mi.	**16 INDIANA AVE**	**07/00/2012**	$9,470	$9,470	1,136		1920	4,960 SF	
.05Mi.	**18 INDIANA AVE**	**09/00/2022**	$7,200	$7,200	1,196		1920	4,960 SF	
.05Mi.	**27 INDIANA AVE**	**01/00/2017**	$8,050	$8,050	1,188		1950	4,960 SF	
.06Mi.	**20 INDIANA AVE**	**04/00/2014**	$12,910	$12,910	1,640		1900	14,880 SF	
.06Mi.	**29 INDIANA AVE**	**08/00/1992**	$7,340	$7,340	1,536		1920	4,960 SF	
.07Mi.	**31 INDIANA AVE**	**09/00/2013**	$7,570	$7,570	938		1930	4,960 SF	
.07Mi.	**28 INDIANA AVE**	**09/00/2019**	$14,140	$14,140	1,764		1980	9,920 SF	
.08Mi.	**33 INDIANA AVE**	**12/00/2022**	$10,180	$10,180	945		1930	4,960 SF	
.08Mi.	**WESTMD AVE**	**09/00/1994**	$1,990	$1,990				4,000 SF	
.08Mi.	**30 INDIANA AVE**	**07/00/2024**	$8,110	$8,110	1,512		1910	4,960 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	50.0 years old	Households:	951
Median Household Income:	$70,513	Households w/Family:	70%
Household Income Per Capita:	$38,661	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Kiski Area School District	Students:	3,461
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.52Mi.	**Kiski Area High School** Number of Students: 1,134 Student-Teacher Ratio: 21.86	B+	Public	9 - 12
6.41Mi.	**Kiski Area Upper Elementary School** Number of Students: 525 Student-Teacher Ratio: 15	D	Public	5 - 6
6.92Mi.	**Kiski Area East Primary School** Number of Students: 422 Student-Teacher Ratio: 14.5	B	Public	KG - 4
8.58Mi.	**Kiski Area Intermediate School** Number of Students: 580 Student-Teacher Ratio: 21.54	C	Public	7 - 8

ICE SiteX Report

OrderID: 96509365

Flood Report

The Subject Property of **15 INDIANA AVE, AVONMORE, PA 15618-9784** 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	13%	SIGNIFICANTLY LOWER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	158%	NOTABLY HIGHER
MURDER	109%	SIMILAR
OVERALL	100%	SIMILAR

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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