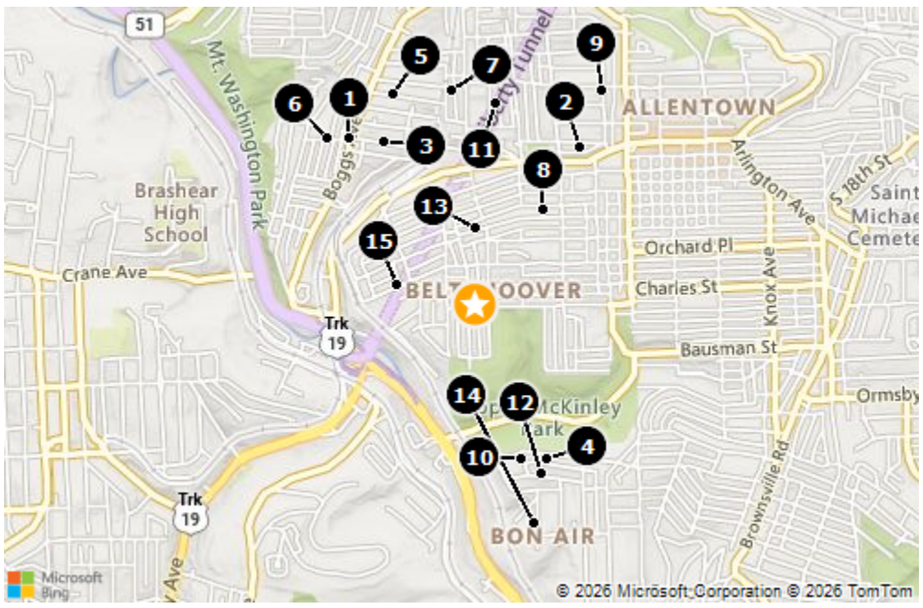
ICE SiteX Report

OrderID: 98056429

SiteX Property Information Report



Subject Property Location

713 GEARING AVE, PITTSBURGH, PA 15210-1219

County:	**ALLEGHENY PA**	Census Tract:	420035624.002024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-R-261	Thomas Bros Pg-Grid:	

Valuation

Value:	**$137,000**	FSD:	56	Common Confidence Score:	12
Value Range:	$60,280 - $213,720	ICE Confidence Score:	44		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$3,200	Market Land Value:	$3,200	Tax Year:	2026
Assd Improvement:	$22,500	Market Improvment Value:	$40,500	Total Taxable Value:	$677
Total Assessed Value:	$25,700	Total Assessor Market Value:	$43,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00261 Block: 0015R District: 118

Abbreviated Description: MAPLEVALE PLAN PTS 264-265 266-267 LOT 30.25X10 0 IN ALL GEARING AVE COR CHALFONT ST 2 1/2 STY FRA HSE 713

City/Muni/Twp: 18TH WARD - PITTSBURGH

Property Characteristics

Lot Size:	3,025 SF	Bedrooms:	3	Pool:	
Building Area:	1585 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:	1	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
Mortgage Record

Recording Date:	09/30/2022	Loan Amount:	N/A
Document #:	2022-74490 BK-PG 56886-557	Loan Type:	Credit Line (Revolving)
TD Due Date:	09/26/2062	Type Finance:	VAR

Legal Description:

Lot: 264-267 Subdivision: MAPLEVALE

Prior Transfer

Recording Date:	05/28/2021	Sales Price:	N/A
Document #:	2021-16649 BK-PG 18453-178	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/27/2021		
Document Type:			

Legal Description:

Lot: 264-267 Subdivision: MAPLEVALE

Prior Transfer

Recording Date:	05/27/2021	Sales Price:	N/A
Document #:	BK-PG 18453 -178	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 00261 Block: 0015R District: 118

Abbreviated Description: MAPLEVALE PLAN PTS 264-265 266-267 LOT 30.25X10 0 IN ALL GEARING AVE COR CHALFONT ST 2 1/2 STY FRA HSE 713

City/Muni/Twp: 18TH WARD - PITTSBURGH

ICE SiteX Report

OrderID: 98056429

Prior Transfer

Recording Date:	10/29/1997	Sales Price:	$13,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/29/1997	Sales Price:	$13,500
Document #:	102997154105 BK-PG 10065-097	Type of Sale:	Full Amount on Deed
Contract Date:	10/23/1997		
Document Type:			
Legal Description:			

Lot: 264-267 Subdivision: MAPLEVALE Map Ref: MB12 PG10&11
Abbreviated Description: PART LOTS264-267
City/Muni/Twp: PITTSBURGH

