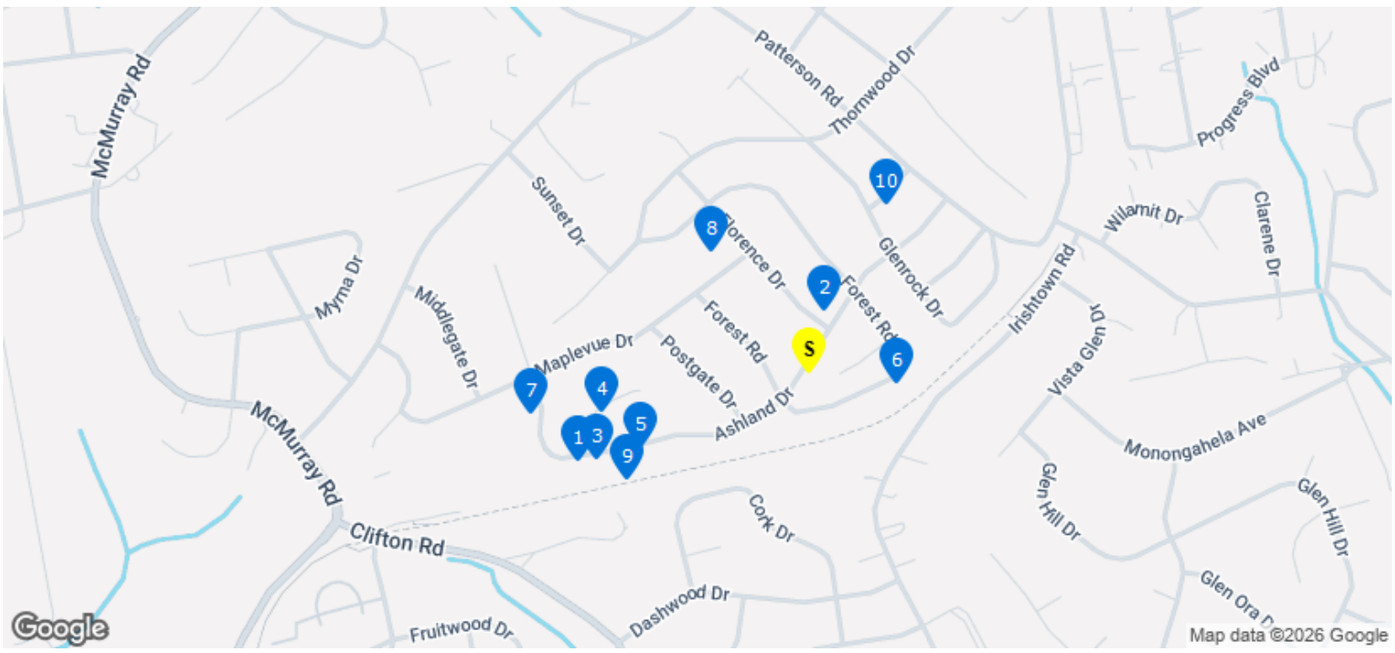
ICE SiteX Report

OrderID: 98761591

SiteX Property Information Report



Subject Property Location

3524 ASHLAND DR, BETHEL PARK, PA 15102-1406

County:	**ALLEGHENY PA**	Census Tract:	4752.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	667-C-89	Thomas Bros Pg-Grid:	

Valuation

Value:	**$450,000**	FSD:	17	Common Confidence Score:	41
Value Range:	$373,500 - $526,500	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$50,100	Market Land Value:	$50,100	Tax Year:	2026
Assd Improvement:	$135,400	Market Improvment Value:	$135,400	Total Taxable Value:	$7,028
Total Assessed Value:	$185,500	Total Assessor Market Value:	$185,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 00089 Block: 0667C District: 876

Abbreviated Description:	HI-GATE 2ND PLAN 48 LOT 75X165 ASHLAND DR 2 STY BRK ALUM HSE-GAR (1) 3524
City/Muni/Twp:	BETHEL PARK

