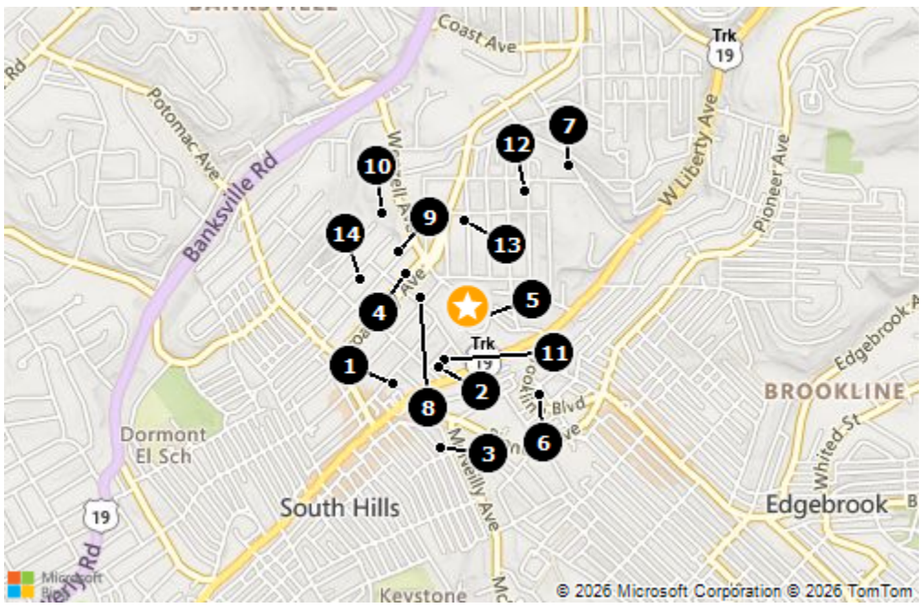
ICE SiteX Report

OrderID: 98444555

SiteX Property Information Report



Subject Property Location

2452 WENZELL AVE, PITTSBURGH, PA 15216-3460

County:	**ALLEGHENY PA**	Census Tract:	420031920.004014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	62-E-220	Thomas Bros Pg-Grid:	

Valuation

Value:	**$148,000**	FSD:	31	Common Confidence Score:	21
Value Range:	$102,120 - $193,880	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$10,300	Market Land Value:	$10,300	Tax Year:	2026
Assd Improvement:	$22,400	Market Improvment Value:	$40,400	Total Taxable Value:	$862
Total Assessed Value:	$32,700	Total Assessor Market Value:	$50,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00220 Block: 0062E District: 119
Abbreviated Description: WENZELL COURT PT 41 LOT 49.28XAVG86.65 WENZELL AV 1/2-2 STY BRK DBLE HSE 2452
City/Muni/Twp: 19TH WARD - PITTSBURGH

Property Characteristics

Lot Size:	6,263 SF	Bedrooms:	2	Pool:	
Building Area:	828 SF	Baths:	1	Fireplace:	
Year Built:	1945	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/17/2025	Sales Price:	$48,618
Document #:	- 202570043 BK-PG 35507-336	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/10/2008	Sales Price:	$48,900
Document #:	BK-PG 13637 -261	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 00220 Block: 0062E District: 119
Abbreviated Description: WENZELL COURT PT 41 LOT 49.28XAVG86.65 WENZELL AV 1/2-2 STY BRK DBLE HSE 2452
City/Muni/Twp: 19TH WARD - PITTSBURGH

Prior Transfer

Recording Date:	06/10/2008	Sales Price:	$48,900
Document #:	BK-PG 13637-261	Type of Sale:	Full Amount on Deed
Contract Date:	06/09/2008		
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	01/20/1995	Sales Price:	$39,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/20/1995	Sales Price:	$39,500
Document #:	012095007118 BK-PG 9388-0237	Type of Sale:	Full Amount on Deed
Contract Date:	01/19/1995		
Document Type:			
Legal Description:			

Lot: 41 Subdivision: WENZELL COURT Map Ref: PLAN41 PG85&86
City/Muni/Twp: PITTSBURGH

