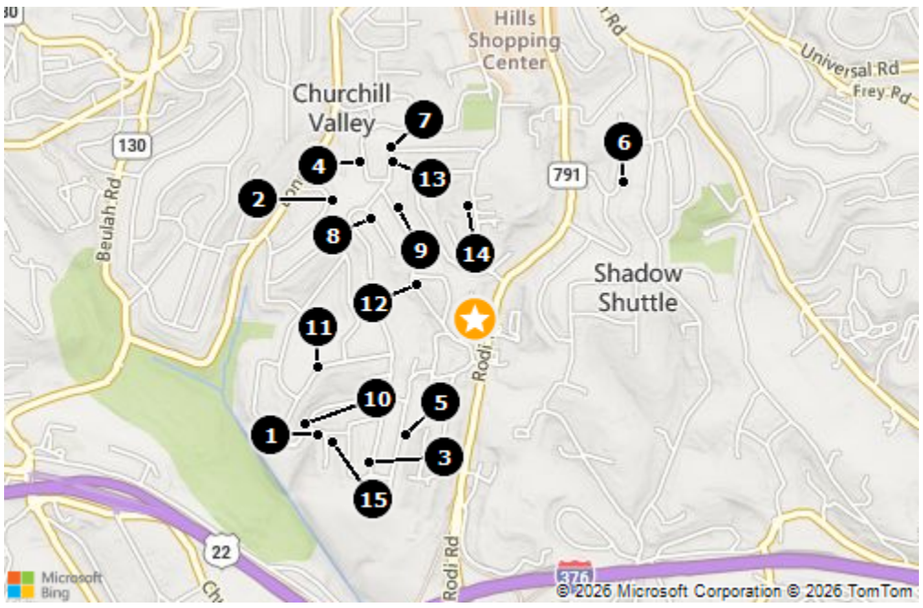
ICE SiteX Report

OrderID: 98262915

SiteX Property Information Report



Subject Property Location

529 CROCUS AVE, PITTSBURGH, PA 15235-4452

County:	**ALLEGHENY PA**	Census Tract:	420035234.004000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	451-B-259	Thomas Bros Pg-Grid:	

Valuation

Value:	**$159,000**	FSD:	15	Common Confidence Score:	54
Value Range:	$135,150 - $182,850	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$12,200	Market Land Value:	$12,200	Tax Year:	2026
Assd Improvement:	$65,400	Market Improvment Value:	$65,400	Total Taxable Value:	$3,490
Total Assessed Value:	$77,600	Total Assessor Market Value:	$77,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 00259 Block: 0451B District: 934
Abbreviated Description: IDOR PLACE PLAN 29 LOT 50X145 CROCUS WAY 1 STY VINYL SDG HSE #529
City/Muni/Twp: PENN HILLS

Property Characteristics

Lot Size:	7,250 SF	Bedrooms:	2	Pool:	
Building Area:	600 SF	Baths:	1	Fireplace:	
Year Built:	1937	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Other
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:	Bungalow	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/23/2022	Sales Price:	$122,000
Document #:	2022-30556 BK-PG 19062-225	Type of Sale:	Full Amount on Deed
Contract Date:	09/10/2022		
Document Type:			

Legal Description:
Lot: 29 Subdivision: IDOR PLACE

Prior Transfer

Recording Date:	09/10/2022	Sales Price:	$122,000
Document #:	BK-PG 19062 -225	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 00259 Block: 0451B District: 934
Abbreviated Description: IDOR PLACE PLAN 29 LOT 50X145 CROCUS WAY 1 STY VINYL SDG HSE #529
City/Muni/Twp: PENN HILLS

Prior Transfer

Recording Date:	08/22/1985	Sales Price:	$21,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