Area Sales Analysis

Total Area Sales	$2,483,325	Median # of Bedrooms	3
Median Lot Size	3,300 SF	Median # of Baths	1
Median Living Area	1,368 SF	Median Year Built	1935
Price Range - 2 Yrs	$12,000 to $320,000	Age Range	22 years to 126 years
Median Value	$158,000	Median Age	91 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.52Mi.	**540 BOGGS AVE** **PITTSBURGH, PA 15211-2322**	06/18/2026	$247,500	$257	960	6/3/1	1955	3,300 SF	
		APN: 15-B-131 Document #: 2026-15802 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.46Mi.	**418 KINGSBORO ST** **PITTSBURGH, PA 15211-2412**	06/18/2026	$95,000	$58	1613	6/3/1	1915	2,500 SF	
		APN: 15-D-300 Document #: 2026-15688 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 386 Subdivision: GRANDVIEW Abbreviated Description: Lot:386 Subdivision:GRANDVIEW								
3	.46Mi.	**237 LELIA ST** **PITTSBURGH, PA 15211-2329**	06/05/2026	$299,000	$127	2340	6/3/1	1900	2,700 SF	
		APN: 15-B-199 Document #: 2026-14180 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: S L BOGGS Abbreviated Description: Lot:2 Subdivision:S L BOGGS								
4	.42Mi.	**219 BON AIR AVE** **PITTSBURGH, PA 15210-3203**	05/27/2026	$265,000	$129	2046	7/4/2	1935	6,000 SF	
		APN: 34-H-174 Document #: 2026-12995 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34-35 Subdivision: BON AIR Abbreviated Description: Lot:34-35 Subdivision:BON AIR								
5	.56Mi.	**225 EUTAW ST** **PITTSBURGH, PA 15211-2324**	05/22/2026	$186,170	$132	1403	5/2/1	1956	3,320 SF	
		APN: 15-B-347 Document #: 2026-12714 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 15 Abbreviated Description: Lot:13 15								
6	.56Mi.	**9 LELIA ST** **PITTSBURGH, PA 15211-2226**	05/18/2026	$158,000	$115	1368	6/3/1	1900	2,150 SF	
		APN: 15-B-50 Document #: 2026-12146 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30-31 Subdivision: MAPLE Abbreviated Description: Lot:30-31 Subdivision:MAPLE								
7	.53Mi.	**79 WESTWOOD ST** **PITTSBURGH, PA 15211-2309**	05/04/2026	$120,000	$100	1200	6/3/1	1930	2,118 SF	
		APN: 4-R-210 Document #: 2026-10507 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1060 Subdivision: GRANDVIEW ANNEX Abbreviated Description: Lot:1060 Subdivision:GRANDVIEW ANNEX								
8	.29Mi.	**324 LOYAL WAY** **PITTSBURGH, PA 15210-1363**	04/29/2026	$12,000	$9	1322	4/2/1	1905	1,250 SF	
		APN: 15-H-79-A Document #: 2026-09889 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: MCLAINS AND MAPLES Abbreviated Description: Subdivision:MCLAINS AND MAPLES								
9	.61Mi.	**448 EUREKA ST** **PITTSBURGH, PA 15211-2108**	04/09/2026	$125,000	$123	1010	6/3/1	1952	3,503 SF	
		APN: 14-A-11 Document #: 2026-08365 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 536-537 Subdivision: GRANDVIEW Abbreviated Description: Lot:536-537 Subdivision:GRANDVIEW								
10	.4Mi.	**301 BON AIR AVE** **PITTSBURGH, PA 15210-3204**	03/23/2026	$320,000	$142	2249	5/2/1	1945	6,000 SF	
		APN: 34-H-160 Document #: 2026-06439 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45-46 Subdivision: BON AIR Abbreviated Description: Lot:45-46 Subdivision:BON AIR								
11	.5Mi.	**95 HARWOOD ST** **PITTSBURGH, PA 15211-2167**	03/20/2026	$140,000	$106	1320	6/3/1	1925	2,500 SF	
		APN: 15-D-28 Document #: 2026-06363 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 905 Subdivision: GRANDVIEW Abbreviated Description: Lot:905 Subdivision:GRANDVIEW								
12	.44Mi.	**315 CAPERTON ST**	03/17/2026	$214,000	$151	1409	5/2/1	1938	6,750 SF	

ICE SiteX Report

OrderID: 98056429

PITTSBURGH, PA 15210-3225
APN: 34-H-220 Document #: 2026-06010
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: BON AIR Abbreviated Description: Subdivision:BON AIR

13	.19Mi.	**137 FREELAND ST**	03/13/2026	$163,000	$135	1200	6/3/2	2004	3,872 SF

PITTSBURGH, PA 15210-1258
APN: 15-G-296 Document #: 2026-05753
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: FREELAND ST SD Abbreviated Description: Lot:1 Subdivision:FREELAND ST SD

