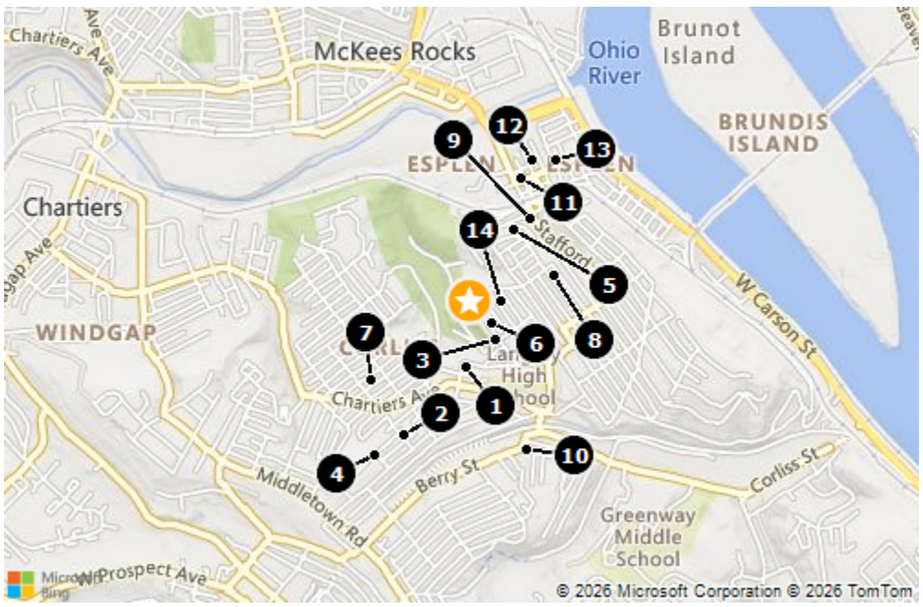
ICE SiteX Report

OrderID: 97842005

SiteX Property Information Report



Subject Property Location

3157 ASHLYN ST, PITTSBURGH, PA 15204-1705

County:	**ALLEGHENY PA**	Census Tract:	420035625.003004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	42-L-258	Thomas Bros Pg-Grid:	

Valuation

Value:	**$149,000**	FSD:	44	Common Confidence Score:	16
Value Range:	$83,440 - $214,560	ICE Confidence Score:	56		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$14,100	Market Land Value:	$14,100	Tax Year:	2026
Assd Improvement:	$44,100	Market Improvment Value:	$62,100	Total Taxable Value:	$1,534
Total Assessed Value:	$58,200	Total Assessor Market Value:	$76,200	Delinquent Year:	2024
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00258 Block: 0042L District: 120
Abbreviated Description: KEYSTONE PLAN LOT 190 & PT LOT 191 = 45.00 X 100.00 X 69.96 X 100.00 2 STY BRK & CEM HSE 3157
City/Muni/Twp: 20TH WARD - PITTSBURGH

Property Characteristics

Lot Size:	5,750 SF	Bedrooms:	4	Pool:	
Building Area:	2428 SF	Baths:	1	Fireplace:	
Year Built:	1917	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Masonry
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:	Traditional	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/28/2022	Loan Amount:	N/A
Document #:	2022-80324 BK-PG 56983-162	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/18/2062	Type Finance:	VAR

Legal Description:
Lot: 190-191 Subdivision: KEYSTONE

Prior Transfer

Recording Date:	04/17/2019	Sales Price:	$73,000
Document #:	201910491 BK-PG 17585-362	Type of Sale:	Full Amount on Deed
Contract Date:	04/15/2019		
Document Type:			

Legal Description:
Lot: 190 191 Subdivision: KEYSTONE

Prior Transfer

Recording Date:	04/15/2019	Sales Price:	$73,000
Document #:	BK-PG 17585 -362	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 00258 Block: 0042L District: 120
Abbreviated Description: KEYSTONE PLAN LOT 190 & PT LOT 191 = 45.00 X 100.00 X 69.96 X 100.00 2 STY BRK & CEM HSE 3157
City/Muni/Twp: 20TH WARD - PITTSBURGH