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Area Sales Analysis

Total Area Sales	$2,417,550	Median # of Bedrooms	3
Median Lot Size	7,716 SF	Median # of Baths	1
Median Living Area	1,186 SF	Median Year Built	1951
Price Range - 2 Yrs	$56,550 to $389,900	Age Range	61 years to 79 years
Median Value	$160,000	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**112 LENNOX DR** **PITTSBURGH, PA 15235-4403**	07/15/2026	$165,000	$190	864	6/3/1	1955	9,041 SF	
		APN: 370-M-120 Document #: 2026-18447 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1570 Subdivision: CHURCHILL VALLEY Abbreviated Description: Lot:1570 Subdivision:CHURCHILL VALLEY								
2	.44Mi.	**135 SAYLONG DR** **PITTSBURGH, PA 15235-4324**	07/14/2026	$165,000	$139	1186	6/2/1	1951	18,422 SF	
		APN: 369-N-179 Document #: 2026-18303 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1009 Subdivision: CHURCHILL VALLEY Abbreviated Description: Lot:1009 Subdivision:CHURCHILL VALLEY								
3	.44Mi.	**610 PENNVIEW DR** **PITTSBURGH, PA 15235-4435**	07/10/2026	$80,000	$57	1388	5/2/1	1951	4,525 SF	
		APN: 451-J-305 Document #: 2026-17997 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1730 Subdivision: CHURCHILL VALLEY Abbreviated Description: Lot:1730 Subdivision:CHURCHILL VALLEY								
4	.49Mi.	**12106 JOAN DR** **PITTSBURGH, PA 15235-3141**	07/08/2026	$56,550	$49	1150	6/3/1	1947	10,512 SF	
		APN: 450-J-144 Document #: 2026-17550 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 71 Subdivision: SPRING VALLEY Abbreviated Description: Lot:71 Subdivision:SPRING VALLEY								
5	.33Mi.	**531 BURTON DR** **PITTSBURGH, PA 15235-4421**	07/06/2026	$85,000	$65	1288	6/3/1	1955	6,000 SF	
		APN: 451-J-165 Document #: 2026-17215 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1687 Subdivision: CHURCHILL VLG Abbreviated Description: Lot:1687 Subdivision:CHURCHILL VLG								
6	.51Mi.	**333 STONELEDGE DR** **PITTSBURGH, PA 15235-4538**	06/18/2026	$389,900	$160	2425	8/4/2	1965	9,538 SF	
		APN: 450-L-8 Document #: 2026-15812 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Subdivision: STONELEDGE Abbreviated Description: Lot:32 Subdivision:STONELEDGE								
7	.48Mi.	**227 PHEASANT DR** **PITTSBURGH, PA 15235-3159**	06/04/2026	$180,000	$132	1360	6/3/1	1950	14,557 SF	
		APN: 450-J-49 Document #: 2026-14164 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 939 Subdivision: CHURCHILL VALLEY Abbreviated Description: Lot:939 Subdivision:CHURCHILL VALLEY								
8	.36Mi.	**404 ROSE AVE** **PITTSBURGH, PA 15235-4356**	06/02/2026	$235,000	$178	1318	6/3/2	1950	4,980 SF	
		APN: 450-N-275 Document #: 2026-13846 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 991 Subdivision: CHURCHILL VLY Abbreviated Description: Lot:991 Subdivision:CHURCHILL VLY								
9	.35Mi.	**115 QUAIL DR** **PITTSBURGH, PA 15235-4459**	06/01/2026	$188,000	$178	1056	6/2/2	1950	6,000 SF	
		APN: 450-J-235 Document #: 2026-13657 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 913 Subdivision: CHURCHILL VALLEY Abbreviated Description: Lot:913 Subdivision:CHURCHILL VALLEY								
10	.49Mi.	**135 RICHLAND DR** **PITTSBURGH, PA 15235-4464**	05/26/2026	$247,000	$200	1232	6/3/1	1951	7,346 SF	
		APN: 370-M-327 Document #: 2026-12785 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1533 Subdivision: CHURCHVILLE VALLEY Abbreviated Description: Lot:1533 Subdivision:CHURCHVILLE VALLEY								
11	.41Mi.	**237 MARSHALL DR** **PITTSBURGH, PA 15235-4347**	04/29/2026	$130,100	$109	1186	5/2/1	1951	7,716 SF	
		APN: 370-H-249 Document #: 2026-09958 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1337 Subdivision: CHURCHILL VALLEY Abbreviated Description: Lot:1337 Subdivision:CHURCHILL VALLEY								
12	.17Mi.	**501 HOOVER RD** **PITTSBURGH, PA 15235-4454**	04/07/2026	$138,000	$122	1126	5/2/1	1965	7,170 SF	
		APN: 451-A-325 Document #: 2026-08142 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 136 Subdivision: IDOR PLACE Abbreviated Description: Lot:136 Subdivision:IDOR PLACE								
13	.43Mi.	**212 PHEASANT DR** **PITTSBURGH, PA 15235-3158**	03/27/2026	$140,000	$92	1512	6/3/1	1950	7,984 SF	
		APN: 450-J-275 Document #: 2026-07050 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 923 Subdivision: CHURCHILL VLY Abbreviated Description: Lot:923 Subdivision:CHURCHILL VLY								
14	.29Mi.	**312 DUFF RD** **PITTSBURGH, PA 15235-3256**	03/05/2026	$58,000	$71	816	5/2/1	1954	33,974 SF	
		APN: 450-P-311 Document #: 2026-05095 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
15	.46Mi.	**804 NORVELL DR**	03/05/2026	$160,000	$160	1000	6/3/1	1964	6,000 SF	

