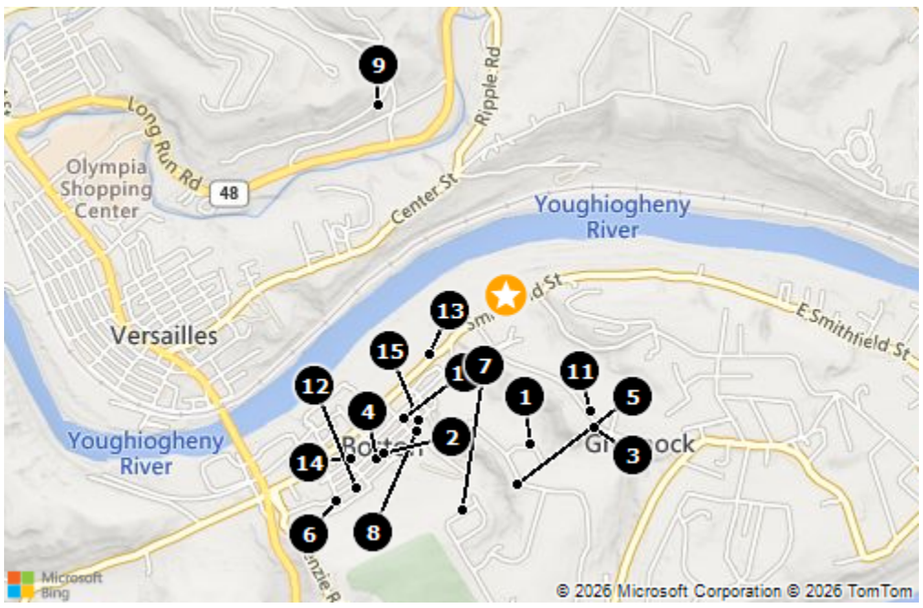
ICE SiteX Report

OrderID: 98444923

SiteX Property Information Report



Subject Property Location

2410 CANTERBURY DR, MCKEESPORT, PA 15135-1024

County:	**ALLEGHENY PA**	Census Tract:	420034962.004002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	553-N-269	Thomas Bros Pg-Grid:	

Valuation

Value:	**$168,000**	FSD:	15	Common Confidence Score:	51
Value Range:	$142,800 - $193,200	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$23,200	Market Land Value:	$23,200	Tax Year:	2026
Assd Improvement:	$48,300	Market Improvment Value:	$66,300	Total Taxable Value:	$2,775
Total Assessed Value:	$71,500	Total Assessor Market Value:	$89,500	Delinquent Year:	2022
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00269 Block: 0553N District: 908
Abbreviated Description: AVONDALE PLAN #25 LOT 55.23X135.80 CANTERBURY P 1 1/2 STY FRA HSE-INT GAR 2410
City/Muni/Twp: ELIZABETH TWP

Property Characteristics

Lot Size:	7,500 SF	Bedrooms:	3	Pool:	
Building Area:	1050 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Other
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1.5+B	Number of Cars:	1	A/C:	
Style:	Cape Cod	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/23/2021	Sales Price:	$141,000
Document #:	2021-32587 BK-PG 18615-562	Type of Sale:	Full Amount on Deed
Contract Date:	08/30/2021		
Document Type:			

Legal Description:
Lot: 25 Subdivision: AVONDALE

Prior Transfer

Recording Date:	08/30/2021	Sales Price:	$141,000
Document #:	BK-PG 18615 -562	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 00269 Block: 0553N District: 908
Abbreviated Description: AVONDALE PLAN #25 LOT 55.23X135.80 CANTERBURY P 1 1/2 STY FRA HSE-INT GAR 2410
City/Muni/Twp: ELIZABETH TWP

Area Sales Analysis

Total Area Sales	$2,558,250	Median # of Bedrooms	3
Median Lot Size	11,942 SF	Median # of Baths	1
Median Living Area	1,490 SF	Median Year Built	1950
Price Range - 2 Yrs	$57,500 to $322,000	Age Range	26 years to 126 years
Median Value	$130,000	Median Age	76 years