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Prior Transfer

Recording Date:	09/22/2014	Sales Price:	$33,000
Document #:	201466498 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/25/2014	Sales Price:	$33,000
Document #:	201458652 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/18/2014	Sales Price:	$55,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/18/2014	Sales Price:	$55,000
Document #:	BK-PG 15671-306	Type of Sale:	Full Amount on Deed
Contract Date:	07/14/2014		
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/09/2014	Loan Amount:	N/A
Document #:	201437215 BK-PG 43963-393	Loan Type:	New Conventional
TD Due Date:	06/01/2017	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	08/27/2012	Sales Price:	$9,500
Document #:	BK-PG 14991-1	Type of Sale:	Full Amount on Deed
Contract Date:	07/26/2012		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/22/2011	Sales Price:	N/A
Document #:	BK-PG 14612-81	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/06/2011		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$1,025,100	Median # of Bedrooms	3
Median Lot Size	3,066 SF	Median # of Baths	1
Median Living Area	1,755 SF	Median Year Built	1910
Price Range - 2 Yrs	$2,100 to $215,000	Age Range	64 years to 126 years
Median Value	$53,000	Median Age	116 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**777 SHERWOOD AVE** **PITTSBURGH, PA 15204-1723**	04/27/2026	$57,000	$43	1320	6/3/1	1910	4,320 SF	
		APN: 42-P-116 Document #: 2026-09664 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.37Mi.	**1129 NEWCOMER ST** **PITTSBURGH, PA 15204-2235**	04/02/2026	$68,000	$25	2680	7/3/1	1900	6,500 SF	
		APN: 41-B-20 Document #: 2026-07792 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 255 Subdivision: PATTERSON Abbreviated Description: Lot:255 Subdivision:PATTERSON								
3	.11Mi.	**3103 ASHLYN ST** **PITTSBURGH, PA 15204-1705**	04/01/2026	$50,000	$33	1500	6/3/1	1916	3,000 SF	
		APN: 42-L-280 Document #: 2026-07646 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 173 Subdivision: KEYSTONE Abbreviated Description: Lot:173 Subdivision:KEYSTONE								
4	.44Mi.	**3000 FADETTE ST** **PITTSBURGH, PA 15204-2226**	03/06/2026	$215,000	$215	1000	5/2/1	1962	10,050 SF	
		APN: 41-A-254 Document #: 2026-05199 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: KRONZ Abbreviated Description: Lot:11 Subdivision:KRONZ								
5	.2Mi.	**3305 CHRISTY ST** **PITTSBURGH, PA 15204-1411**	02/20/2026	$42,000	$18	2296	6/3/1	1910	5,550 SF	
		APN: 42-G-148 Document #: 2026-03913 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 145-146 Subdivision: SHERADAN TER Abbreviated Description: Lot:145-146 Subdivision:SHERADAN TER								
6	.07Mi.	**3124 ASHLYN ST** **PITTSBURGH, PA 15204-1706**	12/11/2025	$148,000	$87	1696	6/3/1	1931	3,000 SF	
		APN: 42-L-240 Document #: 2025-33338 Document Type: Price Code: D								

