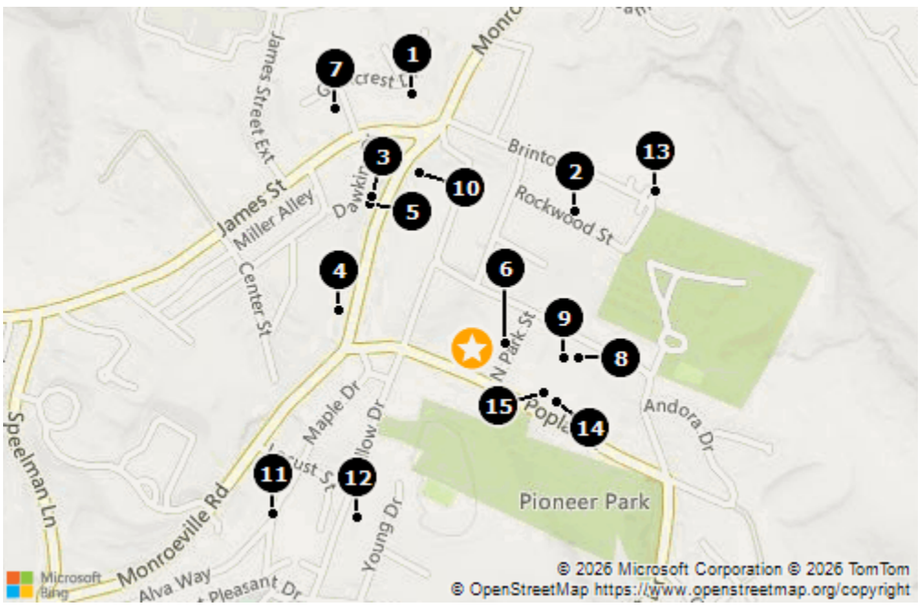
# ICE SiteX Report

**OrderID: 97841958**

## SiteX Property Information Report




## Subject Property Location

### 215 POPLAR ST, MONROEVILLE, PA 15146-4003

| | | | |
|---|---|---|---|
| County: | **ALLEGHENY PA** | Census Tract: | 420035213.023015 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 640-G-301 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$232,000** | FSD: | 32 | Common Confidence Score: | 22 |
| Value Range: | $157,760 - $306,240 | ICE Confidence Score: | 68 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2012 | Tax Rate Code Area: | |
| Assd Land Value: | $18,500 | Market Land Value: | $18,500 | Tax Year: | 2026 |
| Assd Improvement: | $108,700 | Market Improvment Value: | $108,700 | Total Taxable Value: | $4,732 |
| Total Assessed Value: | $127,200 | Total Assessor Market Value: | $127,200 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 00301 Block: 0640G District: 879
Abbreviated Description: ROSE CREST PARK PLAN PT LOTS 19-20 = 15.07X133.16X70.00X100.00X85.00X231.66
City/Muni/Twp: MONROEVILLE

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,000 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1238 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1948 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | Other |
| Number of Units: | | Garage Type: | | Heating: | Central |
| Number of Stories: | 1.5+B | Number of Cars: | | A/C: | |
| Style: | Cape Cod | Basement: | Full | Roof Cover: | Shingle |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/10/2022 | Sales Price: | $200,000 |
| Document #: | 2022-35747 BK-PG 19117-75 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 10/06/2022 | | |
| Document Type: | | | |

**Legal Description:**

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/06/2022 | Sales Price: | $200,000 |
| Document #: | BK-PG 19117 -75 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 00301 Block: 0640G District: 879
Abbreviated Description: ROSE CREST PARK PLAN PT LOTS 19-20 = 15.07X133.16X70.00X100.00X85.00X231.66
City/Muni/Twp: MONROEVILLE

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/29/2022 | Sales Price: | $57,000 |
| Document #: | 2022-09385 BK-PG 18839-460 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 03/24/2022 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 19 20 Subdivision: ROSE CREST PARK