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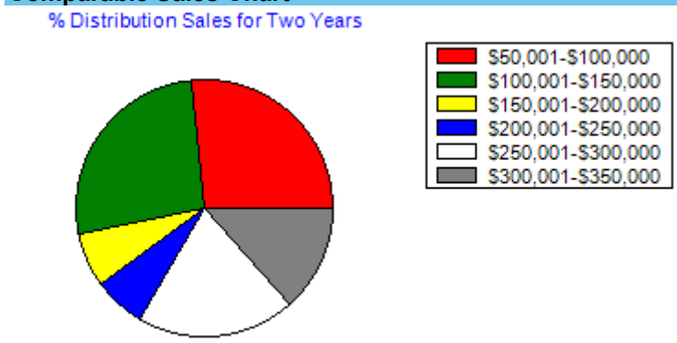
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**109 SAINT ANDREWS CIR** **MCKEESPORT, PA 15135-2135**	07/20/2026	$322,000	$152	2108	7/4/2	1960	13,820 SF	
		APN: 652-E-82 Document #: 2026-19134 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 155 Subdivision: COUNTRY CLUB ES Abbreviated Description: Lot:155 Subdivision:COUNTRY CLUB ES								
2	.49Mi.	**6001 MEADE ST** **MCKEESPORT, PA 15135-1116**	07/08/2026	$60,000	$31	1926	7/2/1	1930	4,509 SF	
		APN: 653-G-24 Document #: 2026-17469 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 77 Subdivision: J D WILLIAMS Abbreviated Description: Lot:77 Subdivision:J D WILLIAMS								
3	.39Mi.	**2143 CONSTITUTION BLVD** **MCKEESPORT, PA 15135-2305**	06/09/2026	$73,000	$47	1550	5/2/2	1994	11,942 SF	
		APN: 652-F-161 Document #: 2026-14483 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.52Mi.	**5915 MEADE ST** **MCKEESPORT, PA 15135-1114**	06/04/2026	$57,500	$67	850	6/3/1	1955	4,509 SF	
		APN: 653-G-30 Document #: 2026-14140 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Abbreviated Description: Lot:45								
5	.47Mi.	**924 OLD HILLS RD** **MCKEESPORT, PA 15135-2132**	04/30/2026	$307,000	$145	2108	8/4/1	1961	14,872 SF	
		APN: 652-J-254 Document #: 2026-10175 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Subdivision: COUNTRY CLUB EST Abbreviated Description: Lot:21 Subdivision:COUNTRY CLUB EST								
6	.66Mi.	**5812 MEADE ST** **MCKEESPORT, PA 15135-1320**	04/06/2026	$70,250	$62	1131	5/3/1	1938	8,865 SF	
		APN: 653-L-249 Document #: 2026-07960 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: WILLIAMS Abbreviated Description: Subdivision:WILLIAMS								
7	.53Mi.	**806 GOLFVIEW DR** **MCKEESPORT, PA 15135-2118**	02/24/2026	$260,000	$174	1490	7/3/2	1972	12,380 SF	
		APN: 653-M-128 Document #: 2026-04178 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 414 Subdivision: COUNTRY CLUB Abbreviated Description: Lot:414 Subdivision:COUNTRY CLUB								
8	.4Mi.	**6100 MEADE ST** **MCKEESPORT, PA 15135-1119**	02/20/2026	$170,000	$128	1328	6/2/1	1900	9,400 SF	
		APN: 653-H-103 Document #: 2026-03930 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 103-104 Subdivision: WILLIAMS Abbreviated Description: Lot:103-104 Subdivision:WILLIAMS								
9	.59Mi.	**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								
10	.4Mi.	**6102 ROSLYN ST** **MCKEESPORT, PA 15135-1131**	02/13/2026	$110,000	$69	1593	6/3/1	1915	4,500 SF	
		APN: 653-H-28 Document #: 2026-03294 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 114 Subdivision: WILLIAMS Abbreviated Description: Lot:114 Subdivision:WILLIAMS								
11	.35Mi.	**2164 CONSTITUTION BLVD** **MCKEESPORT, PA 15135-2337**	12/23/2025	$223,500	$166	1344	6/3/1	1950	55,670 SF	
		APN: 652-F-375 Document #: 2025-34456 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: CONSTITUTION Abbreviated Description: Lot:5 Subdivision:CONSTITUTION								
12	.61Mi.	**5834 MEADE ST** **MCKEESPORT, PA 15135-1326**	12/15/2025	$130,000	$85	1520	6/3/2	1905	4,410 SF	
		APN: 653-L-229 Document #: 2025-33536 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
13	.24Mi.	**6237 SMITHFIELD ST** **MCKEESPORT, PA 15135-1150**	11/14/2025	$295,000	$213	1380	7/3/1	1948	24,552 SF	
		APN: 653-D-302 Document #: 2025-30735 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: DELWOOD MANOR Abbreviated Description: Lot:11 Subdivision:DELWOOD MANOR								
14	.55Mi.	**5901 ROSLYN ST** **MCKEESPORT, PA 15135-1126**	10/30/2025	$110,000	$87	1260	6/2/3	1915	9,578 SF	
		APN: 653-G-112 Document #: 2025-29245 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 36 Subdivision: JD WILLIAMS Abbreviated Description: Lot:35 36 Subdivision:JD WILLIAMS								
15	.38Mi.	**6111 MEADE ST** **MCKEESPORT, PA 15135-1118**	10/15/2025	$265,000	$143	1851	6/3/2	2000	18,000 SF	
		APN: 653-H-77 Document #: 2025-27678 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 110 111 Subdivision: WILLIAMS Abbreviated Description: Lot:110 111 Subdivision:WILLIAMS								