Area Sales Analysis

Total Area Sales	$2,775,500	Median # of Bedrooms	3
Median Lot Size	3,710 SF	Median # of Baths	1
Median Living Area	1,371 SF	Median Year Built	1929
Price Range - 2 Yrs	$77,000 to $388,000	Age Range	75 years to 176 years
Median Value	$180,750	Median Age	97 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**2843 GLENMORE AVE** **PITTSBURGH, PA 15216-2161**	07/28/2026	$135,000	$95	1418	6/3/1	1918	5,040 SF	
		APN: 63-S-40 Document #: 2026-20099 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: ANDERSON ACRES Abbreviated Description: Lot:65 Subdivision:ANDERSON ACRES								
2	.17Mi.	**2733 MILES AVE** **PITTSBURGH, PA 15216-2107**	07/15/2026	$195,000	$114	1698	6/3/1	1930	3,600 SF	
		APN: 62-J-276 Document #: 2026-18516 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 94 Subdivision: ANDERSON ACRES Abbreviated Description: Lot:94 Subdivision:ANDERSON ACRES								
3	.35Mi.	**1310 ARKANSAS AVE** **PITTSBURGH, PA 15216-2606**	07/15/2026	$365,000	$217	1676	5/3/1	1910	5,988 SF	
		APN: 97-A-123 Document #: 2026-18551 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 67-68 Subdivision: FETTERMAN Abbreviated Description: Lot:67-68 Subdivision:FETTERMAN								
4	.17Mi.	**2632 BROADWAY AVE** **PITTSBURGH, PA 15216-2126**	07/13/2026	$77,000	$33	2293	7/4/1	1910	5,500 SF	
		APN: 63-H-293 Document #: 2026-18104 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: STEVENSON PL Abbreviated Description: Lot:2 Subdivision:STEVENSON PL								
5	.05Mi.	**42 WENZELL PL** **PITTSBURGH, PA 15216-3442**	07/08/2026	$220,000	$265	828	5/2/1	1945	2,725 SF	
		APN: 62-J-48 Document #: 2026-17506 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: WENZELL Abbreviated Description: Subdivision:WENZELL								
6	.28Mi.	**2810 KENILWORTH ST** **PITTSBURGH, PA 15226-1718**	06/29/2026	$285,000	$299	952	5/2/1	1918	1,263 SF	
		APN: 62-P-61-A001 Document #: 2026-16488 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
7	.42Mi.	**2180 PAULINE AVE** **PITTSBURGH, PA 15216-3517**	06/08/2026	$166,500	$162	1026	6/3/1	1951	3,900 SF	
		APN: 35-P-255 Document #: 2026-14371 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 145 Abbreviated Description: Lot:145								
8	.12Mi.	**1504 EDGEHILL AVE** **PITTSBURGH, PA 15216-2114**	05/27/2026	$85,000	$61	1380	8/4/1	1930	4,200 SF	
		APN: 62-E-286 Document #: 2026-13017 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21-24 Subdivision: ANDERSON ACRES Abbreviated Description: Lot:21-24 Subdivision:ANDERSON ACRES								
9	.22Mi.	**2616 VOELKEL AVE** **PITTSBURGH, PA 15216-2132**	05/20/2026	$280,000	$201	1388	6/2/1	1935	3,300 SF	
		APN: 63-H-203 Document #: 2026-12413 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: STEVENSON Abbreviated Description: Lot:8 Subdivision:STEVENSON								
10	.31Mi.	**2500 LOUISIANA AVE** **PITTSBURGH, PA 15216-2842**	05/08/2026	$142,000	$108	1304	5/2/1	1850	9,892 SF	
		APN: 63-D-107 Document #: 2026-11213 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: STEVENSON PLACE Abbreviated Description: Lot:23 Subdivision:STEVENSON PLACE								
11	.15Mi.	**2721 MILES AVE** **PITTSBURGH, PA 15216-2107**	05/06/2026	$388,000	$242	1600	7/4/2	1930	3,820 SF	
		APN: 62-J-284 Document #: 2026-10783 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 98-99 Subdivision: ANDERSON ACRES Abbreviated Description: Lot:98-99 Subdivision:ANDERSON ACRES								
12	.32Mi.	**2208 SARANAC AVE** **PITTSBURGH, PA 15216-3538**	04/29/2026	$207,000	$156	1320	6/3/1	1929	3,300 SF	

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APN: 62-B-70 Document #: 2026-09908
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 382 Subdivision: W LIBERTY Abbreviated Description: Lot:382 Subdivision:W LIBERTY

