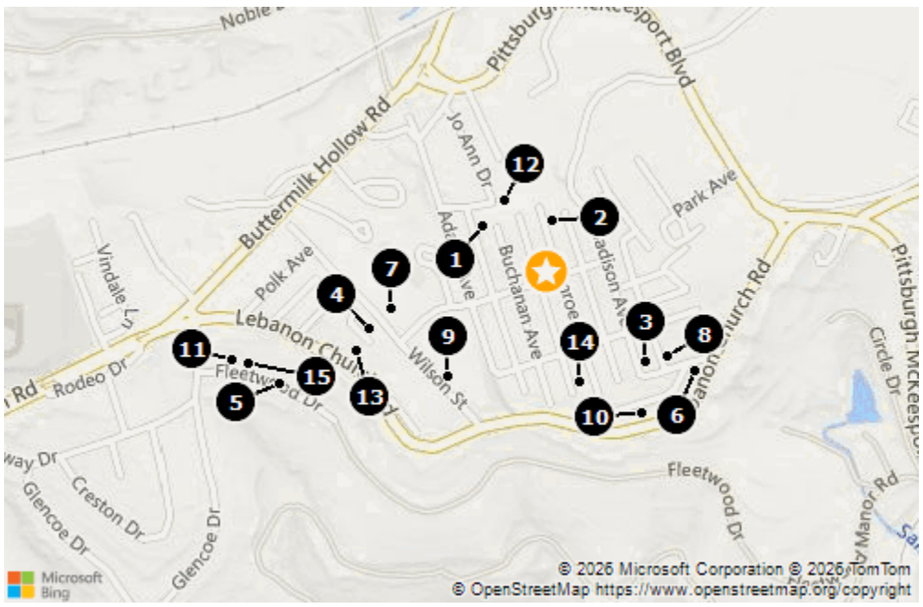
ICE SiteX Report

OrderID: 97524221

SiteX Property Information Report



Subject Property Location

6732 MONROE AVE, WEST MIFFLIN, PA 15122-2744

County:	**ALLEGHENY PA**	Census Tract:	420034885.002015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	310-C-156	Thomas Bros Pg-Grid:	

Valuation

Value:	**$130,000**	FSD:	24	Common Confidence Score:	28
Value Range:	$98,800 - $161,200	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$10,300	Market Land Value:	$10,300	Tax Year:	2026
Assd Improvement:	$29,200	Market Improvment Value:	$47,200	Total Taxable Value:	$1,787
Total Assessed Value:	$39,500	Total Assessor Market Value:	$57,500	Delinquent Year:	2022
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00156 Block: 0310C District: 870

Abbreviated Description:	MORTON PLAN 124-125 LOT 70X120 IN ALL MONROE AV E 1 1/2 STY FRA HSE
City/Muni/Twp:	WEST MIFFLIN

Property Characteristics

Lot Size:	8,400 SF	Bedrooms:	3	Pool:	
Building Area:	1050 SF	Baths:	1	Fireplace:	
Year Built:	1942	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Other
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:	Cape Cod	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/03/2012	Loan Amount:	N/A
Document #:	201276377 BK-PG 41252-480	Loan Type:	Unknown
TD Due Date:		Type Finance:	FIX
Legal Description:			

Mortgage Record

Recording Date:	04/08/2009	Loan Amount:	N/A
Document #:	200927674 BK-PG 36497-371	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/31/2019	Type Finance:	VAR
Legal Description:			

Prior Transfer

Recording Date:	10/15/1997	Sales Price:	$66,000
Document #:	101597146912 BK-PG 10055-537	Type of Sale:	Full Amount on Deed
Contract Date:	10/13/1997		
Document Type:			
Legal Description:			

Lot: 124&125 Subdivision: MORTON Map Ref: MB21 PG36&37

Prior Transfer

Recording Date:	10/15/1997	Sales Price:	$66,000
Document #:	BK-PG 10055 -537	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 97524221

Document Type:
Legal Description:
Lot: 00156 Block: 0310C District: 870
Abbreviated Description: MORTON PLAN 124-125 LOT 70X120 IN ALL MONROE AV E 1 1/2 STY FRA HSE
City/Muni/Twp: WEST MIFFLIN

