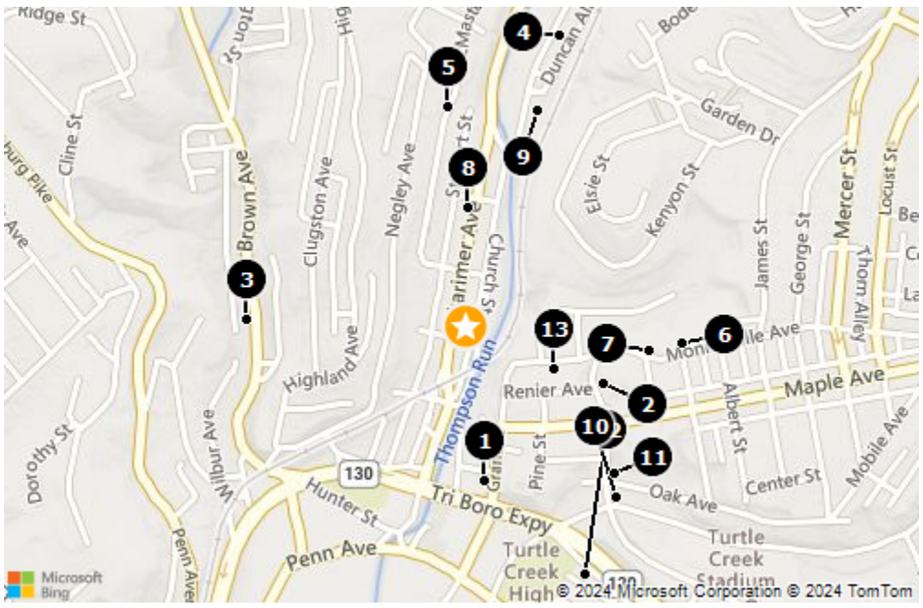
SiteX™ Report

OrderID: 91326864

SiteX Property Information Report



Subject Property Location

404 LARIMER AVE, TURTLE CREEK, PA 15145-1906

County:	**ALLEGHENY PA**	Census Tract:	420035094.005006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	455-F-324	Thomas Bros Pg-Grid:	

Valuation

Value:	**$84,000**	FSD:	39
Value Range:	$51,240 - $116,760	Confidence Score:	61

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$7,500	Market Land Value:	$7,500	Tax Year:	2023
Assd Improvement:	$4,700	Market Improvment Value:	$22,700	Total Taxable Value:	$509
Total Assessed Value:	$12,200	Total Assessor Market Value:	$30,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00324 Block: 0455F District: 858
Abbreviated Description: MC CLELLAND PLAN 6 LOT 30X110 LARIMER AV 2 STY INSELBRIC HSE #404 C B GAR
City/Muni/Twp: TURTLE CREEK

Property Characteristics

Lot Size:	3,300 SF	Bedrooms:	3	Pool:	
Building Area:	1558 SF	Baths:	1	Fireplace:	
Year Built:	1922	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Other
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

Prior Transfer

Recording Date:	12/04/2020	Sales Price:	N/A
Document #:	2020-34891 BK-PG 18251-36	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/01/2020		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 6 Subdivision: JOHN MC CLELLAND

Prior Transfer

Recording Date:	12/01/2020	Sales Price:	N/A
Document #:	BK-PG 18251 -36	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 00324 Block: 0455F District: 858
Abbreviated Description: MC CLELLAND PLAN 6 LOT 30X110 LARIMER AV 2 STY INSELBRIC HSE #404 C B GAR
City/Muni/Twp: TURTLE CREEK

Mortgage Record

Recording Date:	09/02/2014	Loan Amount:	N/A
Document #:	201460548 BK-PG 44269-133	Loan Type:	FHA
TD Due Date:	09/01/2029	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	12/10/1999	Sales Price:	$40,000
Document #:	121099213724 BK-PG 10648-564	Type of Sale:	Full Amount on Deed
Contract Date:	12/07/1999		
Document Type:	Deed		

Legal Description:
Lot: 6 Map Ref: MB11 PG110
Abbreviated Description: JOHN MCCLELLAND PLAN LOTS
City/Muni/Twp: TURTLE CREEK

Prior Transfer

Recording Date:	01/30/1996	Sales Price:	$21,500
Document #:	013096011351 BK-PG 9624-471	Type of Sale:	Full Amount on Deed
Contract Date:	01/19/1996		
Document Type:	Deed		