Property Characteristics

Lot Size:	12,375 SF	Bedrooms:	5	Pool:	
Building Area:	2486 SF	Baths:	2	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Other
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:	1	A/C:	Central
Style:	Colonial	Basement:	Full Basement	Roof Cover:	Shingle (Not Wood)
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/09/2023	Loan Amount:	N/A
Document #:	2023-06071 BK-PG 57277-251	Loan Type:	Stand Alone Second
Contract Date:	01/23/2023		
TD Due Date:	02/01/2053	Type Finance:	Fixed Rate

Legal Description:
Subdivision: HI GATE Map Ref: 1288771

Prior Transfer

Recording Date:	07/09/2019	Sales Price:	$216,015
Document #:	201942579 BK-PG 44638-147	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	01/12/2016	Sales Price:	$216,015
Document #:	20162121 BK-PG 44638-147	Type of Sale:	
Document Type:	Assignment		

Legal Description:

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Mortgage Record

Recording Date:	12/19/2014	Loan Amount:	N/A
Document #:	44638/147 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/18/2014		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Prior Transfer

Recording Date:	12/19/2014	Sales Price:	$220,000
Document #:	BK-PG 15834-296	Type of Sale:	Arms-Length Transfer
Contract Date:	12/18/2014		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	04/01/1966	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:

Block: 0667C District: 876
Abbreviated Description: HI-GATE 2ND PLAN 48 LOT 75X165 ASHLAND DR 2 STY BRK ALUM HSE-GAR (1) 3524
City/Muni/Twp: BETHEL PARK

Area Sales Analysis

Total Area Sales	$3,878,127	Median # of Bedrooms	4
Median Lot Size	12,696 SF	Median # of Baths	2
Median Living Area	2,088 SF	Median Year Built	1965
Price Range - 2 Yrs	$301,000 to $455,000	Age Range	58 years to 79 years
Median Value	$367,500	Median Age	61 years