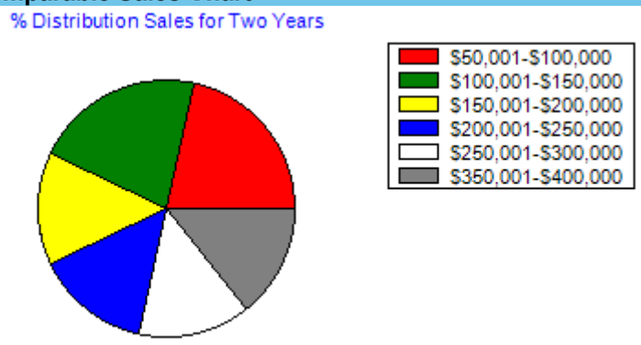
13	.21Mi.	**2302 BENSONIA AVE** **PITTSBURGH, PA 15216-3444**	04/15/2026	$140,000	$104	1339	5/2/1	1935	2,674 SF

APN: 62-A-184 Document #: 2026-08804
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

14	.27Mi.	**2725 CONNECTICUT AVE** **PITTSBURGH, PA 15216-1932**	04/10/2026	$90,000	$66	1362	7/4/1	1900	3,584 SF

APN: 63-H-159 Document #: 2026-08429
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: COLONIAL PL Abbreviated Description: Lot:11 Subdivision:COLONIAL PL

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.	**2452 WENZELL AVE**	**06/10/2008**	$50,700	$32,700	828	5/2/1	1945	6,263 SF	
.01Mi.	**2456 WENZELL AVE**	**06/26/2013**	$50,000	$50,000	828	5/2/1	1945	2,470 SF	
.01Mi.	**2450 WENZELL AVE**	**09/17/2008**	$49,700	$31,700	828	5/2/1	1945	3,116 SF	
.01Mi.	**2458 WENZELL AVE**	**09/08/2017**	$39,700	$39,700	828	4/2/1	1945	3,131 SF	
.02Mi.	**25 WENZELL PL**	**05/19/2010**	$49,100	$31,100	828	4/2/1	1945	2,275 SF	
.02Mi.	**23 WENZELL PL**	**10/13/1998**	$46,900	$46,900	1,036	4/2/1	1945	2,175 SF	
.02Mi.	**29 WENZELL PL**	**11/07/2017**	$48,700	$48,700	828	4/2/1	1945	2,375 SF	
.02Mi.	**2405 WENZELL AVE**	**12/02/2016**	$49,800	$49,800	828	4/2/1	1945	3,890 SF	
.02Mi.	**17 WENZELL PL**	**03/16/2022**	$46,700	$46,700	828	4/2/1	1945	3,040 SF	
.02Mi.	**2462 WENZELL AVE**	**09/16/2019**	$48,500	$30,500	828	5/2/1	1945	2,675 SF	
.02Mi.	**31 WENZELL PL**	**06/25/2003**	$49,400	$49,400	988	5/2/1	1945	2,500 SF	
.02Mi.	**33 WENZELL PL**	**11/08/2018**	$49,200	$49,200	828	5/2/1	1945	2,650 SF	
.02Mi.	**2464 WENZELL AVE**	**09/12/2018**	$48,500	$48,500	828	5/2/1	1945	2,910 SF	
.02Mi.	**15 WENZELL PL**	**04/28/2004**	$51,300	$51,300	828	5/2/1	1945	7,770 SF	
.03Mi.	**35 WENZELL PL**	**12/11/1998**	$48,500	$30,500	828	5/2/1	1945	2,650 SF	
.03Mi.	**2451 WENZELL AVE**	**03/25/2026**	$56,800	$38,800	1,210	6/3/1	1904	3,600 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	39.8 years old	Households:	10,998
Median Household Income:	$81,796	Households w/Family:	49%
Household Income Per Capita:	$47,151	Households w/Family Married:	37%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	22%

School District

School District Zone:	Pittsburgh School District	Students:	19,571
Number of Schools:	56	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.29Mi.	**Pittsburgh Weil Elementary School**	D-	Public	PK - 5

