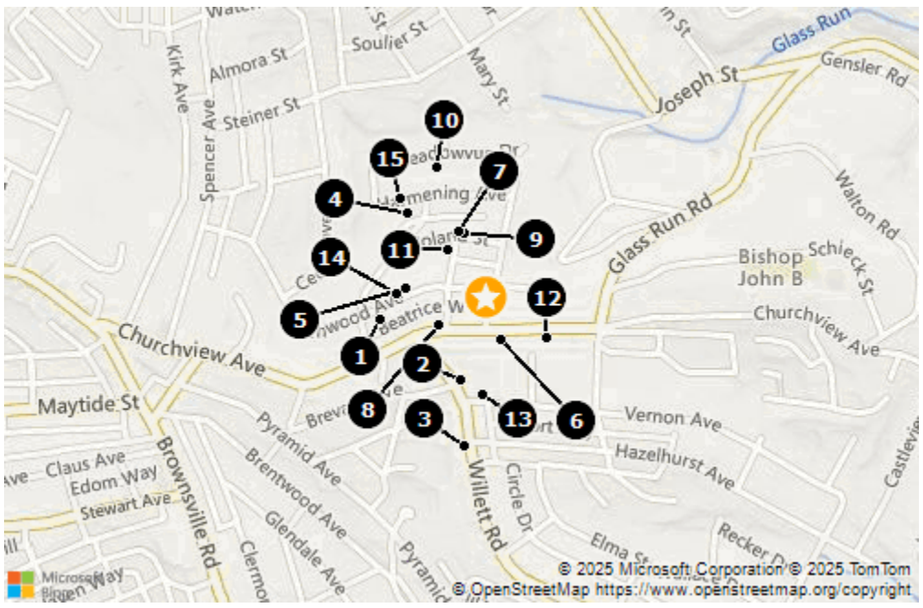
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

3004 RUTHWOOD AVE, PITTSBURGH, PA 15227-4108

County:	**ALLEGHENY PA**	Census Tract:	420034803.003027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	94-S-108	Thomas Bros Pg-Grid:	

Valuation

Value:	**$138,000**	FSD:	13
Value Range:	$120,060 - $155,940	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$35,200	Market Land Value:	$35,200	Tax Year:	2025
Assd Improvement:	$34,200	Market Improvment Value:	$52,200	Total Taxable Value:	$2,541
Total Assessed Value:	$69,400	Total Assessor Market Value:	$87,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00108 Block: 0094S District: 877

Abbreviated Description:	WILDWOOD PLAN 42 LOT 48.91X105X30.16 RR RUTHWOO D AVE 1 1/2 STY BRK BUNG 3004
City/Muni/Twp:	BALDWIN BORO

Property Characteristics

Lot Size:	4,151 SF	Bedrooms:	3	Pool:	
Building Area:	1019 SF	Baths:	1	Fireplace:	
Year Built:	1927	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:	Cape Cod	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/31/2024	Loan Amount:	N/A
Document #:	2024-25208 BK-PG 58783-426	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2064	Type Finance:	FIX

Legal Description:
Lot: 42 Subdivision: WILDWOOD

Prior Transfer

Recording Date:	03/01/2023	Sales Price:	$86,487
Document #:	- 202309218 BK-PG 47898-398	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/01/2022	Sales Price:	$86,487
Document #:	- 202242976 BK-PG 47898-398	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/27/2022	Loan Amount:	N/A
Document #:	2022-42463 BK-PG 56357-280	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2049	Type Finance:	FIX

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Legal Description:
Lot: 42 Subdivision: WILDWOOD

Prior Transfer

Recording Date:	11/05/2018	Sales Price:	$86,487
Document #:	201875144 BK-PG 47989-398	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/15/2017	Sales Price:	$50,000
Document #:	201742082 BK-PG 45124-414	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/19/2017	Sales Price:	$100,000
Document #:	201714355 BK-PG 16801-440	Type of Sale:	Full Amount on Deed
Contract Date:	05/11/2017		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 00108 Block: 0094 Subdivision: S

Prior Transfer

Recording Date:	05/11/2017	Sales Price:	$100,000
Document #:	BK-PG 16801 -440	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 00108 Block: 0094S District: 877
Abbreviated Description: WILDWOOD PLAN 42 LOT 48.91X105X30.16 RR RUTHWOO D AVE 1 1/2 STY BRK BUNG 3004
City/Muni/Twp: BALDWIN BORO

Mortgage Record

Recording Date:	12/08/2015	Loan Amount:	N/A
Document #:	92241 BK-PG 45909-430	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:

Mortgage Record

Recording Date:	05/18/2015	Loan Amount:	N/A
Document #:	201534473 BK-PG 45124-414	Loan Type:	Unknown
TD Due Date:		Type Finance:	ADJ

Legal Description:

Prior Transfer

Recording Date:	03/02/2015	Sales Price:	$22,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/30/1998	Sales Price:	N/A
Document #:	093098167158 BK-PG 10308-044	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/23/1998		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 42 Subdivision: WILDWOOD PLAN Map Ref: MB28 PG76&77