Legal Description:
Lot: 6 Subdivision: MCCLELLAND Map Ref: MB11 PG110

Area Sales Analysis

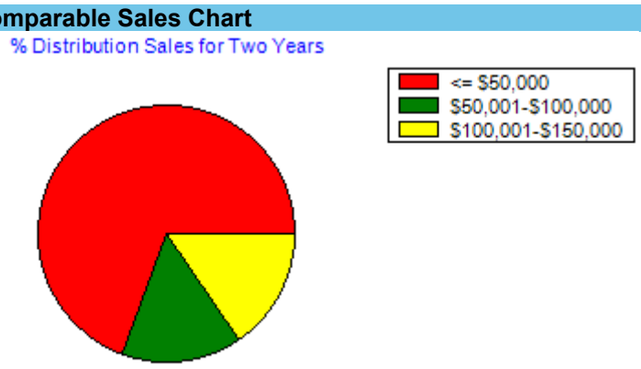
Total Area Sales	$631,350	Median # of Bedrooms	3
Median Lot Size	3,150 SF	Median # of Baths	1
Median Living Area	1,392 SF	Median Year Built	1920
Price Range - 2 Yrs	$5,000 to $134,900	Age Range	47 years to 124 years
Median Value	$35,000	Median Age	104 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**219 GRANT ST** **TURTLE CREEK, PA 15145-1946**	02/06/2024	$35,000	$8	4078	16/4/1	1920	6,000 SF	
		APN: 455-P-257 Document #: 2024-03087 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: TINTSMAN Abbreviated Description: Lot:2 Subdivision:TINTSMAN								
2	.18Mi.	**416 MONROEVILLE AVE** **TURTLE CREEK, PA 15145-1606**	01/31/2024	$79,450	$52	1508	10/2/1	1977	5,227 SF	
		APN: 455-L-361 Document #: 2024-02594 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
3	.27Mi.	**327 BROWN AVE** **TURTLE CREEK, PA 15145-2004**	01/25/2024	$38,000	$27	1392	6/3/1	1920	3,000 SF	
		APN: 455-E-85 Document #: 2024-01965 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 392 Subdivision: TREVASKIS TERRACE Abbreviated Description: Lot:392 Subdivision:TREVASKIS TERRACE								
4	.38Mi.	**718 CHURCH STREET EXT** **TURTLE CREEK, PA 15145-1403**	01/05/2024	$29,000	$33	859	4/1/1	1920	2,500 SF	
		APN: 454-R-84 Document #: 2024-00546 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Abbreviated Description: Lot:17								
5	.27Mi.	**577 MCMASTERS AVE** **TURTLE CREEK, PA 15145-1245**	12/11/2023	$32,000	$33	957	5/2/1	1900	8,196 SF	
		APN: 455-B-218 Document #: 2023-32900 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 13 14 Abbreviated Description: Lot:13 14								
6	.27Mi.	**1013 MONROEVILLE AVE** **TURTLE CREEK, PA 15145-1627**	12/05/2023	$61,000	$55	1092	6/3/1	1930	4,480 SF	
		APN: 455-L-10 Document #: 2023-32491 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 13-14 Subdivision: SEMMENS PLACE Abbreviated Description: Lot:13-14 Subdivision:SEMMENS PLACE								
7	.23Mi.	**1001 MONROEVILLE AVE** **TURTLE CREEK, PA 15145-1627**	10/02/2023	$125,000	$105	1184	6/3/1	1938	7,980 SF	
		APN: 455-L-22 Document #: 2023-26461 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 6 7 Subdivision: SEMMENS PLACE 2 Abbreviated Description: Lot:6 7 Subdivision:SEMMENS PLACE 2								
8	.15Mi.	**531 LARIMER AVE** **TURTLE CREEK, PA 15145-1924**	09/07/2023	$5,000	$3	1568	7/3/2	1900	2,500 SF	
		APN: 455-F-287 Document #: 2023-23953 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Subdivision: UPPER TURTLE CREEK Abbreviated Description: Lot:47 Subdivision:UPPER TURTLE CREEK								
9	.28Mi.	**630 CHURCH STREET EXT** **TURTLE CREEK, PA 15145-1401**	08/28/2023	$23,500	$24	970	5/2/1	1904	2,500 SF	
		APN: 455-B-393 Document #: 2023-22869 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: A Abbreviated Description: Lot:17 Block:A								
10	.28Mi.	**302 MONROEVILLE AVE** **TURTLE CREEK, PA 15145-1604**	08/14/2023	$35,000	$17	2050	7/3/1	1925	2,100 SF	
		APN: 455-R-84 Document #: 2023-21452 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 657-659 Subdivision: ELECTRIC Abbreviated Description: Lot:657-659 Subdivision:ELECTRIC								
11	.26Mi.	**901 OAK AVE** **TURTLE CREEK, PA 15145-1741**	08/02/2023	$23,000	$20	1144	5/2/2	1925	2,212 SF	
		APN: 455-R-30 Document #: 2023-20478 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential								

