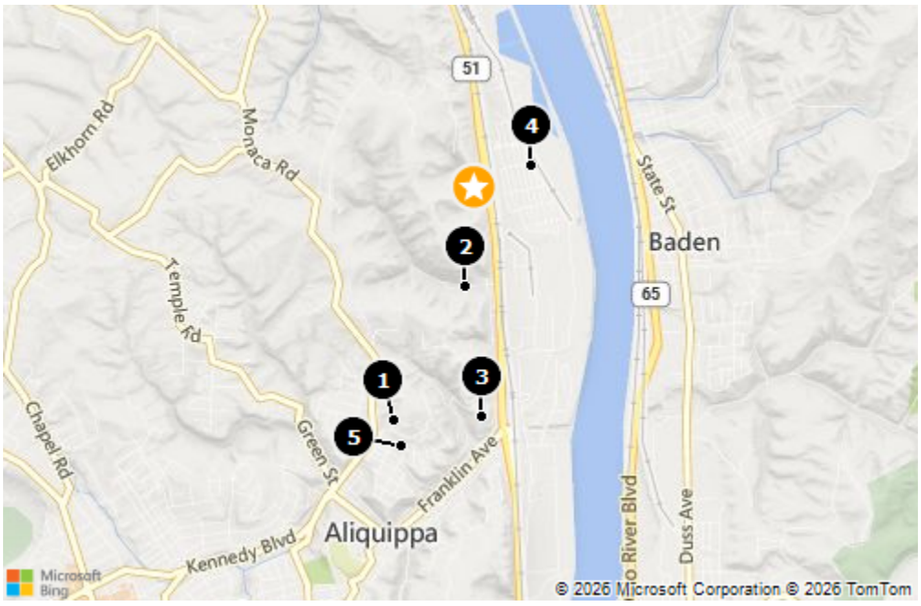
ICE SiteX Report

OrderID: 97850693

SiteX Property Information Report



Subject Property Location

44 WALNUT ST, ALIQUIPPA, PA 15001-2515

County:	**BEAVER PA**	Census Tract:	420076045.001001
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	65-184-0149.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$124,000**	FSD:	15	Common Confidence Score:	53
Value Range:	$105,400 - $142,600	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2024	Tax Rate Code Area:	65
Assd Land Value:	$8,450	Market Land Value:	$16,900	Tax Year:	2026
Assd Improvement:	$39,900	Market Improvment Value:	$79,800	Total Taxable Value:	$901
Total Assessed Value:	$48,350	Total Assessor Market Value:	$96,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 43 District: 65
Abbreviated Description: 1LOTS 43 44 PTLOT 45 ENGLISH PL HSE TWO FAMILY DWELLING-DETAC
City/Muni/Twp: HOPEWELL TWP

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	3	Pool:	
Building Area:	1344 SF	Baths:	2	Fireplace:	
Year Built:	1870	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:	Convention	Basement:	Full	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/27/2026	Sales Price:	$97,108
Document #:	3726806 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/20/2021	Sales Price:	$98,900
Document #:	3636437 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/13/2021		
Document Type:			
Legal Description:			
Lot: 43-45 Map Ref: VOL 1 PG 304			
Abbreviated Description: PORTION LOT45			
City/Muni/Twp: HOPEWELL TOWNSHIP			

Prior Transfer

Recording Date:	10/18/2019	Sales Price:	$29,000
Document #:	3600743 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/03/2019		
Document Type:			

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Legal Description:
Lot: 43-45 Subdivision: H O ENGLISH PLAN OF LOTS Map Ref: VOL 1 PG 304
Abbreviated Description: PORTION LOT45
City/Muni/Twp: HOPEWELL

Prior Transfer

Recording Date:	07/31/2019	Sales Price:	$3,210
Document #:	3596126 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/23/2019		
Document Type:			

Legal Description:
Lot: 43-45 Subdivision: H O ENGLISH PLAN OF LOTS Map Ref: VOL 1 PG 304
Abbreviated Description: PORTION LOT45
City/Muni/Twp: HOPEWELL

Prior Transfer

Recording Date:	07/16/2019	Sales Price:	$5,000
Document #:	3595152 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/02/2019	Sales Price:	$24,100
Document #:	3594425 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/01/2019	Sales Price:	$3,210
Document #:	BK-PG 3596 -126	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 43 District: 65
Abbreviated Description: 1LOTS 43 44 PTLOT 45 ENGLISH PL HSE TWO FAMILY DWELLING-DETAC
City/Muni/Twp: HOPEWELL TWP