ICE SiteX Report

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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.	**2410 CANTERBURY DR**	**08/30/2021**	$89,500	$71,500	1,050	6/3/1	1940	7,500 SF	
.01Mi.	**2414 CANTERBURY DR**	**02/17/2011**	$51,600	$33,600	850	5/2/1	1940	7,500 SF	
.02Mi.	**6601 SMITHFIELD ST**	**06/12/2024**	$94,900	$76,900	1,150	9/3/2	1943	7,207 SF	
.02Mi.	**6605 SMITHFIELD ST**	**03/26/2008**	$69,800	$51,800	850	5/1/2	1944	7,503 SF	
.02Mi.	**2420 CANTERBURY DR**	**03/13/2012**	$69,800	$51,800	850	5/2/1	1940	7,739 SF	
.03Mi.	**6527 SMITHFIELD ST**	**08/30/2007**	$76,100	$58,100	1,244	7/3/1	1943	7,364 SF	
.03Mi.	**2424 CANTERBURY DR**	**11/27/1978**	$79,100	$61,100	1,110	5/2/1	1940	7,611 SF	
.03Mi.	**2411 CANTERBURY DR**	**10/04/2017**	$71,200	$53,200	1,580	7/3/1	1945	7,501 SF	
.04Mi.	**2415 CANTERBURY DR**	**05/29/2025**	$61,400	$61,400	750	4/2/1	1945	7,504 SF	
.04Mi.	**2419 CANTERBURY DR**	**02/29/2020**	$64,900	$64,900	750	4/2/1	1945	7,618 SF	
.04Mi.	**6611 SMITHFIELD ST**	**10/28/2020**	$72,200	$72,200	1,300	5/2/1	1960	2 SF	
.04Mi.	**6521 SMITHFIELD ST**	**06/14/2004**	$59,100	$41,100	789	5/2/1	1945	7,510 SF	
.05Mi.	**2423 CANTERBURY DR**	**10/22/2004**	$48,500	$30,500	850	4/2/1	1940	7,811 SF	
.05Mi.	**6602 SMITHFIELD ST**	**12/11/2024**	$74,000	$74,000	1,008	5/2/1	1941	7,075 SF	
.05Mi.	**6606 SMITHFIELD ST**	**08/16/2016**	$72,800	$72,800	1,246	6/2/1	1942	7,075 SF	
.05Mi.	**6517 SMITHFIELD ST**	**08/26/1999**	$87,500	$69,500	1,775	7/3/1	1945	15,900 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	46.5 years old	Households:	2,121
Median Household Income:	$81,892	Households w/Family:	64%
Household Income Per Capita:	$44,692	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Elizabeth Forward School District	Students:	2,317
Number of Schools:	6	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.86Mi.	**Elizabeth Forward Sr High School** Number of Students: 763 Student-Teacher Ratio: 14.72 Advanced Placement: Yes	B	Public	9 - 12
0.78Mi.	**Greenock Elementary School** Number of Students: 173 Student-Teacher Ratio: 11.29	NA	Public	KG - 2
1.76Mi.	**Mt Vernon Elementary School** Number of Students: 194 Student-Teacher Ratio: 12.62	B+	Public	3 - 5
3.03Mi.	**Elizabeth Forward Middle School** Number of Students: 538 Student-Teacher Ratio: 12.76	B-	Public	6 - 8

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Flood Report

The Subject Property of **2410 CANTERBURY DR, MCKEESPORT, PA 15135-1024** 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	54%	NOTABLY LOWER
BURGLARY	139%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	44%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	144%	NOTABLY HIGHER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	86%	LOWER
OVERALL	96%	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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