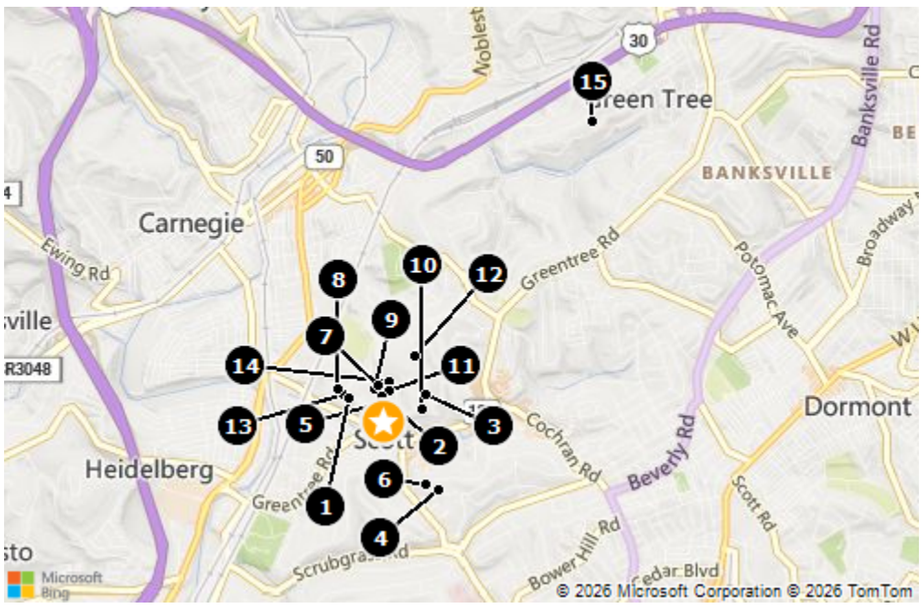
ICE SiteX Report

OrderID: 97841949

SiteX Property Information Report



Subject Property Location

2212 SWALLOW HILL RD, PITTSBURGH, PA 15220-1630

County:	**ALLEGHENY PA**	Census Tract:	420034706.001003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	100-B-182	Thomas Bros Pg-Grid:	

Valuation

Value:	**$238,000**	FSD:	18	Common Confidence Score:	46
Value Range:	$195,160 - $280,840	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$45,200	Market Land Value:	$45,200	Tax Year:	2026
Assd Improvement:	$57,500	Market Improvment Value:	$75,500	Total Taxable Value:	$3,553
Total Assessed Value:	$102,700	Total Assessor Market Value:	$120,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00182 Block: 0100B District: 941
Abbreviated Description: FOXCROFT PLAN 23 LOT 90XAVG76.12X81.68 RR SWALL OW RD 1 STY FRA HSE & GAR 2212
City/Muni/Twp: SCOTT

Property Characteristics

Lot Size:	6,498 SF	Bedrooms:	2	Pool:	
Building Area:	1074 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Other
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:	Ranch	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/21/2017	Loan Amount:	N/A
Document #:	201743766 BK-PG 48039-97	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	06/09/2027	Type Finance:	VAR

Legal Description:
Lot: 000182 Block: 0100 Subdivision: B

Prior Transfer

Recording Date:	12/20/1999	Sales Price:	N/A
Document #:	122099218979 BK-PG 10655-280	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/16/1999		
Document Type:			

Legal Description:
Lot: 23 Subdivision: FOXCROFT PLAN OF LOTS #1 Map Ref: MB37 PG104&105
City/Muni/Twp: SCOTT

Prior Transfer

Recording Date:	12/20/1999	Sales Price:	N/A
Document #:	BK-PG 10655 -280	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 00182 Block: 0100B District: 941
Abbreviated Description: FOXCROFT PLAN 23 LOT 90XAVG76.12X81.68 RR SWALL OW RD 1 STY FRA HSE & GAR 2212
City/Muni/Twp: SCOTT