Mortgage Record

Recording Date:	12/07/2012	Loan Amount:	N/A
Document #:	3430525 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 43-45 Subdivision: THE H O ENGLISH
Abbreviated Description: N PORTION LOT 45
City/Muni/Twp: HOPEWELL

Mortgage Record

Recording Date:	12/07/2012	Loan Amount:	N/A
Document #:	3430524 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 43&44 Subdivision: HO ENGLISH
City/Muni/Twp: HOPEWELL

Prior Transfer

Recording Date:	09/25/2012	Sales Price:	$6,800
Document #:	3425307 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/04/2012		
Document Type:			

Legal Description:
Lot: 43-45 Subdivision: H O ENGLISH PLAN Map Ref: MB1 PG304
Abbreviated Description: N LOT 45
City/Muni/Twp: HOPEWELL

Prior Transfer

Recording Date:	02/16/2012	Sales Price:	$1,373
Document #:	3408125 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/16/2012		
Document Type:			

Legal Description:
Lot: 43-45 Subdivision: H O ENGLISH PLAN OF LOTS Map Ref: MB1 PG304
City/Muni/Twp: HOPEWELL

Prior Transfer

Recording Date:	07/02/2009	Sales Price:	N/A
Document #:	3347423 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/05/2005	Loan Amount:	N/A
Document #:	3286369 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2037	Type Finance:	

Legal Description:
Lot: 43-45 Subdivision: H O ENGLISH PLAN
Abbreviated Description: N LOT45
City/Muni/Twp: HOPEWELL

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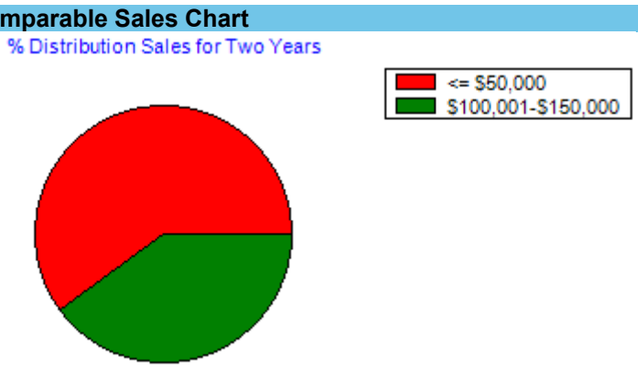
Area Sales Analysis

Total Area Sales	$310,779	Median # of Bedrooms	4
Median Lot Size	3,920 SF	Median # of Baths	2
Median Living Area	1,800 SF	Median Year Built	1925
Price Range - 2 Yrs	$4,279 to $150,000	Age Range	95 years to 126 years
Median Value	$21,500	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.21Mi.	**717 WASHINGTON ST** **ALIQUIPPA, PA 15001-3217**	12/31/2025	$21,500	$11	1800	7/3/1	1931	4,792 SF	
		APN: 08-028-0208.000 Document #: 3724407 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 99 Subdivision: GRIFFITHS PLAN OF LOTS MapRef: VOL 2 PG 144 Abbreviated Description: Lot:99 Subdivision:GRIFFITHS PLAN OF LOTS Map Ref:VOL 2 PG 144City/Muni/Twp:CITY OF ALIQUIPPA City/Muni/Twp: CITY OF ALIQUIPPA								
2	.49Mi.	**156 BAKER ST** **ALIQUIPPA, PA 15001-2502**	11/21/2025	$10,000	$5	1792	10/6/2	1910	3,920 SF	
		APN: 08-007-0304.000 Document #: 3722740 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 15 Subdivision: PLAN NO 1 WOODLAWN LAND CO MapRef: VOL 2 PG 134 Abbreviated Description: Lot:15 Subdivision:PLAN NO 1 WOODLAWN LAND CO Map Ref:VOL 2 PG 134City/Muni/Twp:CITY OF ALIQUIPPA City/Muni/Twp: CITY OF ALIQUIPPA								
3	1.13Mi.	**200 JARVIS ST** **ALIQUIPPA, PA 15001-3515**	09/04/2025	$125,000	$69	1792	8/4/2	1925	3,920 SF	
		APN: 08-010-0907.000 Document #: 3718730 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 5 Subdivision: WOODLAWN PLAN COMPANY Abbreviated Description: Lot:5 Subdivision:WOODLAWN PLAN COMPANY City/Muni/Twp:CITY OF ALIQUIPA City/Muni/Twp: CITY OF ALIQUIPA								
4	.3Mi.	**301 ALLEGHENY AVE** **ALIQUIPPA, PA 15001-2411**	04/16/2025	$150,000	$44	3360	8/4/2	1900	5,227 SF	
		APN: 08-002-0592.000 Document #: 3711496 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 301,305 Subdivision: OHIO RIVER IMPROVEMENT COMPANYS PLAN OF LOTS MapRef: VOL 1 PG 85 Abbreviated Description: Lot:301,305 Subdivision:OHIO RIVER IMPROVEMENT COMPANYS PLAN OF LOTS Map Ref:VOL 1 PG 85City/Muni/Twp:CITY OF ALIQUIPPA City/Muni/Twp: CITY OF ALIQUIPPA								
5	1.32Mi.	**210 6TH AVE** **ALIQUIPPA, PA 15001-3420**	02/25/2025	$4,279	$2	1920	10/4/2	1926	2,614 SF	
		APN: 08-021-0635.000 Document #: 3709043 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 308 Subdivision: PENNSYLVANIA REALTY ASSOCIATIONS WOODLAWN TOWNSITE MapRef: VOL 2 PG 78 Abbreviated Description: Lot:308 Subdivision:PENNSYLVANIA REALTY ASSOCIATIONS WOODLAWN TOWNSITE Map Ref:VOL 2 PG 78City/Muni/Twp:CITY OF ALIQUIPPA City/Muni/Twp: CITY OF ALIQUIPPA								

