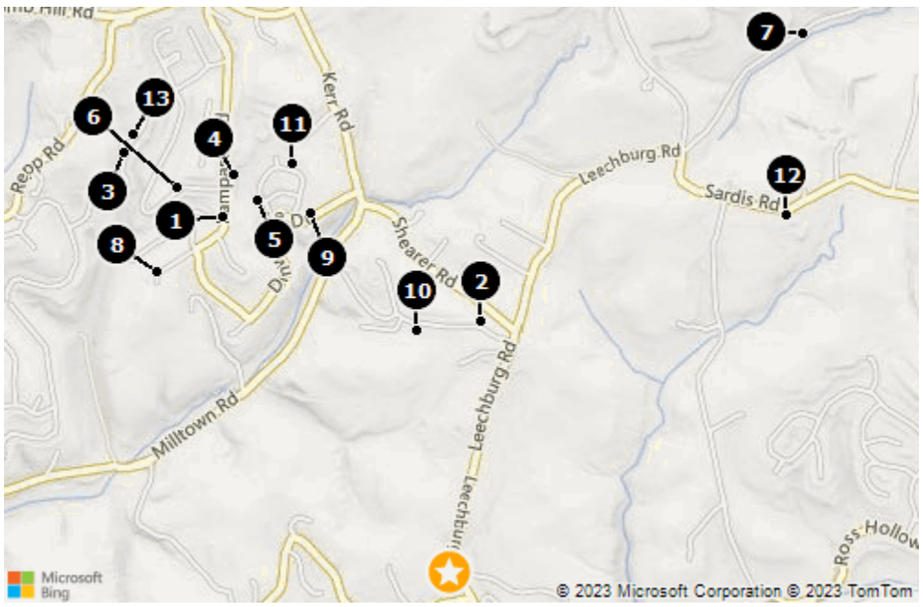
BLACK KNIGHT™

SiteX™ Report

OrderID: 90090035

SiteX Property Information Report



Subject Property Location

7194 LEECHBURG RD, NEW KENSINGTON, PA 15068-8300

County:	**ALLEGHENY PA**	Census Tract:	420035261.012021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	849-A-138	Thomas Bros Pg-Grid:	

Valuation

Value:	**$183,000**	FSD:	15
Value Range:	$155,550 - $210,450	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$41,200	Market Land Value:	$41,200	Tax Year:	2023
Assd Improvement:	$65,600	Market Improvment Value:	$65,600	Total Taxable Value:	$3,368
Total Assessed Value:	$106,800	Total Assessor Market Value:	$106,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 00138 Block: 0849A District: 880
Abbreviated Description: IRREG LOT 240.08X370.10X 66.62 LEECHBURG RD 1 1/2 STY FRA HSE BRK & CEM GAR
City/Muni/Twp: PLUM

Property Characteristics

Lot Size:	1.303 AC	Bedrooms:	4	Pool:	
Building Area:	1530 SF	Baths:	2	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Other
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Traditional	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/09/2016	Sales Price:	$92,000
Document #:	201635425 BK-PG 16600-366	Type of Sale:	Full Amount on Deed
Contract Date:	09/28/2016		
Document Type:	Warranty Deed		

Legal Description:
Lot: 00138 Block: 0849 Subdivision: A

Prior Transfer

Recording Date:	09/28/2016	Sales Price:	$92,000
Document #:	BK-PG 16600 -366	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 00138 Block: 0849A District: 880
Abbreviated Description: IRREG LOT 240.08X370.10X 66.62 LEECHBURG RD 1 1/2 STY FRA HSE BRK & CEM GAR
City/Muni/Twp: PLUM

Prior Transfer

Recording Date:	08/17/2004	Sales Price:	$43,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Document Type:	Deed		

Legal Description:

SiteX™ Report

OrderID: 90090035

Prior Transfer

Recording Date:	04/26/2000	Sales Price:	$35,000
Document #:	042600059208 BK-PG 10747-226	Type of Sale:	Full Amount on Deed
Contract Date:	04/24/2000		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
City/Muni/Twp: PLUM