Area Sales Analysis

Total Area Sales	$2,347,655	Median # of Bedrooms	3
Median Lot Size	4,675 SF	Median # of Baths	1
Median Living Area	1,310 SF	Median Year Built	1932
Price Range - 2 Yrs	$20,000 to $303,505	Age Range	51 years to 105 years
Median Value	$169,900	Median Age	93 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**2906 RUTHWOOD AVE** **PITTSBURGH, PA 15227-4146**	04/25/2025	$185,000	$155	1188	6/3/1	1964	3,150 SF	
		APN: 94-R-142 Document #: 2025-10068 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: WILDWOOD Abbreviated Description: Lot:25 Subdivision:WILDWOOD								
2	.1Mi.	**2825 WILLETT RD** **PITTSBURGH, PA 15227-2548**	04/18/2025	$145,000	$99	1452	7/3/1	1928	8,691 SF	
		APN: 94-S-20 Document #: 2025-09414 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: CARRICK FARMS Abbreviated Description: Lot:13 Subdivision:CARRICK FARMS								
3	.19Mi.	**2926 WILLETT RD** **PITTSBURGH, PA 15227-2598**	04/14/2025	$199,000	$101	1961	7/4/2	1920	3,971 SF	
		APN: 137-C-27 Document #: 2025-08882 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: B Subdivision: JOSEPH MCGIBENY EST Abbreviated Description: Lot:B Subdivision:JOSEPH MCGIBENY EST								
4	.14Mi.	**2962 HARMENING AVE** **PITTSBURGH, PA 15227-4127**	04/04/2025	$205,000	$135	1512	7/3/2	1960	3,600 SF	

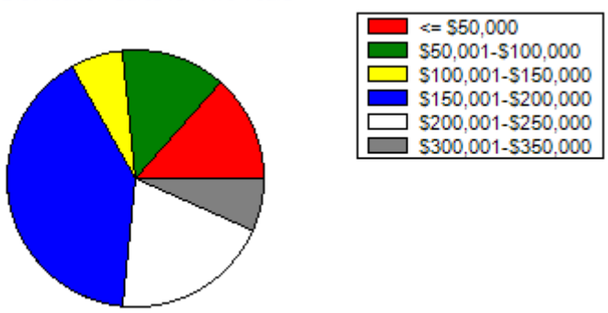
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	APN: 94-L-190 Document #: 2025-08008 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 136 Subdivision: WILDWOOD Abbreviated Description: Lot:136 Subdivision:WILDWOOD								
5	.1Mi.	**2967 RUTHWOOD AVE** **PITTSBURGH, PA 15227-4136**	04/02/2025	$168,000	$182	920	5/2/1	1960	3,716 SF
	APN: 94-R-189 Document #: 2025-07801 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 52 Subdivision: WILDWOOD Abbreviated Description: Lot:52 Subdivision:WILDWOOD								
6	.07Mi.	**3032 CHURCHVIEW AVE** **PITTSBURGH, PA 15227-4143**	02/20/2025	$90,000	$74	1212	6/3/1	1954	7,910 SF
	APN: 94-S-4 Document #: 2025-03872 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1011 Subdivision: CARRICK FARMS Abbreviated Description: Lot:1011 Subdivision:CARRICK FARMS								
7	.09Mi.	**3021 ROLAND AVE** **PITTSBURGH, PA 15227-4134**	01/09/2025	$61,250	$50	1224	6/3/1	1925	3,279 SF
	APN: 94-L-210 Document #: 2025-00643 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 99 Subdivision: WILDWOOD Abbreviated Description: Lot:99 Subdivision:WILDWOOD								
8	.06Mi.	**3007 CHURCHVIEW AVE** **PITTSBURGH, PA 15227-4142**	12/18/2024	$169,900	$86	1974	6/4/1	1927	5,940 SF
	APN: 94-R-100 Document #: 2024-33895 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: WILDWOOD Abbreviated Description: Lot:16 Subdivision:WILDWOOD								
9	.09Mi.	**3023 ROLAND AVE** **PITTSBURGH, PA 15227-4134**	07/12/2024	$20,000	$22	872	6/3/1	1930	3,367 SF
	APN: 94-M-74 Document #: 2024-18484 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 100 Subdivision: WILDWOOD Abbreviated Description: Lot:100 Subdivision:WILDWOOD								
10	.17Mi.	**2980 MEADOWVUE DR** **PITTSBURGH, PA 15227-4038**	06/28/2024	$303,505	$164	1842	6/3/1	1969	7,680 SF
	APN: 94-L-101 Document #: 2024-17171 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 302 Subdivision: MEADOWVUE Abbreviated Description: Lot:302 Subdivision:MEADOWVUE								
11	.08Mi.	**2922 ROLAND AVE** **PITTSBURGH, PA 15227-4133**	05/15/2024	$204,000	$157	1296	7/4/1	1974	4,675 SF
	APN: 94-L-248 Document #: 2024-12231 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 81 Subdivision: WILDWOOD Abbreviated Description: Lot:81 Subdivision:WILDWOOD								
12	.1Mi.	**3042 CHURCHVIEW AVE** **PITTSBURGH, PA 15227-4143**	05/13/2024	$25,000	$13	1894	7/4/1	1930	29,250 SF
	APN: 94-S-84 Document #: 2024-12049 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4-5 Subdivision: LILAC Abbreviated Description: Lot:4-5 Subdivision:LILAC								
13	.11Mi.	**3001 VERNON AVE** **PITTSBURGH, PA 15227-4226**	05/07/2024	$160,000	$99	1610	5/2/1	1932	9,666 SF
	APN: 94-S-26 Document #: 2024-11575 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: CARRICK FARMS Abbreviated Description: Lot:16 Subdivision:CARRICK FARMS								
14	.11Mi.	**2961 RUTHWOOD AVE** **PITTSBURGH, PA 15227-4136**	05/01/2024	$175,000	$164	1061	6/3/1	1921	3,978 SF
	APN: 94-R-193 Document #: 2024-10902 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: WILDWOOD Abbreviated Description: Lot:50 Subdivision:WILDWOOD								
15	.17Mi.	**2959 HARMENING AVE** **PITTSBURGH, PA 15227-4126**	04/04/2024	$237,000	$180	1310	7/4/1	1958	8,115 SF
	APN: 94-L-116 Document #: 2024-08410 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Section: 1 Subdivision: MEADOWVUE Abbreviated Description: Lot:1 Section:1 Subdivision:MEADOWVUE								