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.

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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.	**44 WALNUT ST**	**04/01/2019**	$96,700	$48,350	1,344	6/3/2	1870	6,534 SF	
.2Mi.	**339 MAIN AVE**	**04/09/2009**	$54,800	$27,400	2,160	10/5/2	1920	2,614 SF	
.21Mi.	**403 MAIN AVE**	**03/23/2012**	$63,800	$31,900	2,262	10/4/2	1925	2,614 SF	
.22Mi.	**409 MAIN AVE**	**11/23/1998**	$1,700	$850	2,480	10/4/2	1915	2,614 SF	
.22Mi.	**217 MAIN AVE**	**06/15/2016**	$57,900	$28,950	1,408	8/4/2	1915	3,485 SF	
.22Mi.	**215 MAIN AVE**	**08/06/2001**	$99,600	$49,800	2,536	6//2	1935	3,485 SF	
.23Mi.	**236 MAIN AVE**	**06/25/2024**	$55,800	$27,900	1,504	8/4/2	1910	5,227 SF	
.24Mi.	**228 MAIN AVE**	**07/31/2023**	$153,900	$76,950	2,829	6//	1927	2,614 SF	
.26Mi.	**235 BEAVER AVE**	**04/09/2010**	$56,300	$28,150	1,680	6/2/1.5	1915	2,614 SF	
.26Mi.	**223 BEAVER AVE**	**08/08/2017**	$84,900	$42,450	1,692	6/3/2	1925	8,276 SF	
.27Mi.	**221 BEAVER AVE**	**09/12/2015**	$36,400	$18,200	1,676	7/4/1	1910	2,614 SF	
.28Mi.	**326 BEAVER AVE**	**07/05/2017**	$84,500	$42,250	2,530	3/3/2	1910	2,614 SF	
.28Mi.	**332 BEAVER AVE**	**01/09/2014**	$238,900	$119,450			1958	5,663 SF	
.28Mi.	**300 BEAVER AVE**	**12/07/2017**	$61,700	$30,850	1,824	8/4/2	1920	2,614 SF	
.28Mi.	**138 MAIN AVE**	**07/21/1992**	$49,200	$24,600	1,528	9/6/1.5	1910	2,614 SF	
.3Mi.	**206 BEAVER AVE**	**05/21/2004**	$95,700	$47,850	2,176	12/6/3	1900	1,742 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	46.2 years old	Households:	13,601
Median Household Income:	$73,415	Households w/Family:	61%
Household Income Per Capita:	$39,491	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Aliquippa School District	Students:	989
Number of Schools:	2	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.54Mi.	**Aliquippa Elementary School** Number of Students: 480 Student-Teacher Ratio: 10.67	D-	Public	KG - 6
1.91Mi.	**Aliquippa Jr. / Sr. High School** Number of Students: 493 Student-Teacher Ratio: 14.29	D	Public	7 - 12

Flood Report

The Subject Property of **44 WALNUT ST, ALIQUIPPA, PA 15001-2515** 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	96%	SIMILAR
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	71%	NOTABLY LOWER
MURDER	99%	SIMILAR
OVERALL	91%	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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