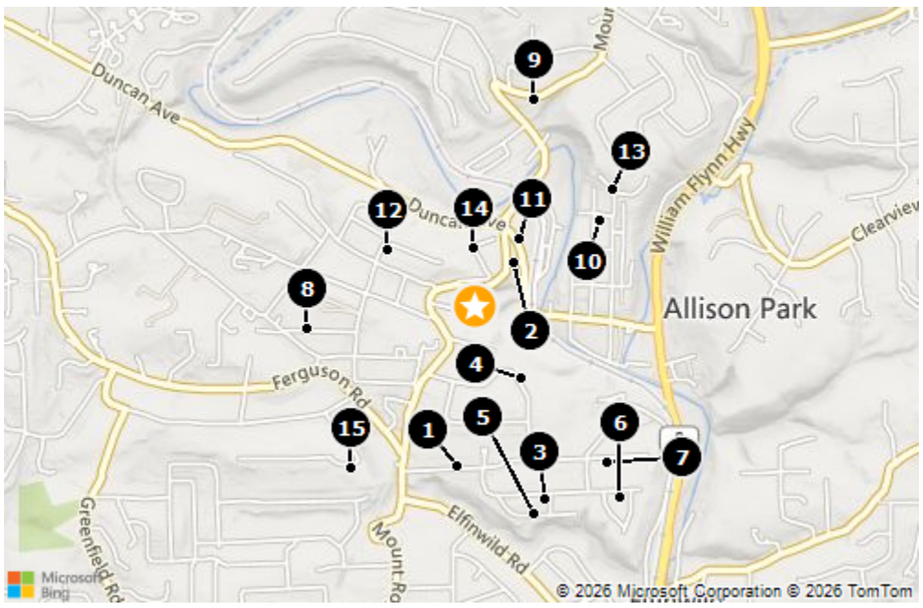
ICE SiteX Report

OrderID: 98498530

SiteX Property Information Report



Subject Property Location

2473 NAOMI TER, ALLISON PARK, PA 15101-3519

County:	**ALLEGHENY PA**	Census Tract:	420034142.001013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	718-S-131	Thomas Bros Pg-Grid:	

Valuation

Value:	**$287,000**	FSD:	13	Common Confidence Score:	56
Value Range:	$249,690 - $324,310	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$30,100	Market Land Value:	$30,100	Tax Year:	2026
Assd Improvement:	$81,100	Market Improvment Value:	$99,100	Total Taxable Value:	$3,700
Total Assessed Value:	$111,200	Total Assessor Market Value:	$129,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00131 Block: 0718S District: 914

Abbreviated Description:	AULD PLAN PT 3V LOT 70X180
City/Muni/Twp:	HAMPTON

Property Characteristics

Lot Size:	12,600 SF	Bedrooms:	3	Pool:	
Building Area:	1152 SF	Baths:	2	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Other
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:	Cape Cod	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/18/2025	Loan Amount:	N/A
Document #:	2025-32118 BK-PG 60122-59	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2064	Type Finance:	FIX
Legal Description:			

Mortgage Record

Recording Date:	06/12/2024	Loan Amount:	N/A
Document #:	2024-27231 BK-PG 58824-97	Loan Type:	FHA
TD Due Date:	05/01/2043	Type Finance:	FIX
Legal Description:			

Mortgage Record

Recording Date:	09/19/2023	Loan Amount:	N/A
Document #:	2023-47517 BK-PG 58026-225	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2043	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	06/18/2019	Sales Price:	N/A
Document #:	201917542 BK-PG 17657-262	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/17/2019		
Document Type:			

ICE SiteX Report

OrderID: 98498530

Legal Description:

Prior Transfer

Recording Date:	06/17/2019	Sales Price:	N/A
Document #:	BK-PG 17657 -262	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 00131 Block: 0718S District: 914
Abbreviated Description: AULD PLAN PT 3V LOT 70X180
City/Muni/Twp: HAMPTON

Prior Transfer

Recording Date:	01/03/2003	Sales Price:	N/A
Document #:	010303001084 BK-PG 11541-627	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/20/2002		
Document Type:			

Legal Description:
City/Muni/Twp: HAMPTON

Prior Transfer

Recording Date:	03/20/2001	Sales Price:	$109,750
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/20/2001	Sales Price:	$109,750
Document #:	032001036451 BK-PG 11000-244	Type of Sale:	Full Amount on Deed
Contract Date:	03/15/2001		
Document Type:			

Legal Description:
City/Muni/Twp: HAMPTON

Prior Transfer

Recording Date:	05/09/1997	Sales Price:	$85,000
Document #:	050997063653 BK-PG 9941-221	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/1997		
Document Type:			