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.

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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.	**3004 RUTHWOOD AVE**	**05/11/2017**	$87,400	$69,400	1,019	6/3/1	1927	4,151 SF	
.01Mi.	**3002 RUTHWOOD AVE**	**05/08/2024**	$83,700	$65,700	1,144	6/3/1	1964	3,150 SF	
.01Mi.	**3000 RUTHWOOD AVE**	**06/19/2006**	$82,500	$64,500	1,600	7/4/1	1926	3,150 SF	
.02Mi.	**2998 RUTHWOOD AVE**	**09/27/2022**	$59,200	$41,200	840	4/2/1	1932	3,150 SF	
.02Mi.	**5 ANDRADE ST**	**10/30/2018**	$100,600	$82,600	1,344	6/3/1	1936	6,280 SF	
.02Mi.	**1 ANDRADE ST**	**04/21/1992**	$83,100	$65,100	1,508	5/2/1	1900	3,541 SF	
.02Mi.	**3033 RUTHWOOD AVE**	**03/08/2016**	$47,400	$29,400	708	4/1/1	1934	1,746 SF	
.02Mi.	**2996 RUTHWOOD AVE**	**06/30/2021**	$84,800	$66,800	1,008	5/2/2	1954	3,150 SF	
.03Mi.	**3023 CHURCHVIEW AVE**	**10/07/2016**	$93,500	$75,500	1,560	8/2/2	1937	6,293 SF	
.03Mi.	**3029 CHURCHVIEW AVE**	**08/06/2021**	$117,400	$99,400	1,100	5/2/1	1945	4,354 SF	
.03Mi.	**3007 RUTHWOOD AVE**	**07/10/1980**	$85,000	$67,000	1,224	6/3/1	1963	3,449 SF	
.03Mi.	**2994 RUTHWOOD AVE**	**11/29/2017**	$86,200	$68,200	1,648	8/4/1	1928	3,150 SF	
.03Mi.	**2999 RUTHWOOD AVE**	**09/17/2020**	$70,800	$52,800	1,080	6/3/1	1952	3,611 SF	
.03Mi.	**3031 CHURCHVIEW AVE**	**03/21/2019**	$75,900	$75,900	1,100	5/3/1	1943	4,950 SF	
.03Mi.	**3101 RUTHWOOD AVE**	**11/13/2013**	$95,600	$77,600	1,198	5/3/1	1935	4,777 SF	
.03Mi.	**7 ANDRADE ST**	**07/09/2024**	$50,200	$50,200	624	4/1/1	1953	2,290 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	42.3 years old	Households:	12,462
Median Household Income:	$66,070	Households w/Family:	56%
Household Income Per Capita:	$37,958	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Baldwin-Whitehall School District	Students:	4,466
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.93Mi.	**J. E. Harrison Education Center** Number of Students: 1,121 Student-Teacher Ratio: 11.21	C	Public	KG - 6
2.17Mi.	**Baldwin Middle-High School** Number of Students: 2,093 Student-Teacher Ratio: 25.49 Advanced Placement: Yes	C+	Public	7 - 12

Flood Report

The Subject Property of **3004 RUTHWOOD AVE, PITTSBURGH, PA 15227-4108** 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	52%	NOTABLY LOWER
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	60%	NOTABLY LOWER
MURDER	97%	SIMILAR
OVERALL	90%	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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ICE SiteX Report

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