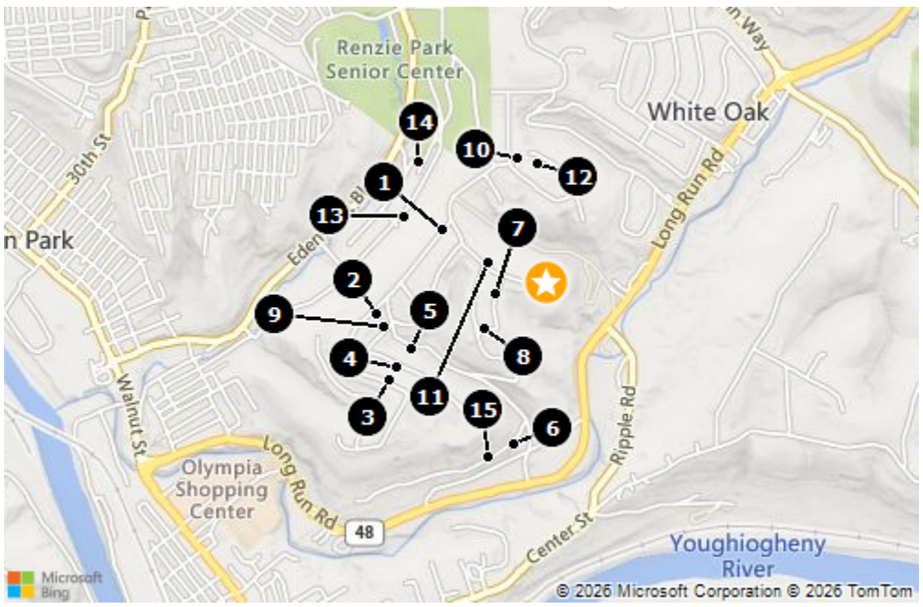
ICE SiteX Report

OrderID: 98677770

SiteX Property Information Report



Subject Property Location

231 WAINWRIGHT DR, MCKEESPORT, PA 15132-7538

County:	**ALLEGHENY PA**	Census Tract:	420035513.002026
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	463-M-37	Thomas Bros Pg-Grid:	

Valuation

Value:	**$327,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$268,140 - $385,860	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$25,000	Market Land Value:	$25,000	Tax Year:	2026
Assd Improvement:	$158,200	Market Improvment Value:	$158,200	Total Taxable Value:	$7,081
Total Assessed Value:	$183,200	Total Assessor Market Value:	$183,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 00037 Block: 0463M District: 412
Abbreviated Description: HALER HTS 5TH PLAN 139 IRREG LOT 88.57X143X289. 65 WAINWRIGHT DR 1-2 STY BRK V & FRA HSE & ATT GAR #231
City/Muni/Twp: 12TH WARD - MCKEESPORT

Property Characteristics

Lot Size:	27,043 SF	Bedrooms:	3	Pool:	
Building Area:	2335 SF	Baths:	3	Fireplace:	
Year Built:	1956	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Masonry
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Colonial	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/09/2022	Sales Price:	$165,650
Document #:	- 202262301 BK-PG 39369-510	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/27/2022	Sales Price:	$310,000
Document #:	2022-23965 BK-PG 18994-107	Type of Sale:	Full Amount on Deed
Contract Date:	07/22/2022		
Document Type:			
Legal Description:			

Lot: 139 Section: 5 Subdivision: HALER HEIGHTS

Prior Transfer

Recording Date:	07/22/2022	Sales Price:	$310,000
Document #:	BK-PG 18994 -107	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 00037 Block: 0463M District: 412
Abbreviated Description: HALER HTS 5TH PLAN 139 IRREG LOT 88.57X143X289. 65 WAINWRIGHT DR 1-2 STY BRK V & FRA HSE & ATT GAR #231
City/Muni/Twp: 12TH WARD - MCKEESPORT

ICE SiteX Report

OrderID: 98677770

Prior Transfer

Recording Date:	12/03/2020	Sales Price:	$24,000
Document #:	2020-101167 BK-PG 47985-435	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/08/2017	Loan Amount:	N/A
Document #:	201740324 BK-PG 47985-435	Loan Type:	
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 37 Block: 463 Subdivision: M

Prior Transfer

Recording Date:	04/14/2011	Sales Price:	$170,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/14/2011	Sales Price:	$170,000
Document #:	BK-PG 14553-270	Type of Sale:	Full Amount on Deed
Contract Date:	03/17/2011		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/10/2008	Sales Price:	$40,000
Document #:	BK-PG 13729-350	Type of Sale:	Full Amount on Deed
Contract Date:	09/03/2008		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/03/2002	Sales Price:	$183,000
Document #:	050302091249 BK-PG 11337-332	Type of Sale:	Full Amount on Deed
Contract Date:	04/26/2002		
Document Type:			

Legal Description:
Lot: 139 Subdivision: HALER HEIGHTS PLAN #5 Map Ref: MB64 PG12
City/Muni/Twp: MCKEESPORT

