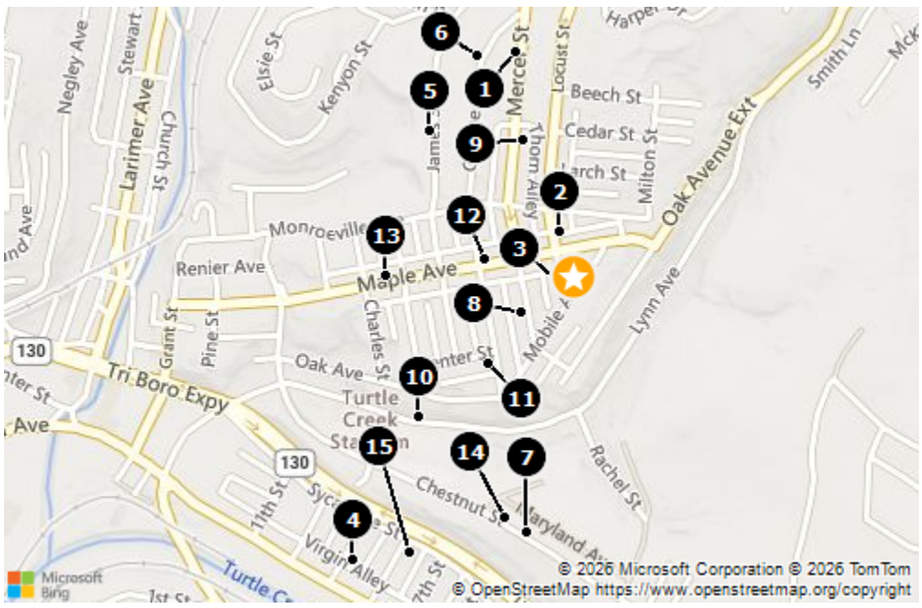
ICE SiteX Report

OrderID: 98262994

SiteX Property Information Report



Subject Property Location

1609 MOBILE AVE, TURTLE CREEK, PA 15145-1737

County:	**ALLEGHENY PA**	Census Tract:	420035094.003009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	544-J-84	Thomas Bros Pg-Grid:	

Valuation

Value:	**$57,000**	FSD:	14	Common Confidence Score:	53
Value Range:	$49,020 - $64,980	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$7,600	Market Land Value:	$7,600	Tax Year:	2026
Assd Improvement:	$32,700	Market Improvment Value:	$50,700	Total Taxable Value:	$1,784
Total Assessed Value:	$40,300	Total Assessor Market Value:	$58,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00084 Block: 0544J District: 858

Abbreviated Description:	ELECTRIC 1ST PLAN 458 LOT 25X103.73 MOBILE AVE 2 STY FRA (INSEL BRK) HSE #1609 1 CAR C B GAR
City/Muni/Twp:	TURTLE CREEK

Property Characteristics

Lot Size:	2,593 SF	Bedrooms:	2	Pool:	
Building Area:	1062 SF	Baths:	1	Fireplace:	2
Year Built:	1930	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Other
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:	1	A/C:	Central
Style:	Traditional	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/16/2026	Loan Amount:	N/A
Document #:	2026-32664 BK-PG 61512-214	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2051	Type Finance:	FIX

Legal Description:
Lot: 458 Subdivision: ELECTRIC

Mortgage Record

Recording Date:	06/29/2023	Loan Amount:	N/A
Document #:	2023-31811 BK-PG 57738-557	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2051	Type Finance:	FIX

Legal Description:
Lot: 458 Subdivision: ELECTRIC

Mortgage Record

Recording Date:	10/11/2022	Loan Amount:	N/A
Document #:	2022-76479 BK-PG 56921-97	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2051	Type Finance:	FIX

Legal Description:
Lot: 458

Prior Transfer

Recording Date:	02/22/2021	Sales Price:	$61,800

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Document #:	2021-19307 BK-PG 37184-59	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/10/2021	Sales Price:	$80,000
Document #:	2021-04647 BK-PG 18331-492	Type of Sale:	Full Amount on Deed
Contract Date:	02/09/2021		
Document Type:			
Legal Description:			

Lot: 458 Subdivision: ELECTRIC

Prior Transfer

Recording Date:	02/09/2021	Sales Price:	$80,000
Document #:	BK-PG 18331 -492	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 00084 Block: 0544J District: 858
Abbreviated Description: ELECTRIC 1ST PLAN 458 LOT 25X103.73 MOBILE AVE 2 STY FRA (INSEL BRK) HSE #1609 1 CAR C B GAR
City/Muni/Twp: TURTLE CREEK