Comparable Sales Data

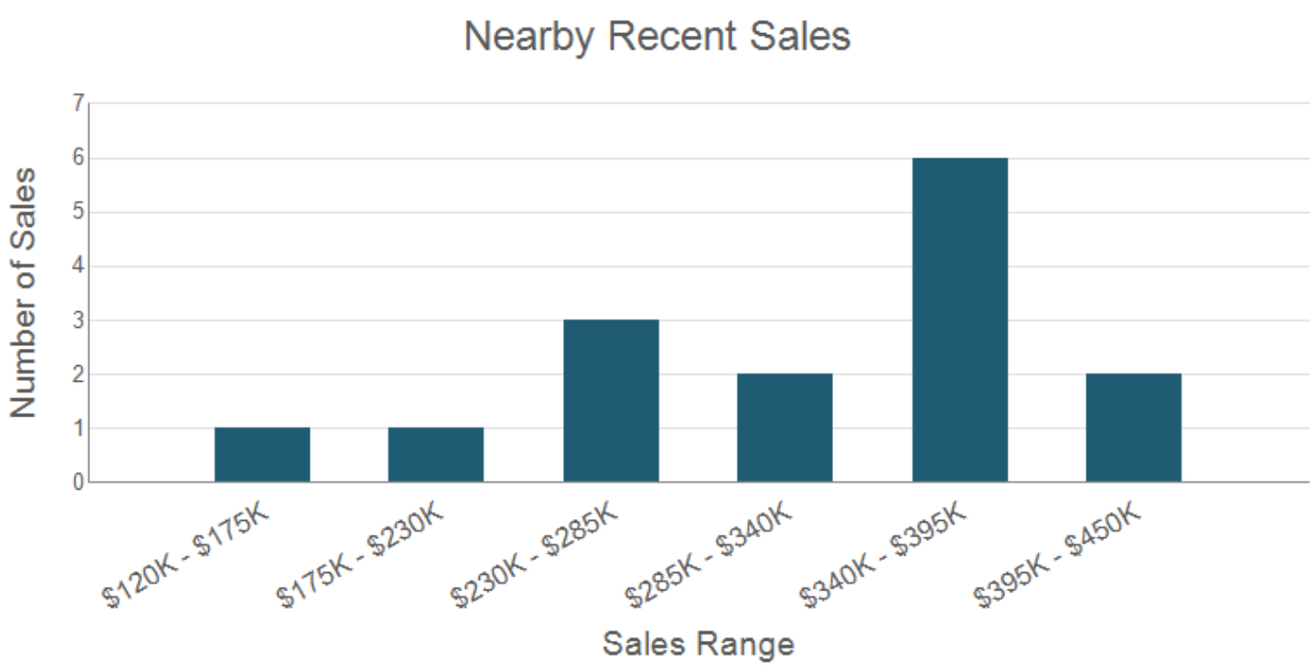
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**979 CORK DR** **BETHEL PARK, PA 15102-1309**	02/17/2026	$355,000	$217	1637	7/3/2	1966	10,853 SF	
		APN: 667-G-168 Document #: 2026-03449 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 233 Subdivision: DASHWOOD ESTATES Abbreviated Description: Lot:233 Subdivision:DASHWOOD ESTATES								
2	.23Mi.	**528 GLENROCK DR** **BETHEL PARK, PA 15102-1434**	06/10/2026	$350,000	$255	1371	6/3/1	1965	12,878 SF	
		APN: 568-S-90 Document #: 2026-14675 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 96 Subdivision: RUTHFRED ACRE Abbreviated Description: Lot:96 Subdivision:RUTHFRED ACRE								
3	.25Mi.	**3416 STERLING DR** **BETHEL PARK, PA 15102-1440**	07/27/2026	$357,000	$193	1850	7/4/2	1947	14,688 SF	
		APN: 568-S-104 Document #: 2026-19852 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 94 Subdivision: RUTHFRED ACRES Abbreviated Description: Lot:94 Subdivision:RUTHFRED ACRES								
4	.26Mi.	**1040 CORK DR** **BETHEL PARK, PA 15102-1312**	07/17/2026	$374,000	$252	1484	6/3/2	1968	13,010 SF	
		APN: 667-L-144 Document #: 2026-18817 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 323 Subdivision: DASHWOOD EST Abbreviated Description: Lot:323 Subdivision:DASHWOOD EST								
5	.28Mi.	**1025 CENTERGATE DR** **BETHEL PARK, PA 15102-1411**	08/07/2026	$450,000	$201	2240	8/4/2	1965	17,290 SF	
		APN: 667-B-210 Document #: 2026-21286 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1028 Subdivision: HI GATE Abbreviated Description: Lot:1028 Subdivision:HI GATE								
6	.28Mi.	**922 CORK DR** **BETHEL PARK, PA 15102-1378**	07/13/2026	$367,922	$237	1553	6/3/2	1969	9,470 SF	
		APN: 667-L-120 Document #: 2026-18064 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 210 Subdivision: DASHWOOD ESTS Abbreviated Description: Lot:210 Subdivision:DASHWOOD ESTS								
7	.28Mi.	**3633 ASHLAND DR** **BETHEL PARK, PA 15102-1407**	07/13/2026	$425,000	$212	2000	7/3/2	1967	12,796 SF	
		APN: 667-F-46 Document #: 2026-18118 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1012 Subdivision: HI GATE 10TH Abbreviated Description: Lot:1012 Subdivision:HI GATE 10TH								
8	.29Mi.	**1012 BATTLEFORD DR** **BETHEL PARK, PA 15102-1308**	05/11/2026	$120,000	$82	1463	7/3/2	1970	9,288 SF	
		APN: 667-L-104 Document #: 2026-11304 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 203 Subdivision: DASHWOOD ESTATES Abbreviated Description: Lot:203 Subdivision:DASHWOOD ESTATES								
9	.31Mi.	**1001 CENTERGATE DR** **BETHEL PARK, PA 15102-1411**	07/22/2026	$455,000	$193	2360	9/4/2	1967	13,882 SF	
		APN: 667-F-18 Document #: 2026-19435 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1024 Subdivision: HI GATE Abbreviated Description: Lot:1024 Subdivision:HI GATE								
10	.33Mi.	**3660 ASHLAND DR** **BETHEL PARK, PA 15102-1454**	02/26/2026	$301,000	$135	2236	8/4/2	1968	11,230 SF	
		APN: 667-F-20 Document #: 2026-04450 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1023 Subdivision: HI GATE Abbreviated Description: Lot:1023 Subdivision:HI GATE								