# ICE SiteX Report

**OrderID: 97841958**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/24/2022 | Sales Price: | $57,000 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/08/2018 | Sales Price: | N/A |
| Document #: | 201824572 BK-PG 17315-87 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 07/09/2018 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $2,358,250 | Median # of Bedrooms | 3 |
| Median Lot Size | 9,577 SF | Median # of Baths | 1 |
| Median Living Area | 1,212 SF | Median Year Built | 1948 |
| Price Range - 2 Yrs | $66,000 to $236,000 | Age Range | 57 years to 118 years |
| Median Value | $157,000 | Median Age | 78 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .32Mi. | **1938 GLENCREST DR**<br>**MONROEVILLE, PA 15146-3844** | 05/13/2026 | $124,000 | $66 | 1860 | 5/3/1 | 1955 | 10,176 SF | |
| | | APN: 639-R-380 Document #: 2026-11571<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 32 Subdivision: GLEN CREST Abbreviated Description: Lot:32 Subdivision:GLEN CREST | | | | | | | | |
| 2 | .22Mi. | **115 ROCKWOOD ST**<br>**MONROEVILLE, PA 15146-4043** | 02/17/2026 | $165,000 | $152 | 1080 | 6/3/1 | 1948 | 7,560 SF | |
| | | APN: 640-C-156 Document #: 2026-03453<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 8 Block: D Subdivision: PATTON HEIGHTS Abbreviated Description: Lot:8 Block:D Subdivision:PATTON HEIGHTS | | | | | | | | |
| 3 | .22Mi. | **2335 MONROEVILLE RD**<br>**MONROEVILLE, PA 15146-4011** | 12/31/2025 | $132,000 | $94 | 1395 | 6/3/1 | 1951 | 7,613 SF | |
| | | APN: 640-B-53 Document #: 2025-35177<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 25 Subdivision: MARY T DAWKINS Abbreviated Description: Lot:25 Subdivision:MARY T DAWKINS | | | | | | | | |
| 4 | .17Mi. | **2307 MONROEVILLE RD**<br>**MONROEVILLE, PA 15146-4011** | 11/26/2025 | $168,000 | $129 | 1295 | 5/2/1 | 1948 | 9,577 SF | |
| | | APN: 640-F-261 Document #: 2025-31964<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 12 Subdivision: DAWKINS Abbreviated Description: Lot:12 Subdivision:DAWKINS | | | | | | | | |
| 5 | .21Mi. | **2333 MONROEVILLE RD**<br>**MONROEVILLE, PA 15146-4011** | 11/21/2025 | $66,000 | $68 | 959 | 6/2/1 | 1951 | 7,047 SF | |
| | | APN: 640-B-55 Document #: 2025-31433<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 24 Subdivision: DAWKINS Abbreviated Description: Lot:24 Subdivision:DAWKINS | | | | | | | | |
| 6 | .04Mi. | **112 N PARK ST**<br>**MONROEVILLE, PA 15146-4014** | 11/10/2025 | $150,000 | $147 | 1020 | 7/3/2 | 1920 | 5,000 SF | |
| | | APN: 640-G-182 Document #: 2025-30258<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 28 Subdivision: ML SHAVER ROSE CREST Abbreviated Description: Lot:28 Subdivision:ML SHAVER ROSE CREST | | | | | | | | |
| 7 | .34Mi. | **105 HUNTINGTON RD**<br>**MONROEVILLE, PA 15146-3807** | 10/30/2025 | $236,000 | $235 | 1002 | 6/3/2 | 1954 | 8,052 SF | |
| | | APN: 639-P-112 Document #: 2025-29372<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Subdivision: GLEN CREST 1 Abbreviated Description: Lot:1 Subdivision:GLEN CREST 1 | | | | | | | | |
| 8 | .13Mi. | **242 ROSECREST DR**<br>**MONROEVILLE, PA 15146-4042** | 10/30/2025 | $190,000 | $104 | 1826 | 7/3/2 | 1941 | 14,000 SF | |
| | | APN: 640-H-255 Document #: 2025-29381<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 56 Subdivision: ML SHAVER Abbreviated Description: Lot:56 Subdivision:ML SHAVER | | | | | | | | |
| 9 | .11Mi. | **238 ROSECREST DR**<br>**MONROEVILLE, PA 15146-4042** | 10/27/2025 | $197,250 | $162 | 1212 | 6/2/1 | 1908 | 16,500 SF | |
| | | APN: 640-G-120 Document #: 2025-28804<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Subdivision: ROSECREST DR SD Abbreviated Description: Lot:1 Subdivision:ROSECREST DR SD | | | | | | | | |
| 10 | .22Mi. | **2344 MONROEVILLE RD**<br>**MONROEVILLE, PA 15146-4012** | 10/08/2025 | $140,000 | $109 | 1275 | 5/2/1 | 1940 | 10,679 SF | |
| | | APN: 640-C-390 Document #: 2025-27098<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 6 Subdivision: SHAVER Abbreviated Description: Lot:6 Subdivision:SHAVER | | | | | | | | |
| 11 | .32Mi. | **246 MAPLE DR**<br>**MONROEVILLE, PA 15146-4521** | 09/30/2025 | $143,000 | $109 | 1304 | 6/3/1 | 1955 | 9,859 SF | |
| | | APN: 640-K-308 Document #: 2025-26178<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 50B Subdivision: ROSE CREST Abbreviated Description: Lot:50B Subdivision:ROSE CREST | | | | | | | | |
| 12 | .25Mi. | **241 WILLOW DR**<br>**MONROEVILLE, PA 15146-4552** | 09/24/2025 | $157,000 | $121 | 1296 | 7/3/1 | 1969 | 7,580 SF | |
| | | APN: 640-K-75 Document #: 2025-25684<br>Document Type: Price Code: D | | | | | | | | |