Prior Transfer

Recording Date:	09/10/2009	Sales Price:	$63,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/10/2009	Sales Price:	$63,000
Document #:	BK-PG 14038-84	Type of Sale:	Full Amount on Deed
Contract Date:	09/04/2009		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$1,268,450	Median # of Bedrooms	2
Median Lot Size	3,821 SF	Median # of Baths	1
Median Living Area	1,104 SF	Median Year Built	1930
Price Range - 2 Yrs	$3,200 to $152,000	Age Range	71 years to 176 years
Median Value	$84,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**645 MERCER ST** **TURTLE CREEK, PA 15145-1541**	07/06/2026	$150,000	$167	896	4/3/1	1952	7,677 SF	
		APN: 455-D-76 Document #: 2026-17148 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 93-94 Subdivision: ELECTRIC HGTS Abbreviated Description: Lot:93-94 Subdivision:ELECTRIC HGTS								
2	.06Mi.	**408 LOCUST ST** **TURTLE CREEK, PA 15145-1639**	06/26/2026	$3,200	$3	928	6/3/1	1850	2,500 SF	
		APN: 544-J-10 Document #: 2026-16360 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 82 Subdivision: JOHN C HAYMAKER Abbreviated Description: Lot:82 Subdivision:JOHN C HAYMAKER								
3	.03Mi.	**313 LOCUST ST** **TURTLE CREEK, PA 15145-1710**	06/17/2026	$130,000	$95	1356	6/3/1	1955	5,000 SF	
		APN: 455-M-358 Document #: 2026-15636 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 447-448 Abbreviated Description: Lot:447-448								
4	.44Mi.	**114 9TH ST** **TURTLE CREEK, PA 15145-1808**	06/10/2026	$25,000	$21	1170	5/2/1	1940	2,750 SF	
		APN: 456-C-68 Document #: 2026-14685 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Block: 9 Abbreviated Description: Lot:60 Block:9								
5	.26Mi.	**525 JAMES ST** **TURTLE CREEK, PA 15145-1508**	04/03/2026	$67,500	$46	1456	5/2/1	1930	4,400 SF	
		APN: 455-H-49 Document #: 2026-07832 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: ELECTRIC HTS Abbreviated Description: Lot:15 Subdivision:ELECTRIC HTS								
6	.3Mi.	**631 GEORGE ST** **TURTLE CREEK, PA 15145-1523**	03/17/2026	$152,000	$89	1700	7/3/2	1955	6,338 SF	
		APN: 455-D-108 Document #: 2026-06097 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 66-67 Subdivision: ELECTRIC HGTS Abbreviated Description: Lot:66-67 Subdivision:ELECTRIC HGTS								
7	.31Mi.	**1423 CHESTNUT ST** **TURTLE CREEK, PA 15145-1854**	03/03/2026	$60,000	$79	754	6/4/2	1926	6,000 SF	
		APN: 456-D-42 Document #: 2026-04782 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 72-73 Subdivision: ELMHURST Abbreviated Description: Lot:72-73 Subdivision:ELMHURST								
8	.08Mi.	**323 MERCER ST** **TURTLE CREEK, PA 15145-1766**	01/21/2026	$118,000	$93	1260	5/2/1	1930	5,000 SF	
		APN: 455-M-277 Document #: 2026-01303 Document Type: Price Code: D Land Use: Single Family Residential								

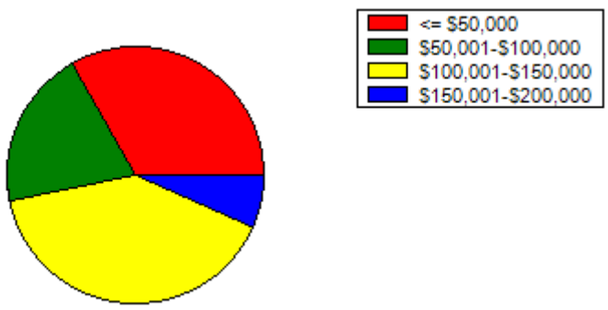
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	Legal: Lot: 420-421 Subdivision: ELECTRIC Abbreviated Description: Lot:420-421 Subdivision:ELECTRIC								
9	.18Mi.	**616 MERCER ST** **TURTLE CREEK, PA 15145-1542**	01/12/2026	$45,000	$42	1048	6/2/1	1928	2,500 SF
	APN: 455-H-240 Document #: 2026-00839 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Subdivision: ELECTRIC Abbreviated Description: Lot:54 Subdivision:ELECTRIC								
10	.25Mi.	**1121 LYNN AVE** **TURTLE CREEK, PA 15145-1716**	01/07/2026	$9,000	$8	1024	4/2/1	1920	3,821 SF
	APN: 455-S-187 Document #: 2026-00380 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 623-624 Subdivision: ELECTRIC Abbreviated Description: Lot:623-624 Subdivision:ELECTRIC								
11	.15Mi.	**1316 CENTER ST** **TURTLE CREEK, PA 15145-1763**	01/06/2026	$110,000	$115	952	4/2/1	1930	2,500 SF
	APN: 455-S-39 Document #: 2026-00362 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 302 Subdivision: ELECTRIC Abbreviated Description: Lot:302 Subdivision:ELECTRIC								
12	.11Mi.	**1401 MAPLE AVE** **TURTLE CREEK, PA 15145-1656**	01/05/2026	$130,000	$83	1560	6/3/2	1920	3,250 SF
	APN: 455-M-224 Document #: 2026-00158 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
13	.23Mi.	**1109 MAPLE AVE** **TURTLE CREEK, PA 15145-1621**	12/15/2025	$49,750	$36	1364	6/3/1	1932	3,000 SF
	APN: 455-M-33 Document #: 2025-33534 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 115 Abbreviated Description: Lot:115								
14	.3Mi.	**1411 CHESTNUT ST** **TURTLE CREEK, PA 15145-1854**	10/29/2025	$84,000	$78	1064	4/2/1	1948	4,500 SF
	APN: 456-D-54 Document #: 2025-29132 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 66 67 Subdivision: ELMHURST 2 Abbreviated Description: Lot:66 67 Subdivision:ELMHURST 2								
15	.4Mi.	**128 8TH ST** **TURTLE CREEK, PA 15145-1806**	10/23/2025	$135,000	$122	1104	5/2/1	1924	2,750 SF
	APN: 456-D-234 Document #: 2025-28679 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 59 Subdivision: WILMERDING Abbreviated Description: Lot:17 Block:59 Subdivision:WILMERDING								