Area Sales Analysis

Total Area Sales	$2,494,650	Median # of Bedrooms	2
Median Lot Size	8,911 SF	Median # of Baths	1
Median Living Area	1,224 SF	Median Year Built	1950
Price Range - 2 Yrs	$95,000 to $270,000	Age Range	49 years to 119 years
Median Value	$156,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**6710 BUCHANAN AVE** **WEST MIFFLIN, PA 15122-2730**	03/24/2026	$204,000	$124	1641	5/2/1	1940	10,800 SF	
		APN: 243-R-163 Document #: 2026-06635 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 59 Subdivision: MORTON Abbreviated Description: Lot:59 Subdivision:MORTON								
2	.06Mi.	**6709 MONROE AVE** **WEST MIFFLIN, PA 15122-2743**	03/16/2026	$135,000	$155	870	5/2/1	1946	3,600 SF	
		APN: 243-R-109 Document #: 2026-05927 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 140 Subdivision: MORTON Abbreviated Description: Lot:140 Subdivision:MORTON								
3	.17Mi.	**1701 PLEASANT AVE** **WEST MIFFLIN, PA 15122-2857**	02/26/2026	$270,000	$146	1839	7/4/2	1907	7,800 SF	
		APN: 310-D-228 Document #: 2026-04432 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 263-266 Abbreviated Description: Lot:263-266								
4	.23Mi.	**6848 WILSON ST** **WEST MIFFLIN, PA 15122-2754**	12/31/2025	$122,000	$99	1224	6/3/1	1948	9,240 SF	
		APN: 310-B-223 Document #: 2025-35096 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: WALNUT GROVE Abbreviated Description: Lot:25 Subdivision:WALNUT GROVE								
5	.35Mi.	**4009 FLEETWOOD DR** **WEST MIFFLIN, PA 15122-2761**	12/09/2025	$212,000	$203	1040	6/3/2	1962	8,911 SF	
		APN: 310-B-316 Document #: 2025-32844 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: MON-YOUGH MANOR 2 Abbreviated Description: Lot:9 Subdivision:MON-YOUGH MANOR 2								
6	.22Mi.	**1738 PLEASANT AVE** **WEST MIFFLIN, PA 15122-2858**	12/03/2025	$127,000	$92	1378	6/2/1	1953	9,995 SF	
		APN: 310-D-100 Document #: 2025-32484 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: NIEMCZYCKI Abbreviated Description: Lot:2 Subdivision:NIEMCZYCKI								
7	.2Mi.	**6847 WILSON ST** **WEST MIFFLIN, PA 15122-2753**	11/20/2025	$97,750	$111	876	4/2/1	1950	7,500 SF	
		APN: 310-B-130 Document #: 2025-31306 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: CASTLE HILLS Abbreviated Description: Lot:13 Subdivision:CASTLE HILLS								
8	.19Mi.	**1715 PLEASANT AVE** **WEST MIFFLIN, PA 15122-2857**	11/10/2025	$182,000	$101	1786	6/3/1	1934	14,400 SF	
		APN: 310-D-236 Document #: 2025-30226 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 267-269 Subdivision: MORTON Abbreviated Description: Lot:267-269 Subdivision:MORTON								
9	.17Mi.	**6923 WILSON ST** **WEST MIFFLIN, PA 15122-2755**	10/14/2025	$95,000	$127	744	4/1/1	1930	8,250 SF	
		APN: 310-B-4 Document #: 2025-27527 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: CASTLE HILLS Abbreviated Description: Lot:2 Subdivision:CASTLE HILLS								
10	.21Mi.	**4517 LEBANON CHURCH RD** **WEST MIFFLIN, PA 15122-2722**	09/16/2025	$156,000	$146	1065	5/2/1	1950	10,200 SF	
		APN: 310-H-45 Document #: 2025-24924 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 183 184 Subdivision: MORTON Abbreviated Description: Lot:183 184 Subdivision:MORTON								
11	.39Mi.	**3901 FLEETWOOD DR** **WEST MIFFLIN, PA 15122-2759**	09/11/2025	$195,000	$125	1552	4/2/1	1956	7,978 SF	
		APN: 310-A-217-02 Document #: 2025-24497 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: MON-YOUGH MANOR 2 Abbreviated Description: Lot:4 Subdivision:MON-YOUGH MANOR 2								
12	.1Mi.	**321 JO ANN DR** **WEST MIFFLIN, PA 15122-2708**	08/04/2025	$270,000	$201	1341	5/3/1	1977	11,900 SF	
		APN: 243-R-218 Document #: 2025-20314 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Subdivision: BETTIS MANOR Abbreviated Description: Lot:29 Subdivision:BETTIS MANOR								
13	.26Mi.	**4025 LEBANON CHURCH RD** **WEST MIFFLIN, PA 15122-2714**	07/14/2025	$95,000	$68	1380	6/2/2	1960	14,903 SF	
		APN: 310-B-264 Document #: 2025-18124 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: WALNUT GROVE Abbreviated Description: Lot:12 Subdivision:WALNUT GROVE								
14	.15Mi.	**6913 MONROE AVE**	07/01/2025	$134,000	$151	884	5/2/1	1927	5,400 SF	