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11	.36Mi.	**339 TURNGATE DR** **BETHEL PARK, PA 15102-1427**	12/16/2025	$220,000	$105	2100	7/4/2	1964	21,800 SF
		APN: 667-B-54 Document #: 2025-33698 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 181 Subdivision: HI GATE Abbreviated Description: Lot:181 Subdivision:HI GATE							
12	.37Mi.	**955 VISTA GLEN DR** **BETHEL PARK, PA 15102-2444**	02/03/2026	$325,000	$226	1436	7/3/2	1960	14,760 SF
		APN: 666-A-114 Document #: 2026-02415 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 226 Subdivision: VISTA GLEN MANOR Abbreviated Description: Lot:226 Subdivision:VISTA GLEN MANOR							
13	.37Mi.	**586 GALWAY DR** **BETHEL PARK, PA 15102-1302**	01/05/2026	$307,000	$167	1833	7/3/2	1960	12,630 SF
		APN: 667-M-122 Document #: 2026-00157 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 302 Subdivision: SHAMROCK MANOR Abbreviated Description: Lot:302 Subdivision:SHAMROCK MANOR							
14	.38Mi.	**3643 MAPLEVUE DR** **BETHEL PARK, PA 15102-1456**	03/04/2026	$365,000	$162	2257	9/4/2	1961	12,506 SF
		APN: 667-B-19 Document #: 2026-04903 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 175 Subdivision: HI GATE Abbreviated Description: Lot:175 Subdivision:HI GATE							
15	.39Mi.	**650 GALWAY DR** **BETHEL PARK, PA 15102-1360**	07/07/2026	$387,500	$211	1836	7/4/2	1961	30,187 SF
		APN: 667-L-13 Document #: 2026-17396 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 312 Subdivision: SHAMROCK MANOR Abbreviated Description: Lot:312 Subdivision:SHAMROCK MANOR							
16	.39Mi.	**400 PATTERSON RD** **BETHEL PARK, PA 15102-1504**	02/06/2026	$245,000	$110	2223	8/4/1	1965	5,751 SF
		APN: 568-L-229 Document #: 2026-02797 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Subdivision: RUTHFRED ACRES Abbreviated Description: Lot:11 Subdivision:RUTHFRED ACRES							
17	.4Mi.	**319 SUNSET DR** **BETHEL PARK, PA 15102-1441**	08/05/2026	$305,000	$296	1032	6/2/1	1936	16,167 SF
		APN: 568-P-200 Document #: 2026-21053 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: RUTHFRED ACRES Abbreviated Description: Lot:3 Subdivision:RUTHFRED ACRES							
18	.4Mi.	**549 CHESSBRIAR DR** **BETHEL PARK, PA 15102-1529**	11/03/2025	$202,000	$231	875	6/3/1	1955	12,300 SF
		APN: 568-M-205 Document #: 2025-29577 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Subdivision: CHESSBRIAR Abbreviated Description: Lot:23 Subdivision:CHESSBRIAR							
19	.41Mi.	**633 GALWAY DR** **BETHEL PARK, PA 15102-1303**	08/03/2026	$187,575	$108	1736	8/3/1	1961	12,462 SF
		APN: 667-R-70 Document #: 2026-20603 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 331 Subdivision: SHAMROCK MANOR Abbreviated Description: Lot:331 Subdivision:SHAMROCK MANOR							
20	.42Mi.	**764 DONEGAL DR** **BETHEL PARK, PA 15102-1322**	06/29/2026	$430,000	$206	2084	8/4/2	1970	12,041 SF
		APN: 667-R-206 Document #: 2026-16409 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 129 Subdivision: DASHWOOD ES Abbreviated Description: Lot:129 Subdivision:DASHWOOD ES							