Number of Students: 178
Student-Teacher Ratio: 11.1

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5.59Mi.	**Pittsburgh Morrow Elementary School** Number of Students: 486 Student-Teacher Ratio: 13.5	F	Public	PK - 8
5.06Mi.	**Pittsburgh Spring Garden Early Childhood Center** Number of Students: 52 Student-Teacher Ratio: 13	NA	Public	PK - PK
2.75Mi.	**Pittsburgh Arlington Elementary School** Number of Students: 385 Student-Teacher Ratio: 10.38	F	Public	PK - 8
1.48Mi.	**Pittsburgh Carmalt K-8** Number of Students: 547 Student-Teacher Ratio: 14.36	D+	Public	PK - 8
0.46Mi.	**Pittsburgh Brookline Elementary School** Number of Students: 384 Student-Teacher Ratio: 12.63	C-	Public	PK - 8
3.88Mi.	**Pittsburgh Allegheny 6-8** Number of Students: 179 Student-Teacher Ratio: 11.24	D-	Public	6 - 8
2.53Mi.	**Pittsburgh Concord Elementary School** Number of Students: 430 Student-Teacher Ratio: 12.68	C-	Public	KG - 5
5.75Mi.	**Pittsburgh Minadeo Elementary School** Number of Students: 296 Student-Teacher Ratio: 11.09	C-	Public	PK - 5
3.55Mi.	**Pittsburgh Classical 6-8** Number of Students: 245 Student-Teacher Ratio: 9.01	D	Public	6 - 8
7.50Mi.	**Pittsburgh Lincoln Elementary School** Number of Students: 186 Student-Teacher Ratio: 10.39	D	Public	PK - 5
2.23Mi.	**Carrick High School** Number of Students: 515 Student-Teacher Ratio: 10.52 Advanced Placement: Yes	D+	Public	9 - 12
4.85Mi.	**Pittsburgh Science and Technology Academy 6-12** Number of Students: 618 Student-Teacher Ratio: 13.94 Advanced Placement: Yes	B+	Public	6 - 12
4.18Mi.	**Pittsburgh Miller Elementary School** Number of Students: 218 Student-Teacher Ratio: 11.28	D-	Public	PK - 5
7.60Mi.	**Pittsburgh Sunnyside Elementary School** Number of Students: 248 Student-Teacher Ratio: 11.62	D+	Public	PK - 8
7.39Mi.	**Pittsburgh Obama 6-12** Number of Students: 678 Student-Teacher Ratio: 13.88	D	Public	6 - 12
5.86Mi.	**Pittsburgh Arsenal Elementary School** Number of Students: 331 Student-Teacher Ratio: 11.14	D	Public	PK - 5
4.05Mi.	**Pittsburgh King Elementary School** Number of Students: 368 Student-Teacher Ratio: 14.14	F	Public	PK - 8
7.99Mi.	**Pittsburgh Westinghouse Academy** Number of Students: 573 Student-Teacher Ratio: 10.17	F	Public	6 - 12
5.85Mi.	**Pittsburgh Woolslair Elementary School** Number of Students: 208 Student-Teacher Ratio: 12	C-	Public	PK - 5
1.16Mi.	**Pittsburgh Beechwood Elementary School** Number of Students: 360 Student-Teacher Ratio: 12.46	C-	Public	PK - 5
1.53Mi.	**Pittsburgh South Hills Middle School** Number of Students: 387 Student-Teacher Ratio: 13.11	D-	Public	6 - 8
0.64Mi.	**Pittsburgh Banksville Elementary School** Number of Students: 322 Student-Teacher Ratio: 12.68	D+	Public	KG - 5
4.69Mi.	**Pittsburgh Chartiers Early Childhood Center** Number of Students: 140 Student-Teacher Ratio: 10.77	NA	Public	PK - PK
2.17Mi.	**Pittsburgh Roosevelt Elementary School** Number of Students: 278 Student-Teacher Ratio: 14.11	D	Public	PK - 5

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4.98Mi. **Pittsburgh Milliones** Number of Students: 281 Student-Teacher Ratio: 8.91	F	Public	6 - 12
2.50Mi. **Pittsburgh Westwood Elementary School** Number of Students: 278 Student-Teacher Ratio: 11.35	C	Public	KG - 5
7.59Mi. **Pittsburgh Dilworth K-5** Number of Students: 454 Student-Teacher Ratio: 16.1	B	Public	PK - 5
3.61Mi. **Pittsburgh Conroy** Number of Students: 192 Student-Teacher Ratio: 5.73	NA	Public	KG - 12
3.94Mi. **Pittsburgh Manchester Elementary School** Number of Students: 159 Student-Teacher Ratio: 9.81	D-	Public	PK - 8
1.47Mi. **Brashear High School** Number of Students: 897 Student-Teacher Ratio: 11.04 Advanced Placement: Yes	D-	Public	9 - 12
4.87Mi. **Pittsburgh Greenfield Elementary School** Number of Students: 396 Student-Teacher Ratio: 12.97	B+	Public	PK - 8

Flood Report

The Subject Property of **2452 WENZELL AVE, PITTSBURGH, PA 15216-3460** 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	99%	SIMILAR
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	67%	NOTABLY LOWER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	50%	SIGNIFICANTLY LOWER
MURDER	108%	SIMILAR
OVERALL	95%	SIMILAR

Disaster Alerts

No alerts noted

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Data deemed reliable, but not guaranteed.
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