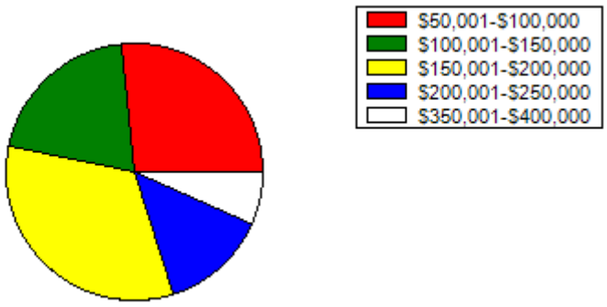
ICE SiteX Report

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PITTSBURGH, PA 15235-4409
APN: 370-M-185 Document #: 2026-05090
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: CHURCHILL VALLEY Abbreviated Description: Subdivision:CHURCHILL VALLEY

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.

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.	**529 CROCUS AVE**	**09/10/2022**	$77,600	$77,600	600	4/2/1	1937	7,250 SF	
.02Mi.	**533 CROCUS AVE**	**08/07/2020**	$63,900	$45,900	1,122	6/3/1	1977	5,009 SF	
.03Mi.	**528 CROCUS AVE**	**02/08/2011**	$43,900	$25,900	1,068	5/1/1	1930	18,000 SF	
.04Mi.	**520 CROCUS AVE**	**08/31/2022**	$103,900	$85,900	1,932	6/2/1	1987	6,000 SF	
.05Mi.	**540 CROCUS AVE**	**06/16/2016**	$101,300	$83,300	1,974	7/4/2	1939	2 SF	
.05Mi.	**511 CROCUS AVE**	**03/02/1995**	$47,500	$29,500	840	5/3/1	1935	14,500 SF	
.05Mi.	**512 CROCUS AVE**	**11/29/2021**	$84,400	$84,400	1,256	7/3/2	1962	6,000 SF	
.06Mi.	**521 BEGONIA AVE**	**08/05/2020**	$131,300	$131,300	1,348	7/3/2	1949	6,000 SF	
.06Mi.	**520 RODI RD**	**03/09/2017**	$51,600	$51,600	1,448	6/3/1	1938	8,456 SF	
.07Mi.	**505 CROCUS AVE**	**08/06/2009**	$42,900	$24,900	1,320	4/2/1	1935	19,507 SF	
.07Mi.	**523 BEGONIA AVE**	**09/02/2014**	$192,700	$174,700	2,396	9/5/3	2008	12,000 SF	
.08Mi.	**555 HOOVER RD**	**04/13/1984**	$74,300	$56,300	1,213	6/2/1	1960	8,923 SF	
.1Mi.	**551 HOOVER RD**	**07/12/2000**	$100,400	$82,400	2,140	7/3/2	1940	6,000 SF	
.1Mi.	**516 BEGONIA AVE**	**02/18/2010**	$47,700	$29,700	1,238	7/3/1	1940	17,360 SF	
.11Mi.	**512 BEGONIA AVE**	**10/24/1996**	$46,800	$28,800	1,050	5/2/1	1950	10,472 SF	
.11Mi.	**545 HOOVER RD**	**05/30/2023**	$179,700	$179,700	2,260	6/3/2	2005	6,000 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	45.4 years old	Households:	15,318
Median Household Income:	$69,680	Households w/Family:	53%
Household Income Per Capita:	$37,280	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Penn Hills School District	Students:	2,953
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.19Mi.	**Linton Middle School** Number of Students: 626 Student-Teacher Ratio: 12.32	C-	Public	5 - 8
1.11Mi.	**Penn Hills Elementary School** Number of Students: 1,228 Student-Teacher Ratio: 13.98	C-	Public	PK - 4
1.21Mi.	**Penn Hills High School** Number of Students: 1,049 Student-Teacher Ratio: 18.73 Advanced Placement: Yes	B-	Public	9 - 12

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Flood Report

The Subject Property of **529 CROCUS AVE, PITTSBURGH, PA 15235-4452** 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	95%	SIMILAR
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	88%	LOWER
OVERALL	92%	SIMILAR

Disaster Alerts

No alerts noted

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