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Area Sales Analysis

Total Area Sales	$6,362,200	Median # of Bedrooms	3
Median Lot Size	7,200 SF	Median # of Baths	1
Median Living Area	1,586 SF	Median Year Built	1950
Price Range - 2 Yrs	$82,000 to $1,250,000	Age Range	28 years to 101 years
Median Value	$295,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**606 HOPE ST** **PITTSBURGH, PA 15220-1611**	04/14/2026	$229,900	$235	975	5/2/1	1948	6,500 SF	
		APN: 100-A-16 Document #: 2026-08757 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 108 Subdivision: FOXCROFT Abbreviated Description: Lot:108 Subdivision:FOXCROFT								
2	.13Mi.	**2131 SWALLOW HILL RD** **PITTSBURGH, PA 15220-1628**	03/02/2026	$216,000	$205	1050	4/2/1	1925	5,500 SF	
		APN: 100-B-74 Document #: 2026-04613 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: FOXCROFT Abbreviated Description: Lot:13 Subdivision:FOXCROFT								
3	.25Mi.	**254 FOXCROFT RD** **PITTSBURGH, PA 15220-1706**	01/30/2026	$82,000	$51	1586	6/3/1	1964	8,420 SF	
		APN: 100-C-28 Document #: 2026-02135 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 922-923 Subdivision: CHARTER OAK PARK Abbreviated Description: Lot:922-923 Subdivision:CHARTER OAK PARK								
4	.43Mi.	**930 VALLEYVIEW RD** **PITTSBURGH, PA 15243-1022**	12/15/2025	$1,250,000	$353	3532	8/4/3	1950	13,360 SF	
		APN: 100-L-256 Document #: 2025-33514 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1701 Subdivision: VIRGINIA MANOR Abbreviated Description: Lot:1701 Subdivision:VIRGINIA MANOR								
5	.1Mi.	**2142 SWALLOW HILL RD** **PITTSBURGH, PA 15220-1651**	12/03/2025	$210,500	$148	1417	5/2/1	1941	5,500 SF	
		APN: 100-B-58 Document #: 2025-32526 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: FOXCROFT 1 Abbreviated Description: Lot:31 Subdivision:FOXCROFT 1								
6	.37Mi.	**947 VALLEYVIEW RD** **PITTSBURGH, PA 15243-1062**	11/28/2025	$850,000	$268	3162	11/4/3	1958	24,803 SF	
		APN: 100-L-282 Document #: 2025-32043 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1305 Subdivision: VIRGINIA MANOR Abbreviated Description: Lot:1305 Subdivision:VIRGINIA MANOR								
7	.18Mi.	**2107 SWALLOW HILL RD** **PITTSBURGH, PA 15220-1628**	11/10/2025	$249,900	$204	1224	6/3/1	1941	5,500 SF	
		APN: 65-P-144 Document #: 2025-30283 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: FOXCROFT 1 Abbreviated Description: Lot:19 Subdivision:FOXCROFT 1								
8	.28Mi.	**574 HOPE ST** **PITTSBURGH, PA 15220-1609**	10/27/2025	$335,000	$170	1970	6/3/1	1941	16,250 SF	
		APN: 65-N-32 Document #: 2025-28810 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	.17Mi.	**2114 SWALLOW HILL RD** **PITTSBURGH, PA 15220-1651**	08/27/2025	$295,000	$188	1568	7/3/1	1950	5,500 SF	
		APN: 65-P-24 Document #: 2025-22862 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: FOXCROFT 1 Abbreviated Description: Lot:38 Subdivision:FOXCROFT 1								
10	.16Mi.	**409 FOXWOOD LN** **PITTSBURGH, PA 15220-1645**	08/15/2025	$856,900	$238	3600	8/4/3	1998	20,821 SF	
		APN: 100-C-210 Document #: 2025-21760 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28R Subdivision: FOXWOOD 111 Abbreviated Description: Lot:28R Subdivision:FOXWOOD 111								
11	.17Mi.	**12 FIELDSTONE DR** **PITTSBURGH, PA 15220-1660**	07/02/2025	$435,000	$214	2030	8/4/2	1988	8,265 SF	
		APN: 65-P-158 Document #: 2025-16874 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 225 Subdivision: FOXWOOD 2 Abbreviated Description: Lot:225 Subdivision:FOXWOOD 2								
12	.36Mi.	**130 FOXCROFT RD** **PITTSBURGH, PA 15220-1704**	06/30/2025	$400,000	$250	1600	7/4/1	1964	7,200 SF	
		APN: 65-L-142 Document #: 2025-16650 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 816 Subdivision: CHARTER OAK PARK 8 Abbreviated Description: Lot:816 Subdivision:CHARTER OAK PARK 8								
13	.24Mi.	**590 HOPE ST** **PITTSBURGH, PA 15220-1609**	06/06/2025	$275,000	$216	1270	6/3/1	1940	6,500 SF	
		APN: 100-A-24 Document #: 2025-14176 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 112 Subdivision: FOXCROFT Abbreviated Description: Lot:112 Subdivision:FOXCROFT								
14	.19Mi.	**718 ROBIN DR** **PITTSBURGH, PA 15220-1662**	06/05/2025	$432,000	$207	2086	8/4/2	1987	1,701 SF	
		APN: 65-P-170 Document #: 2025-14101 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 219 Section: 2 Subdivision: FOXWOOD Abbreviated Description: Lot:219 Section:2 Subdivision:FOXWOOD								
15	.09Mi.	**103 NELLIS DR**	03/05/2025	$245,000	$204	1196	5/2/1	1958	17,677 SF	