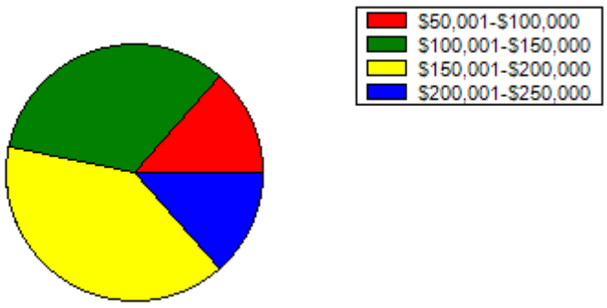
# ICE SiteX Report

**OrderID: 97841958**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Land Use: Single Family Residential<br>Legal: Lot: 1 Subdivision: PISONE Abbreviated Description: Lot:1 Subdivision:PISONE | | | | | | | | |
| 13 | .3Mi. | **229 BRINTON ST**<br>**MONROEVILLE, PA 15146-4025** | 09/10/2025 | $205,000 | $172 | 1188 | 6/3/1 | 1954 | 7,700 SF |
| | APN: 640-D-362 Document #: 2025-24198<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 2 Block: L Subdivision: PATTON HEIGHTS Abbreviated Description: Lot:2 Block:L Subdivision:PATTON HEIGHTS | | | | | | | | |
| 14 | .13Mi. | **247 POPLAR ST**<br>**MONROEVILLE, PA 15146-4015** | 08/19/2025 | $90,000 | $133 | 672 | 4/2/1 | 1937 | 11,837 SF |
| | APN: 640-G-48 Document #: 2025-22104<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 71 Subdivision: ML SHAVER ROSE CREST Abbreviated Description: Lot:71 Subdivision:ML SHAVER ROSE CREST | | | | | | | | |
| 15 | .11Mi. | **243 POPLAR ST**<br>**MONROEVILLE, PA 15146-4015** | 08/15/2025 | $195,000 | $183 | 1062 | 4/2/1 | 1939 | 11,720 SF |
| | APN: 640-G-56 Document #: 2025-21708<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 69 Subdivision: ROSE CREST PARK 2 Abbreviated Description: Lot:69 Subdivision:ROSE CREST PARK 2 | | | | | | | | |