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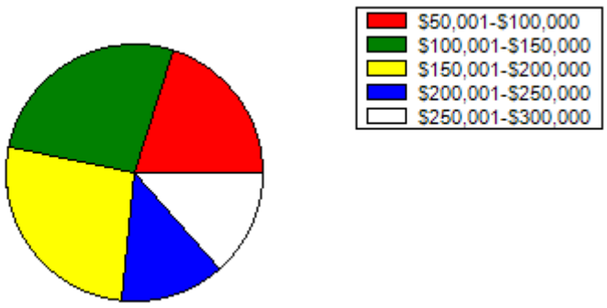
WEST MIFFLIN, PA 15122-2747
APN: 310-C-112 Document #: 2025-16793
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 170 171 Subdivision: MORTON Abbreviated Description: Lot:170 171 Subdivision:MORTON

15	.38Mi.	**3905 FLEETWOOD DR**	06/09/2025	$199,900	$165	1208	6/3/1	1955	7,453 SF	

WEST MIFFLIN, PA 15122-2759
APN: 310-A-209 Document #: 2025-14292
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: MON YOUGH MANOR Abbreviated Description: Lot:5 Subdivision:MON YOUGH MANOR

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.	**6732 MONROE AVE**	**10/15/1997**	$57,500	$39,500	1,050	7/3/1	1942	8,400 SF	
.01Mi.	**6728 MONROE AVE**	**01/30/2006**	$69,000	$69,000	1,231	5/2/2	1940	8,400 SF	
.02Mi.	**6802 MONROE AVE**	**05/15/2017**	$75,300	$75,300	1,188	6/3/2	1934	8,400 SF	
.02Mi.	**6722 MONROE AVE**	**10/23/2020**	$98,100	$98,100	1,440	7/3/1	1949	5,400 SF	
.03Mi.	**6735 BUCHANAN AVE**	**09/04/2020**	$73,700	$73,700	1,097	4/1/1	1941	9,600 SF	
.03Mi.	**6733 BUCHANAN AVE**	**06/30/2023**	$51,400	$51,400	1,224	7/3/1	1940	4,800 SF	
.03Mi.	**6733 MONROE AVE**	**12/14/1998**	$48,400	$30,400	870	4/1/1	1940	8,400 SF	
.03Mi.	**6723 MONROE AVE**	**06/03/2002**	$36,500	$18,500	810	5/3/1	1948	1,650 SF	
.03Mi.	**6727 MONROE AVE**	**07/11/2018**	$84,800	$66,800	1,548	6/3/2	1941	7,200 SF	
.03Mi.	**6729 BUCHANAN AVE**	**07/13/1989**	$53,400	$35,400	1,159	5/2/1	1940	4,800 SF	
.04Mi.	**6801 BUCHANAN AVE**	**03/01/2016**	$81,000	$63,000	1,107	6/3/1	1962	9,600 SF	
.04Mi.	**6801 ELMWOOD AVE**	**11/13/2023**	$112,900	$112,900	1,008	5/2/1	1950	4,800 SF	
.04Mi.	**6808 MONROE AVE**	**07/27/2020**	$156,600	$138,600	1,440	6/3/2	1940	10,200 SF	
.04Mi.	**6721 MONROE AVE**	**11/26/2014**	$40,900	$40,900	594	4/2/1	1941	5,400 SF	
.04Mi.	**6805 MONROE AVE**	**08/19/1985**	$81,900	$63,900	1,408	6/3/1	1950	3,600 SF	
.04Mi.	**6723 BUCHANAN AVE**	**10/07/1986**	$81,900	$63,900	2,156	8/4/1	1935	7,200 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	44.8 years old	Households:	8,287
Median Household Income:	$67,579	Households w/Family:	57%
Household Income Per Capita:	$36,093	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	West Mifflin Area School District	Students:	2,437
Number of Schools:	4	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.21Mi.	**Clara Barton Elementary School**	C	Public	KG - 3
Number of Students: 229 Student-Teacher Ratio: 12.31				
2.47Mi.	**West Mifflin Area Middle School**	C-	Public	7 - 8
Number of Students: 776 Student-Teacher Ratio: 14.32				
2.50Mi.	**West Mifflin Area High School**	D	Public	9 - 12

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Number of Students: 964
Student-Teacher Ratio: 14.24
Advanced Placement: Yes

Flood Report

The Subject Property of **6732 MONROE AVE, WEST MIFFLIN, PA 15122-2744** 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	103%	SIMILAR
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	124%	HIGHER
MURDER	100%	SIMILAR
OVERALL	105%	SIMILAR

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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