Area Sales Analysis

Total Area Sales	$3,352,300	Median # of Bedrooms	3
Median Lot Size	9,750 SF	Median # of Baths	2
Median Living Area	1,471 SF	Median Year Built	1985
Price Range - 2 Yrs	$18,000 to $485,000	Age Range	18 years to 83 years
Median Value	$260,000	Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.04Mi.	**309 RAMPART BLVD** **NEW KENSINGTON, PA 15068-9353**	07/24/2023	$260,000	$196	1320	7/3/1	1985	8,125 SF	
		APN: 734-R-14 Document #: 2023-19303 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: RAMPARTS Abbreviated Description: Lot:3 Subdivision:RAMPARTS								
2	.63Mi.	**109 CHERRYWOOD DR** **NEW KENSINGTON, PA 15068-8351**	07/18/2023	$485,000	$204	2370	8/4/3	2005	20,038 SF	
		APN: 848-A-3 Document #: 2023-18860 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: ESTS CHERRY SPRINGS Abbreviated Description: Lot:65 Subdivision:ESTS CHERRY SPRINGS								
3	1.31Mi.	**231 DUQUESNE BLVD** **NEW KENSINGTON, PA 15068-9366**	06/30/2023	$235,000	$231	1014	7/3/1	1981	5,850 SF	
		APN: 734-J-82 Document #: 2023-17071 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 234 Subdivision: RAMPARTS Abbreviated Description: Lot:234 Subdivision:RAMPARTS								
4	1.11Mi.	**262 RAMPART BLVD** **NEW KENSINGTON, PA 15068-9350**	06/26/2023	$208,500	$200	1040	6/3/1	1984	7,313 SF	
		APN: 734-L-351 Document #: 2023-16526 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 122 Subdivision: RAMPARTS Abbreviated Description: Lot:122 Subdivision:RAMPARTS								
5	1.03Mi.	**109 PEPPERTREE DR** **NEW KENSINGTON, PA 15068-9374**	06/23/2023	$336,000	$181	1856	8/4/2	1995	10,785 SF	
		APN: 734-R-213 Document #: 2023-16343 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 508 Subdivision: PEPPERTREE Abbreviated Description: Lot:508 Subdivision:PEPPERTREE								
6	1.17Mi.	**324 LIGONIER LN** **NEW KENSINGTON, PA 15068-9358**	06/14/2023	$265,900	$127	2090	7/3/2	1979	10,223 SF	
		APN: 734-K-4 Document #: 2023-15255 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 273 Subdivision: RAMPARTS Abbreviated Description: Lot:273 Subdivision:RAMPARTS								
7	1.56Mi.	**453 WEBSTER RD** **NEW KENSINGTON, PA 15068-1747**	04/05/2023	$18,000	$13	1344	6/2/1	1940	57,456 SF	
		APN: 968-A-106 Document #: 2023-08322 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
8	1.04Mi.	**417 RAMPART BLVD** **NEW KENSINGTON, PA 15068-9331**	03/28/2023	$301,000	$173	1738	7/3/2	1985	7,335 SF	
		APN: 735-B-284 Document #: 2023-07490 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 59 Subdivision: REV RAMPARTS Abbreviated Description: Lot:59 Subdivision:REV RAMPARTS								
9	.95Mi.	**167 DINWIDDIE DR** **NEW KENSINGTON, PA 15068-9310**	03/17/2023	$280,000	$134	2076	8/4/2	1991	8,597 SF	
		APN: 734-S-333 Document #: 2023-06570 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 534 Subdivision: PEPPERTREE Abbreviated Description: Lot:534 Subdivision:PEPPERTREE								
10	.6Mi.	**126 CHERRYWOOD DR** **NEW KENSINGTON, PA 15068-8352**	02/27/2023	$400,000	$136	2938	7/3/2	2004	15,246 SF	
		APN: 848-E-3 Document #: 2023-04504 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: CHERRY SPRINGS Abbreviated Description: Lot:14 Subdivision:CHERRY SPRINGS								
11	1.08Mi.	**129 PEPPERTREE DR** **NEW KENSINGTON, PA 15068-9399**	02/23/2023	$250,000	$169	1471	7/3/2	1992	8,714 SF	
		APN: 734-L-78 Document #: 2023-04297 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 521 Subdivision: PEPPERTREE Abbreviated Description: Lot:521 Subdivision:PEPPERTREE								
12	1.2Mi.	**4987 SARDIS RD** **NEW KENSINGTON, PA 15068-9241**	02/09/2023	$68,000	$76	891	4/1/1	1950	69,696 SF	
		APN: 968-N-273 Document #: 2023-03156 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Subdivision: HELEN E FUNDIS PROP Abbreviated Description: Subdivision:HELEN E FUNDIS PROP								
13	1.34Mi.	**223 DUQUESNE BLVD** **NEW KENSINGTON, PA 15068-9366**	01/04/2023	$244,900	$170	1434	7/3/1	1983	9,750 SF	
		APN: 734-J-99 Document #: 2023-00250 Document Type: Special Warranty Deed Price Code: D								