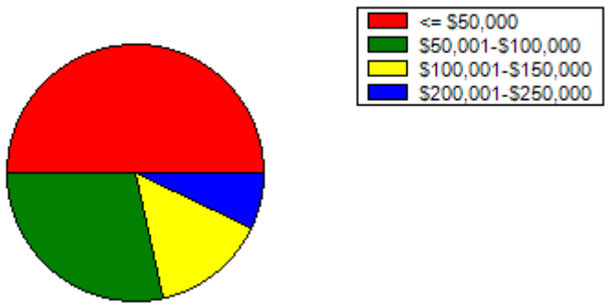
ICE SiteX Report

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	Land Use: Single Family Residential Legal: Lot: 142 Abbreviated Description: Lot:142								
7	.31Mi.	**1115 FAIRDALE ST** **PITTSBURGH, PA 15204-1743**	11/17/2025	$50,000	$37	1320	6/2/1	1918	3,500 SF
	APN: 42-N-152 Document #: 2025-30809 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 185 Subdivision: SHERIDAN Abbreviated Description: Lot:185 Subdivision:SHERIDAN								
8	.22Mi.	**3062 GLEN MAWR ST** **PITTSBURGH, PA 15204-1831**	11/07/2025	$56,000	$30	1813	6/3/1	1909	2,500 SF
	APN: 42-G-43 Document #: 2025-30158 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 332 Subdivision: SHERADEN TERR Abbreviated Description: Lot:332 Subdivision:SHERADEN TERR								
9	.25Mi.	**425 PARSON ST** **PITTSBURGH, PA 15204-1425**	11/05/2025	$45,000	$19	2270	6/3/1	1900	2,500 SF
	APN: 42-C-8 Document #: 2025-29851 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 194 Subdivision: SHERADEN TERR Abbreviated Description: Lot:194 Subdivision:SHERADEN TERR								
10	.39Mi.	**2818 STRAKA ST** **PITTSBURGH, PA 15204-2456**	10/21/2025	$50,000	$29	1680	8/3/1	1930	3,733 SF
	APN: 41-C-275 Document #: 2025-28334 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 62-64 Subdivision: SHERIDAN LAND CO 7 Abbreviated Description: Lot:62-64 Subdivision:SHERIDAN LAND CO 7								
11	.33Mi.	**410 TABOR ST** **PITTSBURGH, PA 15204-1346**	10/03/2025	$39,000	$19	1980	6/3/1	1900	2,750 SF
	APN: 42-C-202 Document #: 2025-26688 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
12	.38Mi.	**221 RADCLIFFE ST** **PITTSBURGH, PA 15204-1354**	09/24/2025	$2,100	$1	1254	5/2/1	1900	3,000 SF
	APN: 42-C-127 Document #: 2025-25628 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Subdivision: MCGUNNEGLE Abbreviated Description: Lot:29 Subdivision:MCGUNNEGLE								
13	.41Mi.	**3326 OREGON ST** **PITTSBURGH, PA 15204-1309**	08/12/2025	$81,500	$34	2345	6/3/1	1925	3,131 SF
	APN: 42-C-81 Document #: 2025-21397 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: REV JOHN M WOSHNER Abbreviated Description: Lot:19 Subdivision:REV JOHN M WOSHNER								
14	.08Mi.	**3134 LANDIS ST** **PITTSBURGH, PA 15204-1716**	08/11/2025	$121,500	$59	2049	6/3/1	1910	3,000 SF
	APN: 42-L-167 Document #: 2025-21244 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 68 Subdivision: KEYSTONE Abbreviated Description: Lot:68 Subdivision:KEYSTONE								

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

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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.	**3157 ASHLYN ST**	**04/15/2019**	$76,200	$58,200	2,428	8/4/1	1917	5,750 SF	
.01Mi.	**3163 ASHLYN ST**	**06/27/2022**	$77,500	$59,500	2,064	8/4/1	1909	5,750 SF	
.01Mi.	**3151 ASHLYN ST**	**03/30/1987**	$61,200	$43,200	1,680	8/4/1	1928	7,500 SF	
.02Mi.	**3145 ASHLYN ST**	**10/12/1993**	$65,600	$47,600	1,360	6/3/1	1943	3,900 SF	
.02Mi.	**3156 ASHLYN ST**	**01/20/2012**	$35,000	$35,000	1,472	6/3/1	1926	3,800 SF	
.02Mi.	**3152 ASHLYN ST**	**10/26/2021**	$52,000	$52,000	1,472	6/3/2	1920	4,309 SF	
.03Mi.	**3143 ASHLYN ST**	**03/11/1993**	$57,300	$39,300	1,920	4/2/1	1914	3,398 SF	
.03Mi.	**3148 ASHLYN ST**	**03/01/2010**	$61,800	$43,800	1,540	6/3/2	1913	4,435 SF	
.03Mi.	**3169 ASHLYN ST**	**04/12/2022**	$72,700	$72,700	1,980	6/3/1	1911	5,748 SF	
.04Mi.	**3144 ASHLYN ST**	**03/28/2019**	$93,900	$93,900	1,612	6/3/1	1963	4,500 SF	
.04Mi.	**3173 ASHLYN ST**	**09/08/2005**	$50,400	$32,400	2,313	7/4/2	1906	3,832 SF	
.04Mi.	**3151 LANDIS ST**	**03/20/1989**	$47,800	$29,800	2,072	8/3/1	1920	6,528 SF	
.04Mi.	**3149 LANDIS ST**	**07/02/1990**	$67,100	$67,100	1,938	6/3/1	1924	5,500 SF	
.04Mi.	**3142 ASHLYN ST**	**12/02/2008**	$40,000	$40,000	1,775	6/3/1	1928	3,000 SF	
.05Mi.	**3175 ASHLYN ST**	**02/21/2006**	$43,500	$25,500	2,212	6/3/1	1913	3,832 SF	
.05Mi.	**3139 ASHLYN ST**	**04/07/1998**	$88,200	$70,200	2,603	8/4/2	1938	6,000 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	35.4 years old	Households:	3,517
Median Household Income:	$54,806	Households w/Family:	58%
Household Income Per Capita:	$29,258	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Pittsburgh School District	Students:	19,571
Number of Schools:	56	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.23Mi.	**Pittsburgh Westinghouse Academy** Number of Students: 573 Student-Teacher Ratio: 10.17	D+	Public	6 - 12
5.31Mi.	**Pittsburgh Woolslair Elementary School** Number of Students: 208 Student-Teacher Ratio: 12	C-	Public	PK - 5
7.34Mi.	**Pittsburgh Minadeo Elementary School** Number of Students: 296 Student-Teacher Ratio: 11.09	B-	Public	PK - 5
1.64Mi.	**Pittsburgh Manchester Elementary School** Number of Students: 159 Student-Teacher Ratio: 9.81	C-	Public	PK - 8
1.79Mi.	**Pittsburgh Westwood Elementary School** Number of Students: 278 Student-Teacher Ratio: 11.35	C	Public	KG - 5
7.41Mi.	**Pittsburgh Dilworth K-5** Number of Students: 454 Student-Teacher Ratio: 16.1	B-	Public	PK - 5
5.34Mi.	**Pittsburgh Science and Technology Academy 6-12** Number of Students: 618 Student-Teacher Ratio: 13.94 Advanced Placement: Yes	A	Public	6 - 12
4.07Mi.	**Pittsburgh Miller Elementary School** Number of Students: 218 Student-Teacher Ratio: 11.28	D-	Public	PK - 5
6.73Mi.	**Pittsburgh Sunnyside Elementary School** Number of Students: 248 Student-Teacher Ratio: 11.62	C	Public	PK - 8
7.14Mi.	**Pittsburgh Obama 6-12** Number of Students: 678 Student-Teacher Ratio: 13.88	C+	Public	6 - 12
5.02Mi.	**Pittsburgh Arsenal Elementary School** Number of Students: 331 Student-Teacher Ratio: 11.14	B-	Public	PK - 5
2.80Mi.	**Pittsburgh King Elementary School** Number of Students: 368 Student-Teacher Ratio: 14.14	D+	Public	PK - 8
3.39Mi.	**Brashear High School** Number of Students: 897	D-	Public	9 - 12