Area Sales Analysis

Total Area Sales	$3,058,150	Median # of Bedrooms	3
Median Lot Size	10,359 SF	Median # of Baths	1
Median Living Area	1,556 SF	Median Year Built	1964
Price Range - 2 Yrs	$105,000 to $312,000	Age Range	26 years to 70 years
Median Value	$214,900	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**200 MARSHALL DR** **MCKEESPORT, PA 15132-7519**	07/30/2026	$242,000	$138	1750	8/3/2	1956	44,911 SF	
		APN: 463-G-378 Document #: 2026-20406 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 2 Subdivision: HALER HGTS Abbreviated Description: Lot:1 2 Subdivision:HALER HGTS								
2	.43Mi.	**305 BECKMAN DR** **MCKEESPORT, PA 15132-7408**	07/17/2026	$265,000	$170	1556	6/4/2	1961	11,210 SF	
		APN: 463-K-8 Document #: 2026-19014 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 66-67 Subdivision: HALER PARK MANOR PL Abbreviated Description: Lot:66-67 Subdivision:HALER PARK MANOR PL								
3	.45Mi.	**417 BECKMAN DR** **MCKEESPORT, PA 15132-7410**	05/20/2026	$200,000	$153	1300	7/3/1	1962	7,540 SF	
		APN: 463-P-129 Document #: 2026-12368 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: HALER PARK Abbreviated Description: Lot:22 Subdivision:HALER PARK								
4	.43Mi.	**118 HERSHEY DR** **MCKEESPORT, PA 15132-7421**	04/28/2026	$214,900	$200	1070	7/3/1	1963	7,540 SF	
		APN: 463-P-192 Document #: 2026-09800 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: HALER PARK Abbreviated Description: Lot:25 Subdivision:HALER PARK								
5	.38Mi.	**410 MARSHALL DR** **MCKEESPORT, PA 15132-7503**	03/19/2026	$185,000	$85	2160	8/5/1	1963	10,032 SF	
		APN: 463-P-333 Document #: 2026-06249 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 70 Subdivision: HALER PARK Abbreviated Description: Lot:70 Subdivision:HALER PARK								
6	.39Mi.	**933 MCINTOSH DR** **MCKEESPORT, PA 15132-7440**	02/17/2026	$105,000	$74	1404	6/3/1	1979	18,791 SF	
		APN: 554-C-278 Document #: 2026-03493 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: MC INTOSH Abbreviated Description: Lot:45 Subdivision:MC INTOSH								
7	.14Mi.	**204 NIMITZ DR** **MCKEESPORT, PA 15132-7533**	01/28/2026	$185,000	$116	1584	6/3/1	1958	8,760 SF	