14	.55Mi.	**238 INSTITUTE ST**	03/05/2026	$70,000	$84	824	5/2/1	1940	4,950 SF

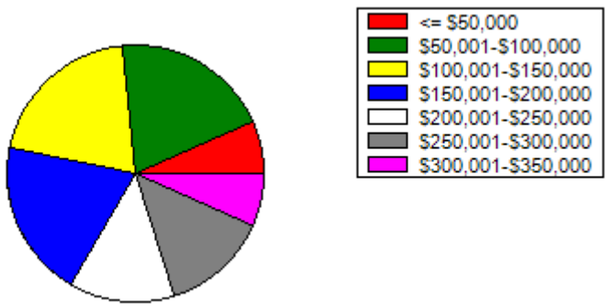
PITTSBURGH, PA 15210-3240
APN: 34-M-102 Document #: 2026-05081
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 288-289 Subdivision: BON AIR LAND Abbreviated Description: Lot:288-289 Subdivision:BON AIR LAND

15	.2Mi.	**37 SYLVANIA AVE**	02/25/2026	$68,655	$33	2080	10/5/1	1910	3,000 SF

PITTSBURGH, PA 15210-1151
APN: 15-K-230 Document #: 2026-04324
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: JOHN RICHTER Abbreviated Description: Lot:40 Subdivision:JOHN RICHTER

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.	**713 GEARING AVE**	**05/27/2021**	$43,700	$25,700	1,585	6/3/1	1900	3,025 SF	
.03Mi.	**716 GEARING AVE**	**08/23/1966**	$36,900	$18,900	1,380	6/2/1	1900	1,920 SF	
.03Mi.	**712 GEARING AVE**	**06/28/2025**	$43,600	$43,600	1,654	8/3/2	1910	1,920 SF	
.03Mi.	**132 CHALFONT ST**	**01/07/2000**	$22,700	$22,700	1,541	7/4/1	1900	2,050 SF	
.03Mi.	**134 CHALFONT ST**	**09/05/2000**	$29,900	$11,900	1,370	7/4/1	1900	2,050 SF	
.03Mi.	**800 DELMONT AVE**	**04/04/2016**	$34,800	$16,800	1,180	7/3/1	1920	2,500 SF	
.03Mi.	**138 CHALFONT ST**	**09/09/1980**	$10,900	$10,900	1,310	6/3/1	1920	2,050 SF	
.03Mi.	**807 GEARING AVE**	**10/15/2020**	$124,600	$106,600	1,264	5/3/1	1915	2,500 SF	
.03Mi.	**802 DELMONT AVE**	**06/06/2019**	$39,100	$21,100	1,180	6/3/1	1920	2,500 SF	
.03Mi.	**120 CHALFONT ST**	**11/06/2018**	$34,100	$34,100	1,650	7/4/1	1920	2,563 SF	
.04Mi.	**804 DELMONT AVE**	**01/28/2019**	$39,500	$21,500	1,180	7/3/1	1920	2,500 SF	
.04Mi.	**809 GEARING AVE**	**10/03/2025**	$47,400	$47,400	1,710	7/4/1	1915	2,500 SF	
.04Mi.	**806 DELMONT AVE**	**09/29/2025**	$43,500	$43,500	1,180	7/3/2	1920	2,500 SF	
.04Mi.	**111 MICHIGAN ST**	**06/03/1996**	$29,000	$11,000	1,522	7/3/1	1905	2,562 SF	
.04Mi.	**114 CHALFONT ST**	**12/03/2010**	$59,200	$59,200	1,323	7/3/1	1955	2,563 SF	
.04Mi.	**806 GEARING AVE**	**07/31/1987**	$34,900	$16,900	1,134	5/2/1	1922	2,500 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	37.7 years old	Households:	10,955
Median Household Income:	$52,356	Households w/Family:	54%
Household Income Per Capita:	$29,185	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Pittsburgh School District	Students:	19,571
Number of Schools:	56	Rating:	C+