Comparable Sales Chart



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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.	**3524 ASHLAND DR**	**12/18/2014**	$185,500	$185,500	2,486	8/5/2	1960	12,375 SF	
.01Mi.	**3516 ASHLAND DR**	**12/14/2018**	$218,500	$200,500	1,955	7/3/3	1962	12,375 SF	
.02Mi.	**3279 FOREST RD**	**06/19/1991**	$165,700	$147,700	1,852	7/3/2	1960	14,400 SF	
.02Mi.	**3269 FOREST RD**	**01/22/2018**	$157,500	$139,500	1,380	6/3/1	1965	11,995 SF	
.03Mi.	**3285 FOREST RD**	**07/29/2024**	$194,200	$176,200	1,536	7/3/2	1954	14,105 SF	
.03Mi.	**3508 ASHLAND DR**	**07/24/2019**	$191,200	$173,200	2,310	8/4/1	1958	12,375 SF	
.04Mi.	**3261 FOREST RD**	**05/28/1997**	$182,800	$164,800	1,817	8/4/2	1970	15,907 SF	
.04Mi.	**3529 ASHLAND DR**	**03/03/2018**	$210,000	$192,000	2,544	8/4/3	1963	13,896 SF	
.04Mi.	**3521 ASHLAND DR**	**11/14/2003**	$174,600	$156,600	2,205	9/4/2	1961	15,238 SF	
.04Mi.	**566 FLORENCE DR**	**07/01/2019**	$206,600	$188,600	2,200	6/3/2	1957	21,694 SF	
.04Mi.	**3500 ASHLAND DR**	**04/13/1992**	$128,000	$110,000	1,568	7/4/2	1962	16,005 SF	
.05Mi.	**3513 ASHLAND DR**	**06/07/2002**	$161,100	$143,100	1,728	7/4/1	1954	12,283 SF	
.05Mi.	**3535 ASHLAND DR**	**05/28/2004**	$163,400	$145,400	1,908	8/4/2	1961	17,743 SF	
.05Mi.	**3253 FOREST RD**	**07/02/2001**	$161,500	$143,500	1,748	6/3/2	1960	15,700 SF	
.06Mi.	**3505 ASHLAND DR**	**02/15/2024**	$161,700	$143,700	1,515	7/4/2	1961	12,283 SF	
.06Mi.	**3274 FOREST RD**	**12/15/1988**	$180,100	$162,100	1,998	7/4/2	1962	12,447 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	46.9 years old	Households:	12,657
Median Household Income:	$102,746	Households w/Family:	62%
Household Income Per Capita:	$53,560	Households w/Family Married:	54%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	Bethel Park School District	Students:	4,019
Number of Schools:	8	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.43Mi.	**Bethel Park High School** Number of Students: 1,244 Student-Teacher Ratio: 13.63 Advanced Placement: Yes	A	Public	9 - 12
0.46Mi.	**George Washington Elementary** Number of Students: 313 Student-Teacher Ratio: 13.67	A	Public	KG - 4
1.71Mi.	**Independence Middle School** Number of Students: 602 Student-Teacher Ratio: 11.08	B+	Public	7 - 8
1.82Mi.	**Neil Armstrong Middle School** Number of Students: 597 Student-Teacher Ratio: 12.13	A	Public	5 - 6

Flood Report

The Subject Property of **3524 ASHLAND DR, BETHEL PARK, PA 15102-1406** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	37%	SIGNIFICANTLY LOWER
BURGLARY	41%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	49%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	53%	NOTABLY LOWER
MURDER	56%	NOTABLY LOWER
OVERALL	42%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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