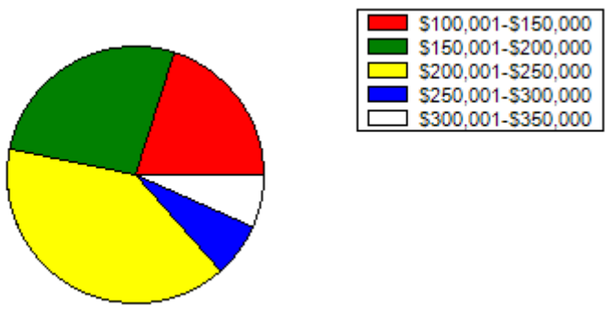
ICE SiteX Report

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	APN: 463-L-168 Document #: 2026-01820 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 130 Subdivision: HALER HEIGHTS Abbreviated Description: Lot:130 Subdivision:HALER HEIGHTS								
8	.19Mi.	**223 HALSEY DR** **MCKEESPORT, PA 15132-7511**	11/26/2025	$176,000	$106	1649	7/3/1	1978	10,276 SF
	APN: 463-R-396 Document #: 2025-31968 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 124 Subdivision: HALER HEIGHTS 2 Abbreviated Description: Lot:124 Subdivision:HALER HEIGHTS 2								
9	.42Mi.	**302 HOWE DR** **MCKEESPORT, PA 15132-7501**	11/12/2025	$218,500	$165	1320	6/3/2	1964	7,540 SF
	APN: 463-P-248 Document #: 2025-30447 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Subdivision: HALER PARK MANOR Abbreviated Description: Lot:53 Subdivision:HALER PARK MANOR								
10	.31Mi.	**2317 JAMES ST** **MCKEESPORT, PA 15132-7513**	10/24/2025	$217,000	$96	2260	7/3/2	1964	16,739 SF
	APN: 463-C-55 Document #: 2025-28772 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: PARKSIDE MANOR 1 Abbreviated Description: Lot:20 Subdivision:PARKSIDE MANOR 1								
11	.15Mi.	**211 WAINWRIGHT DR** **MCKEESPORT, PA 15132-7538**	10/14/2025	$219,000	$175	1248	8/2/1	1960	12,000 SF
	APN: 463-L-12 Document #: 2025-27540 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 73 Subdivision: HALER HEIGHTS 2 Abbreviated Description: Lot:73 Subdivision:HALER HEIGHTS 2								
12	.29Mi.	**2428 PARK MANOR DR** **MCKEESPORT, PA 15132-1872**	09/23/2025	$312,000	$133	2339	7/3/2	1973	14,033 SF
	APN: 463-D-35 Document #: 2025-25503 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Subdivision: PARKSIDE MANOR 2 Abbreviated Description: Lot:37 Subdivision:PARKSIDE MANOR 2								
13	.37Mi.	**728 PALM ST** **MCKEESPORT, PA 15132-7719**	09/11/2025	$150,000	$102	1466	7/3/2	1991	22,913 SF
	APN: 463-F-141 Document #: 2025-24386 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: EDEN PARK Abbreviated Description: Lot:5 Subdivision:EDEN PARK								
14	.43Mi.	**742 KING ST** **MCKEESPORT, PA 15132-7712**	08/12/2025	$230,000	$145	1577	7/4/1	2000	7,500 SF
	APN: 463-B-114 Document #: 2025-21391 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 110-112 Subdivision: EDEN PARK REV Abbreviated Description: Lot:110-112 Subdivision:EDEN PARK REV								
15	.45Mi.	**917 MCINTOSH DR** **MCKEESPORT, PA 15132-7440**	07/22/2025	$138,750	$106	1306	7/4/2	1964	10,359 SF
	APN: 554-G-10 Document #: 2025-19028 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: MCINTOSH Abbreviated Description: Lot:13 Subdivision:MCINTOSH								

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.

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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.	**231 WAINWRIGHT DR**	**07/22/2022**	$183,200	$183,200	2,335	10/3/3	1956	27,043 SF	
.03Mi.	**229 WAINWRIGHT DR**	**02/17/2012**	$123,600	$105,600	1,748	6/3/1	1960	20,542 SF	
.03Mi.	**232 WAINWRIGHT DR**	**01/07/1998**	$165,000	$147,000	2,512	9/4/3	1984	11,388 SF	
.05Mi.	**228 WAINWRIGHT DR**	**10/02/2002**	$199,000	$181,000	2,400	7/3/2	1983	11,250 SF	
.06Mi.	**225 WAINWRIGHT DR**	**03/27/2002**	$120,900	$120,900	1,756	7/3/2	1955	25,191 SF	
.07Mi.	**224 WAINWRIGHT DR**	**06/11/2021**	$127,900	$109,900	2,146	8/4/2	1965	11,906 SF	
.09Mi.	**221 WAINWRIGHT DR**	**12/18/2014**	$155,500	$137,500	2,904	9/4/3	1955	24,393 SF	
.09Mi.	**222 WAINWRIGHT DR**	**08/20/2007**	$111,500	$93,500	1,600	6/3/2	1968	11,158 SF	
.1Mi.	**201 NIMITZ DR**	**03/24/2015**	$119,500	$101,500	1,945	7/3/1	1962	9,280 SF	
.11Mi.	**217 WAINWRIGHT DR**	**06/08/2012**	$94,800	$94,800	1,236	6/3/2	1960	11,037 SF	
.11Mi.	**205 NIMITZ DR**	**05/06/1982**	$119,700	$101,700	1,350	7/3/2	1980	9,000 SF	
.12Mi.	**207 NIMITZ DR**	**02/18/2003**	$118,400	$100,400	1,350	6/3/1	1979	5,970 SF	
.12Mi.	**216 WAINWRIGHT DR**	**12/30/1999**	$102,900	$84,900	1,295	6/3/2	1960	9,662 SF	
.12Mi.	**215 WAINWRIGHT DR**	**06/07/2017**	$92,100	$74,100	1,320	6/3/1	1961	8,802 SF	
.13Mi.	**209 NIMITZ DR**	**01/25/2012**	$115,600	$97,600	1,350	6/3/1	1980	7,701 SF	
.13Mi.	**211 NIMITZ DR**	**05/15/2018**	$113,900	$95,900	1,323	5/3/1	1980	6,854 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	43.4 years old	Households:	8,565
Median Household Income:	$38,644	Households w/Family:	47%
Household Income Per Capita:	$24,916	Households w/Family Married:	22%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	McKeesport Area School District	Students:	2,883
Number of Schools:	4	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.31Mi.	**Founders Hall Middle School** Number of Students: 642 Student-Teacher Ratio: 10.13	F	Public	6 - 8
1.11Mi.	**McKeesport Area Sr High School** Number of Students: 966 Student-Teacher Ratio: 17.07 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **231 WAINWRIGHT DR, MCKEESPORT, PA 15132-7538** 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	132%	NOTABLY HIGHER
BURGLARY	165%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	153%	NOTABLY HIGHER
FORCIBLE RAPE	92%	SIMILAR
MURDER	121%	HIGHER
OVERALL	146%	NOTABLY 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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