ICE SiteX Report

OrderID: 98056429

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.54Mi.	**Pittsburgh Weil Elementary School** Number of Students: 178 Student-Teacher Ratio: 11.1	C-	Public	PK - 5
4.79Mi.	**Pittsburgh Morrow Elementary School** Number of Students: 486 Student-Teacher Ratio: 13.5	D+	Public	PK - 8
3.49Mi.	**Pittsburgh Spring Garden Early Childhood Center** Number of Students: 52 Student-Teacher Ratio: 13	NA	Public	PK - PK
1.42Mi.	**Pittsburgh Arlington Elementary School** Number of Students: 385 Student-Teacher Ratio: 10.38	C-	Public	PK - 8
1.98Mi.	**Pittsburgh Carmalt K-8** Number of Students: 547 Student-Teacher Ratio: 14.36	C	Public	PK - 8
1.84Mi.	**Pittsburgh Brookline Elementary School** Number of Students: 384 Student-Teacher Ratio: 12.63	C+	Public	PK - 8
2.57Mi.	**Pittsburgh Allegheny 6-8** Number of Students: 179 Student-Teacher Ratio: 11.24	C-	Public	6 - 8
2.23Mi.	**Pittsburgh Concord Elementary School** Number of Students: 430 Student-Teacher Ratio: 12.68	C+	Public	KG - 5
4.20Mi.	**Pittsburgh Minadeo Elementary School** Number of Students: 296 Student-Teacher Ratio: 11.09	B-	Public	PK - 5
3.27Mi.	**Pittsburgh Classical 6-8** Number of Students: 245 Student-Teacher Ratio: 9.01	C	Public	6 - 8
5.76Mi.	**Pittsburgh Lincoln Elementary School** Number of Students: 186 Student-Teacher Ratio: 10.39	B-	Public	PK - 5
1.91Mi.	**Carrick High School** Number of Students: 515 Student-Teacher Ratio: 10.52 Advanced Placement: Yes	D+	Public	9 - 12
3.10Mi.	**Pittsburgh Science and Technology Academy 6-12** Number of Students: 618 Student-Teacher Ratio: 13.94 Advanced Placement: Yes	A	Public	6 - 12
0.86Mi.	**Pittsburgh Grandview Elementary School** Number of Students: 195 Student-Teacher Ratio: 10.89	C-	Public	PK - 5
5.86Mi.	**Pittsburgh Sunnyside Elementary School** Number of Students: 248 Student-Teacher Ratio: 11.62	C	Public	PK - 8
5.63Mi.	**Pittsburgh Obama 6-12** Number of Students: 678 Student-Teacher Ratio: 13.88	C+	Public	6 - 12
4.16Mi.	**Pittsburgh Arsenal Elementary School** Number of Students: 331 Student-Teacher Ratio: 11.14	B-	Public	PK - 5
2.68Mi.	**Pittsburgh King Elementary School** Number of Students: 368 Student-Teacher Ratio: 14.14	D+	Public	PK - 8
6.26Mi.	**Pittsburgh Westinghouse Academy** Number of Students: 573 Student-Teacher Ratio: 10.17	D+	Public	6 - 12
4.12Mi.	**Pittsburgh Woolslair Elementary School** Number of Students: 208 Student-Teacher Ratio: 12	C-	Public	PK - 5
0.85Mi.	**Pittsburgh Beechwood Elementary School** Number of Students: 360 Student-Teacher Ratio: 12.46	B	Public	PK - 5
0.76Mi.	**Pittsburgh South Hills Middle School** Number of Students: 387 Student-Teacher Ratio: 13.11	C-	Public	6 - 8
4.72Mi.	**Pittsburgh Chartiers Early Childhood Center** Number of Students: 140 Student-Teacher Ratio: 10.77	NA	Public	PK - PK

ICE SiteX Report

OrderID: 98056429

1.50Mi. **Pittsburgh Roosevelt Elementary School** Number of Students: 278 Student-Teacher Ratio: 14.11	C-	Public	PK - 5
3.22Mi. **Pittsburgh Milliones** Number of Students: 281 Student-Teacher Ratio: 8.91	D+	Public	6 - 12
2.48Mi. **Pittsburgh Miller Elementary School** Number of Students: 218 Student-Teacher Ratio: 11.28	D-	Public	PK - 5
2.68Mi. **Pittsburgh Westwood Elementary School** Number of Students: 278 Student-Teacher Ratio: 11.35	C	Public	KG - 5
5.83Mi. **Pittsburgh Dilworth K-5** Number of Students: 454 Student-Teacher Ratio: 16.1	B-	Public	PK - 5
2.68Mi. **Pittsburgh Conroy** Number of Students: 192 Student-Teacher Ratio: 5.73	NA	Public	KG - 12
3.02Mi. **Pittsburgh Manchester Elementary School** Number of Students: 159 Student-Teacher Ratio: 9.81	C-	Public	PK - 8
0.73Mi. **Brashear High School** Number of Students: 897 Student-Teacher Ratio: 11.04 Advanced Placement: Yes	D-	Public	9 - 12
3.26Mi. **Pittsburgh Greenfield Elementary School** Number of Students: 396 Student-Teacher Ratio: 12.97	B	Public	PK - 8

Flood Report

The Subject Property of **713 GEARING AVE, PITTSBURGH, PA 15210-1219** 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	138%	NOTABLY HIGHER
BURGLARY	140%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	138%	NOTABLY HIGHER
FORCIBLE RAPE	112%	HIGHER
MURDER	129%	HIGHER
OVERALL	148%	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 © 2026 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. (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 © 2026 Intercontinental Exchange, Inc. All Rights Reserved.