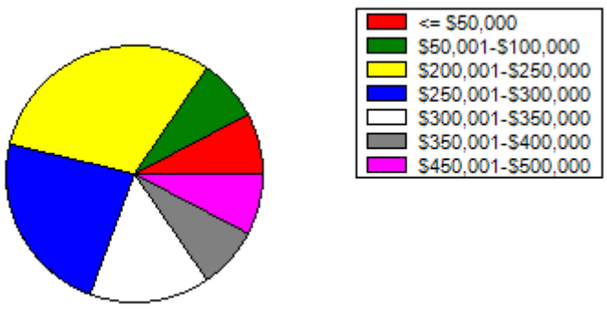
SiteX™ Report

OrderID: 90090035

Land Use: Single Family Residential
Legal: Lot: 238 Subdivision: RAMPARTS Abbreviated Description: Lot:238 Subdivision:RAMPARTS

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.	**7194 LEECHBURG RD**	**09/28/2016**	$106,800	$106,800	1,530	8/4/2	1940	1 SF	
.03Mi.	**7190 LEECHBURG RD**	**10/17/1988**	$143,700	$125,700	2,000	8/4/1	1900	36,331 SF	
.04Mi.	**7198 LEECHBURG RD**	**09/04/2001**	$101,700	$83,700	1,672	6/3/1	1900	20,212 SF	
.05Mi.	**1109 ELICKER RD**	**10/09/1980**	$146,800	$128,800	1,174	5/2/1	1940	38,215 SF	
.06Mi.	**7200 LEECHBURG RD**	**05/01/1978**	$89,500	$71,500	1,539	6/3/1	1917	15,702 SF	
.08Mi.	**1103 ELICKER RD**	**08/04/2020**	$196,000	$178,000	2,144	7/3/2	1999	29,839 SF	
.1Mi.	**1101 ELICKER RD**	**06/27/2006**	$217,000	$199,000	2,600	7/4/2	2007	24,611 SF	
.11Mi.	**1095 ELICKER RD**	**12/29/1995**	$284,200	$266,200	4,127	9/4/3	1998	12 SF	
.12Mi.	**7184 LEECHBURG RD**	**09/14/2007**	$126,000	$108,000	1,383	7/3/1	1969	30,000 SF	
.13Mi.	**1097 ELICKER RD**	**02/12/2015**	$323,100	$323,100	3,296	6/3/2	2016	35,296 SF	
.17Mi.	**1093 ELICKER RD**	**12/24/2003**	$265,000	$247,000	3,017	8/4/2	2004	26,877 SF	
.18Mi.	**7180 LEECHBURG RD**	**04/14/2015**	$142,400	$142,400	1,926	6/3/2	1956	25,000 SF	
.18Mi.	**1091 ELICKER RD**	**08/18/2000**	$132,000	$132,000	1,290	6/3/2	2001	28,793 SF	
.2Mi.	**1089 ELICKER RD**	**01/12/1999**	$152,700	$134,700	1,688	5/3/1	2000	28,967 SF	
.21Mi.	**1071 ELICKER RD**	**03/26/2009**	$275,000	$257,000	3,340	8/3/2	1992	4 SF	
.21Mi.	**7176 LEECHBURG RD**	**07/01/2013**	$169,200	$151,200	1,952	6/3/1	1950	40,000 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	46.3 years old	Households:	16,960
Median Household Income:	$67,420	Households w/Family:	61%
Household Income Per Capita:	$37,765	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Plum Borough School District	Students:	3,537
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.67Mi.	**Holiday Park Elementary School** Number of Students: 532 Student-Teacher Ratio: 15.49	C	Public	5 - 6
3.74Mi.	**Oblock Junior High School** Number of Students: 621 Student-Teacher Ratio: 17.44	B-	Public	7 - 8
1.33Mi.	**Pivik Elementary School** Number of Students: 752 Student-Teacher Ratio: 18.57	B	Public	KG - 4
0.23Mi.	**Plum Senior High School** Number of Students: 1,161 Student-Teacher Ratio: 17.39 Advanced Placement: Yes	C-	Public	9 - 12

SiteX™ Report

OrderID: 90090035

Flood Report

The Subject Property of **7194 LEECHBURG RD, NEW KENSINGTON, PA 15068-8300** 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	107%	SIMILAR
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	86%	LOWER
MURDER	108%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2023 Onboard Informatics. Information is deemed reliable but not guaranteed.

THIS REPORT IS PROVIDED "AS IS" AND ALL USES ARE AT THE USER'S SOLE RISK. ALL WARRANTIES CONCERNING THE REPORT BOTH EXPRESS AND IMPLIED ARE EXPRESSLY EXCLUDED INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, ACCURACY, OR FITNESS FOR A PARTICULAR PURPOSE. The information contained herein is derived from available public records for the subject or comparable properties listed above, and has not been independently verified by provider through any form of inspection or review. Information may vary by public record office as to both content and completeness. The information contained herein may not be resold or repurposed without the provider's prior written consent. 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. 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 permitted by 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 © 2023 Black Knight, Inc. All Rights Reserved.