Legal Description:
Lot: 131 Block: 718-S

Area Sales Analysis

Total Area Sales	$4,308,007	Median # of Bedrooms	3
Median Lot Size	18,121 SF	Median # of Baths	1
Median Living Area	1,234 SF	Median Year Built	1953
Price Range - 2 Yrs	$159,112 to $610,000	Age Range	6 years to 136 years
Median Value	$250,000	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**2449 HAMPTON AVE** **ALLISON PARK, PA 15101-3810**	07/16/2026	$280,000	$226	1234	4/2/1	1952	23,760 SF	
		APN: 615-M-374 Document #: 2026-18673 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: WARREN HTS Abbreviated Description: Lot:3 Subdivision:WARREN HTS								
2	.15Mi.	**3984 MOUNT ROYAL BLVD** **ALLISON PARK, PA 15101-3573**	07/07/2026	$220,000	$146	1498	8/4/1	1905	40,622 SF	
		APN: 719-N-206 Document #: 2026-17380 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	.51Mi.	**214 GOVERNOR DR** **ALLISON PARK, PA 15101-3707**	06/01/2026	$325,000	$240	1352	6/3/1	1965	9,843 SF	
		APN: 616-J-109 Document #: 2026-13605 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: VIVIAN MANOR Abbreviated Description: Lot:27 Subdivision:VIVIAN MANOR								
4	.21Mi.	**2497 VICTORIA DR** **ALLISON PARK, PA 15101-3818**	05/18/2026	$230,000	$299	768	5/2/1	1950	22,000 SF	
		APN: 616-A-53 Document #: 2026-12054 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: ROBIN HILL Abbreviated Description: Lot:20 Subdivision:ROBIN HILL								
5	.52Mi.	**205 PAMELA DR** **ALLISON PARK, PA 15101-3712**	02/18/2026	$355,000	$237	1492	5/3/1	1962	9,000 SF	
		APN: 616-J-78 Document #: 2026-03620 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 203 Subdivision: VIVIAN MANOR Abbreviated Description: Lot:203 Subdivision:VIVIAN MANOR								
6	.6Mi.	**410 GOVERNOR DR** **ALLISON PARK, PA 15101-3710**	02/11/2026	$335,000	$195	1716	7/3/2	1967	9,100 SF	
		APN: 616-K-34 Document #: 2026-03068 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 314 Subdivision: VIVIAN MANOR Abbreviated Description: Lot:314 Subdivision:VIVIAN MANOR								
7	.52Mi.	**2584 HAMPTON AVE** **ALLISON PARK, PA 15101-3845**	01/13/2026	$240,000	$236	1016	5/3/1	1950	23,086 SF	
		APN: 616-K-168 Document #: 2026-00887								

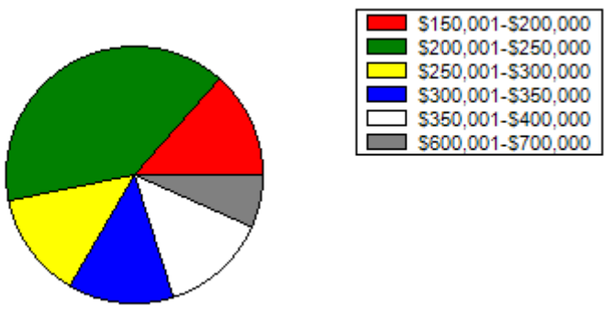
ICE SiteX Report

OrderID: 98498530

	Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Subdivision: ROBIN HILL Abbreviated Description: Lot:60 Subdivision:ROBIN HILL								
8	.42Mi.	**2331 CARSON DR** **ALLISON PARK, PA 15101-3401**	12/31/2025	$220,000	$256	858	8/2/1	1955	21,002 SF
	APN: 615-B-357 Document #: 2025-35134 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7-8 Subdivision: JOHN H AULD Abbreviated Description: Lot:7-8 Subdivision:JOHN H AULD								
9	.53Mi.	**4166 MOUNT ROYAL BLVD** **ALLISON PARK, PA 15101-2945**	12/02/2025	$250,000	$235	1061	5/2/1	1940	18,121 SF
	APN: 719-A-156 Document #: 2025-32392 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: MCNEAL Abbreviated Description: Lot:2 Subdivision:MCNEAL								
10	.37Mi.	**4000 COLE AVE** **ALLISON PARK, PA 15101-3616**	12/01/2025	$159,112	$194	818	5/3/1	1935	7,500 SF
	APN: 719-K-339 Document #: 2025-32263 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 348-350 Subdivision: ALLISON PARK Abbreviated Description: Lot:348-350 Subdivision:ALLISON PARK								
11	.2Mi.	**2507 DUNCAN AVE** **ALLISON PARK, PA 15101-3617**	11/06/2025	$225,000	$137	1632	8/3/2	1890	15,442 SF
	APN: 719-J-299 Document #: 2025-29965 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
12	.25Mi.	**2400 LINDEN DR** **ALLISON PARK, PA 15101-3454**	10/02/2025	$190,694	$198	960	6/2/1	1955	9,070 SF
	APN: 718-L-15 Document #: 2025-26520 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: ANGNEY ACRES ANNEX Abbreviated Description: Lot:18 Subdivision:ANGNEY ACRES ANNEX								
13	.43Mi.	**4025 GRAND AVE** **ALLISON PARK, PA 15101-3621**	08/20/2025	$610,000	$248	2450	7/3/1	1990	172,629 SF
	APN: 719-F-26 Document #: 2025-22268 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1R Subdivision: MATESIC Abbreviated Description: Lot:1R Subdivision:MATESIC								
14	.06Mi.	**3960 PARKVIEW LN** **ALLISON PARK, PA 15101-3523**	08/15/2025	$385,000	$298	1288	8/3/3	2020	10,000 SF
	APN: 718-S-235 Document #: 2025-21804 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
15	.52Mi.	**2366 CALIFORNIA DR** **ALLISON PARK, PA 15101-3535**	07/10/2025	$283,201	$264	1072	6/4/1	1953	27,854 SF
	APN: 615-L-377 Document #: 2025-17862 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Subdivision: FERGUSON VILLAGE Abbreviated Description: Lot:57 Subdivision:FERGUSON VILLAGE								