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Student-Teacher Ratio: 11.04
Advanced Placement: Yes

6.37Mi. **Pittsburgh Greenfield Elementary School** Number of Students: 396 Student-Teacher Ratio: 12.97	B	Public	PK - 8
3.54Mi. **Pittsburgh Beechwood Elementary School** Number of Students: 360 Student-Teacher Ratio: 12.46	B	Public	PK - 5
4.50Mi. **Pittsburgh Weil Elementary School** Number of Students: 178 Student-Teacher Ratio: 11.1	C-	Public	PK - 5
0.74Mi. **Pittsburgh Classical 6-8** Number of Students: 245 Student-Teacher Ratio: 9.01	C	Public	6 - 8
7.68Mi. **Pittsburgh Lincoln Elementary School** Number of Students: 186 Student-Teacher Ratio: 10.39	B-	Public	PK - 5
5.03Mi. **Pittsburgh Milliones** Number of Students: 281 Student-Teacher Ratio: 8.91	D+	Public	6 - 12
0.23Mi. **Pittsburgh Langley Elementary School** Number of Students: 418 Student-Teacher Ratio: 9.57	D	Public	KG - 8
1.76Mi. **Pittsburgh Conroy** Number of Students: 192 Student-Teacher Ratio: 5.73	NA	Public	KG - 12
1.83Mi. **Pittsburgh Morrow Elementary School** Number of Students: 486 Student-Teacher Ratio: 13.5	D+	Public	PK - 8
3.83Mi. **Pittsburgh Spring Garden Early Childhood Center** Number of Students: 52 Student-Teacher Ratio: 13	NA	Public	PK - PK
5.31Mi. **Pittsburgh Arlington Elementary School** Number of Students: 385 Student-Teacher Ratio: 10.38	C-	Public	PK - 8
5.52Mi. **Pittsburgh Carmalt K-8** Number of Students: 547 Student-Teacher Ratio: 14.36	C	Public	PK - 8
4.70Mi. **Pittsburgh Brookline Elementary School** Number of Students: 384 Student-Teacher Ratio: 12.63	C+	Public	PK - 8
2.59Mi. **Pittsburgh Allegheny 6-8** Number of Students: 179 Student-Teacher Ratio: 11.24	C-	Public	6 - 8
6.17Mi. **Pittsburgh Concord Elementary School** Number of Students: 430 Student-Teacher Ratio: 12.68	C+	Public	KG - 5
0.95Mi. **Pittsburgh Chartiers Early Childhood Center** Number of Students: 140 Student-Teacher Ratio: 10.77	NA	Public	PK - PK
5.47Mi. **Pittsburgh Roosevelt Elementary School** Number of Students: 278 Student-Teacher Ratio: 14.11	C-	Public	PK - 5

Flood Report

The Subject Property of **3157 ASHLYN ST, PITTSBURGH, PA 15204-1705** 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	130%	NOTABLY HIGHER
BURGLARY	142%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	116%	HIGHER
OVERALL	129%	HIGHER

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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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