## 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.

## 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. | **215 POPLAR ST** | **10/06/2022** | $127,200 | $127,200 | 1,238 | 6/3/2 | 1948 | 5,000 SF | |
| .02Mi. | **217 POPLAR ST** | **01/07/2003** | $97,900 | $79,900 | 1,843 | 7/3/2 | 1926 | 15,035 SF | |
| .02Mi. | **213 POPLAR ST** | **06/19/2020** | $95,600 | $95,600 | 1,793 | 6/3/1 | 1927 | 6,928 SF | |
| .02Mi. | **211 POPLAR ST** | **09/26/2013** | $73,344 | $73,344 | 960 | 5/1/1 | 1927 | 24,680 SF | |
| .02Mi. | **219 POPLAR ST** | **02/08/1973** | $69,700 | $51,700 | 1,127 | 5/2/1 | 1930 | 11,258 SF | |
| .03Mi. | **207 POPLAR ST** | **07/06/2005** | $74,400 | $56,400 | 1,075 | 5/2/1 | 1940 | 12,670 SF | |
| .04Mi. | **116 N PARK ST** | **05/24/2019** | $90,000 | $72,000 | 1,812 | 6/2/2 | 1930 | 5,000 SF | |
| .04Mi. | **221 POPLAR ST** | **06/20/2022** | $55,000 | $37,000 | 1,000 | 4/2/1 | 1929 | 5,031 SF | |
| .04Mi. | **118 N PARK ST** | **02/07/2025** | $75,200 | $75,200 | 1,103 | 6/3/1 | 1930 | 7,500 SF | |
| .04Mi. | **216 ROSECREST DR** | **01/10/2025** | $116,600 | $116,600 | 1,909 | 8/4/2 | 1947 | 14,000 SF | |
| .04Mi. | **214 ROSECREST DR** | **06/15/2015** | $95,800 | $77,800 | 1,539 | 6/3/2 | 1943 | 14,000 SF | |
| .04Mi. | **218 ROSECREST DR** | **12/06/2021** | $104,800 | $86,800 | 1,215 | 5/2/1 | 1937 | 14,000 SF | |
| .04Mi. | **212 ROSECREST DR** | **02/17/2021** | $150,000 | $132,000 | 1,645 | 6/3/3 | 1940 | 14,000 SF | |
| .04Mi. | **112 N PARK ST** | **10/28/2025** | $69,200 | $69,200 | 1,020 | 7/3/2 | 1920 | 5,000 SF | |
| .05Mi. | **223 POPLAR ST** | **08/19/2021** | $63,000 | $45,000 | 912 | 5/2/1 | 1939 | 5,083 SF | |
| .05Mi. | **205 POPLAR ST** | **01/07/2003** | $82,400 | $64,400 | 1,426 | 6/3/1 | 1939 | 12,921 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 28% | Households Occupied by Owners: | 66% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 45.3 years old | Households: | 12,788 |
| Median Household Income: | $80,260 | Households w/Family: | 61% |
| Household Income Per Capita: | $45,044 | Households w/Family Married: | 47% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 21% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Gateway School District | Students: | 3,485 |
| Number of Schools: | 6 | Rating: | B+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

# ICE SiteX Report

**OrderID: 97841958**

| | | | | |
|---|---|---|---|---|
| 2.20Mi. **Gateway Middle School**<br>Number of Students: 1,017<br>Student-Teacher Ratio: 12.39 | C | Public | 5 - 8 |
| 1.97Mi. **Gateway Sr High School**<br>Number of Students: 1,152<br>Student-Teacher Ratio: 14.69 | A- | Public | 9 - 12 |
| 1.59Mi. **Dr Cleveland Steward Jr Elementary School**<br>Number of Students: 292<br>Student-Teacher Ratio: 10.81 | C+ | Public | KG - 4 |

## Flood Report

The Subject Property of **215 POPLAR ST, MONROEVILLE, PA 15146-4003** 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** | 94% | SIMILAR |
| **BURGLARY** | 96% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 103% | SIMILAR |
| **FORCIBLE ROBBERY** | 112% | HIGHER |
| **AGGRAVATED ASSAULT** | 85% | LOWER |
| **FORCIBLE RAPE** | 95% | SIMILAR |
| **MURDER** | 92% | SIMILAR |
| **OVERALL** | 84% | 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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