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.

ICE SiteX Report

OrderID: 98498530

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.	**2473 NAOMI TER**	**06/17/2019**	$129,200	$111,200	1,152	5/3/2	1950	12,600 SF	
.01Mi.	**2479 NAOMI TER**	**09/04/2013**	$223,500	$205,500	1,612	6/3/2	1926	12,600 SF	
.01Mi.	**2467 NAOMI TER**	**07/07/2016**	$187,300	$169,300	1,998	7/4/1	1925	12,600 SF	
.03Mi.	**2463 NAOMI TER**	**09/13/1993**	$155,800	$137,800	2,076	6/3/2	1930	12,600 SF	
.03Mi.	**2485 NAOMI TER**	**05/24/2018**	$163,100	$145,100	1,963	9/4/2	1950	12,600 SF	
.04Mi.	**3954 MOUNT ROYAL BLVD**	**01/18/2001**	$74,100	$56,100	1,000	6/2/1	1950	4,042 SF	
.04Mi.	**2472 NAOMI TER**	**06/15/2015**	$106,500	$106,500	1,333	7/3/1	1900	12,600 SF	
.04Mi.	**2459 NAOMI TER**	**11/26/2018**	$162,200	$144,200	1,984	9/4/2	1950	14,000 SF	
.04Mi.	**2466 NAOMI TER**	**04/20/2023**	$188,000	$188,000	1,495	7/3/1	1930	12,600 SF	
.04Mi.	**2478 NAOMI TER**	**06/06/1969**	$132,200	$114,200	1,647	7/3/2	1950	12,600 SF	
.04Mi.	**2491 NAOMI TER**	**06/08/2015**	$115,100	$97,100	1,442	6/3/1	1946	12,600 SF	
.05Mi.	**2484 NAOMI TER**	**12/02/2016**	$131,300	$113,300	1,610	6/3/1	1950	12,600 SF	
.05Mi.	**3948 MOUNT ROYAL BLVD**	**08/23/2021**	$75,600	$75,600	1,124	6/3/1	1940	6,848 SF	
.05Mi.	**2455 NAOMI TER**	**07/25/2019**	$167,800	$149,800	1,560	6/3/1	1950	10,500 SF	
.06Mi.	**3960 PARKVIEW LN**	**08/13/2025**	$262,900	$262,900	1,288	8/3/3	2020	10,000 SF	
.06Mi.	**2490 NAOMI TER**	**06/30/2017**	$183,500	$165,500	1,572	6/3/1	1945	12,600 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	44.2 years old	Households:	10,028
Median Household Income:	$115,356	Households w/Family:	70%
Household Income Per Capita:	$56,324	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	28%

School District

School District Zone:	Hampton Township School District	Students:	2,589
Number of Schools:	5	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.16Mi.	**Hampton High School** Number of Students: 865 Student-Teacher Ratio: 14.34 Advanced Placement: Yes	A+	Public	9 - 12
2.24Mi.	**Hampton Middle School** Number of Students: 606 Student-Teacher Ratio: 11.84	A	Public	6 - 8
0.54Mi.	**Wyland Elementary School** Number of Students: 358 Student-Teacher Ratio: 13.95	A+	Public	KG - 5

Flood Report

The Subject Property of **2473 NAOMI TER, ALLISON PARK, PA 15101-3519** 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	40%	SIGNIFICANTLY LOWER
BURGLARY	20%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	35%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	38%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	43%	SIGNIFICANTLY LOWER
OVERALL	21%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98498530

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.