	Legal: Lot: 220 Subdivision: ELECTRIC Abbreviated Description: Lot:220 Subdivision:ELECTRIC								
12	.34Mi.	**928 SYCAMORE ST** **TURTLE CREEK, PA 15145-1839**	07/18/2023	$10,500	$7	1408	6/3/2	1911	3,567 SF
	APN: 455-R-250 Document #: 2023-18748 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 66 Subdivision: EAST PGH IMPROV CO Abbreviated Description: Lot:17 Block:66 Subdivision:EAST PGH IMPROV CO								
13	.12Mi.	**812 GRANT ST** **TURTLE CREEK, PA 15145-1616**	06/23/2023	$134,900	$96	1396	6/3/1	1930	3,150 SF
	APN: 455-L-57 Document #: 2023-16272 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: GRANT STREET Abbreviated Description: Lot:7 Subdivision:GRANT STREET								

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.	**404 LARIMER AVE**	**12/01/2020**	$30,200	$12,200	1,558	6/3/1	1922	3,300 SF	
.01Mi.	**402 LARIMER AVE**	**02/01/2013**	$23,100	$5,100	1,720	6/3/1	1915	3,000 SF	
.01Mi.	**400 LARIMER AVE**	**12/17/2013**	$24,800	$24,800	884	4/2/1	1950	3,000 SF	
.02Mi.	**410 LARIMER AVE**	**12/19/2014**	$39,300	$39,300	2,298	7/3/2	1905	3,000 SF	
.03Mi.	**407 LARIMER AVE**	**12/22/2021**	$28,100	$28,100	1,668	6/3/1	1922	3,000 SF	
.03Mi.	**403 LARIMER AVE**	**04/26/1996**	$27,000	$9,000	3,063	7/4/1	1895	3,000 SF	
.03Mi.	**414 LARIMER AVE**	**01/03/2020**	$26,300	$26,300	1,740	6/3/1	1900	3,000 SF	
.03Mi.	**409 LARIMER AVE**	**03/26/2022**	$33,800	$33,800	2,044	6/3/1	1896	3,000 SF	
.03Mi.	**401 LARIMER AVE**	**04/22/1993**	$35,500	$17,500	2,310	6/3/1	1895	3,000 SF	
.03Mi.	**411 LARIMER AVE**	**05/02/1994**	$26,500	$8,500	1,416	4/3/1	1904	3,000 SF	
.03Mi.	**382 LARIMER AVE**	**03/31/2021**	$25,900	$25,900	805	4/2/1	1953	2,574 SF	
.04Mi.	**415 LARIMER AVE**	**11/12/2020**	$26,600	$26,600	2,310	7/4/1	1895	3,000 SF	
.05Mi.	**381 LARIMER AVE**	**09/19/2023**	$4,000	$4,000	1,222	6/3/1	1900	3,000 SF	
.05Mi.	**379 LARIMER AVE**	**03/11/2009**	$31,200	$31,200	1,402	6/2/1	1910	2,550 SF	
.06Mi.	**382 STEWART ST**	**07/22/2022**	$41,200	$41,200	1,408	6/3/2	1920	2,396 SF	
.06Mi.	**377 LARIMER AVE**	**07/15/2002**	$19,000	$1,000	1,568	6/3/1	1895	2,750 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	36%

Demographics & Income

Median Age:	44.8 years old	Households:	3,268
Median Household Income:	$40,635	Households w/Family:	56%
Household Income Per Capita:	$25,508	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Woodland Hills School District	Students:	3,174
Number of Schools:	5	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.16Mi.	**Shaffer Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 6
2.45Mi.	**Woodland Hills High School** Number of Students: 975 Student-Teacher Ratio: 11.89	D+	Public	9 - 12

Advanced Placement: Yes

1.80Mi. **Woodland Hills Junior High School** NA Public 7 - 8
Number of Students: NA
Student-Teacher Ratio: NA

Flood Report

The Subject Property of **404 LARIMER AVE, TURTLE CREEK, PA 15145-1906** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	119%	HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	134%	NOTABLY HIGHER
FORCIBLE RAPE	95%	SIMILAR
MURDER	110%	HIGHER
OVERALL	130%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2024 Onboard Informatics. Information is deemed reliable but not guaranteed.

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. AND ITS SUBSIDIARIES AND AFFILIATES ("**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 © 2024 Intercontinental Exchange, Inc. All Rights Reserved.