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.

ICE SiteX Report

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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.	**1609 MOBILE AVE**	**02/09/2021**	$58,300	$40,300	1,062	5/2/1	1930	2,593 SF	
0Mi.	**1607 MOBILE AVE**	**04/30/2004**	$45,700	$27,700	1,284	6/3/1	1930	2,761 SF	
.01Mi.	**1611 MOBILE AVE**	**09/30/2025**	$27,200	$27,200	1,150	5/2/1	1920	2,269 SF	
.01Mi.	**1613 MOBILE AVE**	**07/24/2018**	$44,800	$26,800	1,188	6/2/1	1910	8,255 SF	
.01Mi.	**1605 MOBILE AVE**	**06/08/2022**	$51,500	$51,500	1,522	6/3/1	1929	8,015 SF	
.02Mi.	**1602 MAPLE AVE**	**10/31/2002**	$49,500	$31,500	1,353	6/3/1	1930	3,000 SF	
.02Mi.	**1604 MAPLE AVE**	**02/08/2018**	$28,000	$28,000	1,353	6/3/1	1930	3,000 SF	
.02Mi.	**1600 MAPLE AVE**	**12/29/2022**	$59,400	$59,400	1,328	6/3/1	1928	3,000 SF	
.02Mi.	**1606 MAPLE AVE**	**10/26/1987**	$43,500	$25,500	1,164	6/3/1	1930	3,000 SF	
.03Mi.	**311 LOCUST ST**	**03/11/2024**	$51,600	$51,600	1,188	6/3/1	1938	2,500 SF	
.03Mi.	**313 LOCUST ST**	**06/12/2026**	$45,000	$27,000	1,356	6/3/1	1955	5,000 SF	
.03Mi.	**309 LOCUST ST**	**01/05/2021**	$56,600	$38,600	1,276	6/3/1	1925	2,600 SF	
.03Mi.	**1608 MAPLE AVE**	**05/12/2015**	$53,900	$53,900	1,232	6/3/1	1930	3,000 SF	
.03Mi.	**1606 MOBILE AVE**	**01/13/2006**	$54,400	$36,400	1,100	5/3/1	1930	3,750 SF	
.03Mi.	**1610 MAPLE AVE**	**11/01/2001**	$27,700	$27,700	812	5/3/1	1920	3,000 SF	
.03Mi.	**1610 MOBILE AVE**	**04/25/2012**	$47,400	$47,400	1,040	5/3/1	1920	3,754 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	35%

Demographics & Income

Median Age:	45.3 years old	Households:	3,318
Median Household Income:	$45,653	Households w/Family:	59%
Household Income Per Capita:	$28,529	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Woodland Hills School District	Students:	3,228
Number of Schools:	5	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.51Mi.	**Shaffer Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 6
2.90Mi.	**Woodland Hills High School** Number of Students: 1,006 Student-Teacher Ratio: 14.83 Advanced Placement: Yes	D-	Public	9 - 12
2.33Mi.	**Woodland Hills Junior High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	7 - 8

Flood Report

The Subject Property of **1609 MOBILE AVE, TURTLE CREEK, PA 15145-1737** 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	139%	NOTABLY HIGHER
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	109%	SIMILAR
OVERALL	129%	HIGHER

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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ICE SiteX Report

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