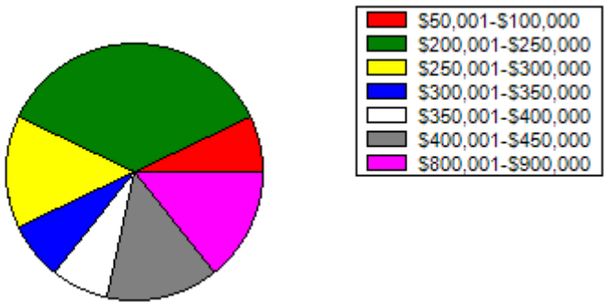
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PITTSBURGH, PA 15220-1618
APN: 100-B-210 Document #: 2025-05032
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: MUSCHWECK Abbreviated Description: Lot:1 Subdivision:MUSCHWECK

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.	**2212 SWALLOW HILL RD**	**12/20/1999**	$120,700	$102,700	1,074	5/2/1	1940	6,498 SF	
.01Mi.	**2208 SWALLOW HILL RD**	**01/27/1993**	$156,800	$138,800	1,641	7/4/2	1940	6,322 SF	
.02Mi.	**2204 SWALLOW HILL RD**	**07/29/2015**	$150,800	$132,800	1,665	8/4/2	1941	6,473 SF	
.03Mi.	**2213 SWALLOW HILL RD**	**06/28/2022**	$121,300	$103,300	855	4/2/1	1942	5,610 SF	
.03Mi.	**2209 SWALLOW HILL RD**	**06/17/1985**	$94,000	$76,000	1,125	5/2/1	1950	6,600 SF	
.03Mi.	**2215 SWALLOW HILL RD**	**12/19/2014**	$135,200	$117,200	1,350	5/2/2	1941	6,765 SF	
.03Mi.	**2200 SWALLOW HILL RD**	**02/23/2024**	$76,300	$76,300	725	4/1/1	1940	9,184 SF	
.05Mi.	**2165 SWALLOW HILL RD**	**12/20/1999**	$170,000	$152,000	2,592	6/3/1	1940	7,095 SF	
.05Mi.	**734 HOPE ST**	**04/28/2016**	$135,500	$135,500	1,238	5/2/1	1940	16,645 SF	
.05Mi.	**2217 SWALLOW HILL RD**	**11/24/2021**	$252,900	$234,900	1,224	5/3/2	1952	33,274 SF	
.05Mi.	**796 ROBIN DR**	**11/17/1987**	$196,800	$178,800	2,050	8/4/2	1987	7,478 SF	
.05Mi.	**2163 SWALLOW HILL RD**	**10/26/1981**	$119,100	$101,100	942	5/2/1	1942	5,500 SF	
.06Mi.	**2158 SWALLOW HILL RD**	**03/14/2003**	$85,000	$67,000	1,308	6/2/1	1952	6,105 SF	
.06Mi.	**2221 SWALLOW HILL RD**	**07/11/2014**	$107,600	$89,600	950	5/2/1	1950	8,120 SF	
.06Mi.	**810 HOPE ST**	**09/02/1987**	$181,000	$163,000	1,488	6/3/2	1987	7,978 SF	
.06Mi.	**730 HOPE ST**	**02/26/2016**	$100,000	$82,000	850	5/2/1	1951	6,500 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	42.0 years old	Households:	7,887
Median Household Income:	$76,646	Households w/Family:	52%
Household Income Per Capita:	$43,835	Households w/Family Married:	40%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	21%

School District

School District Zone:	Chartiers Valley School District	Students:	3,501
Number of Schools:	4	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.36Mi.	**Chartiers Valley Intermediate School** Number of Students: 801 Student-Teacher Ratio: 15.92	B+	Public	3 - 5
1.78Mi.	**Chartiers Valley Primary School** Number of Students: 892 Student-Teacher Ratio: 16.01	NA	Public	KG - 2
1.56Mi.	**Chartiers Valley Middle School** Number of Students: 751 Student-Teacher Ratio: 12.65 Advanced Placement: Yes	B-	Public	6 - 8
1.68Mi.	**Chartiers Valley High School** Number of Students: 1,029	A-	Public	9 - 12

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Student-Teacher Ratio: 16.43
Advanced Placement: Yes

Flood Report

The Subject Property of **2212 SWALLOW HILL RD, PITTSBURGH, PA 15220-1630** 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	84%	LOWER
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	51%	NOTABLY LOWER
MURDER	98%	SIMILAR
OVERALL	88%	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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