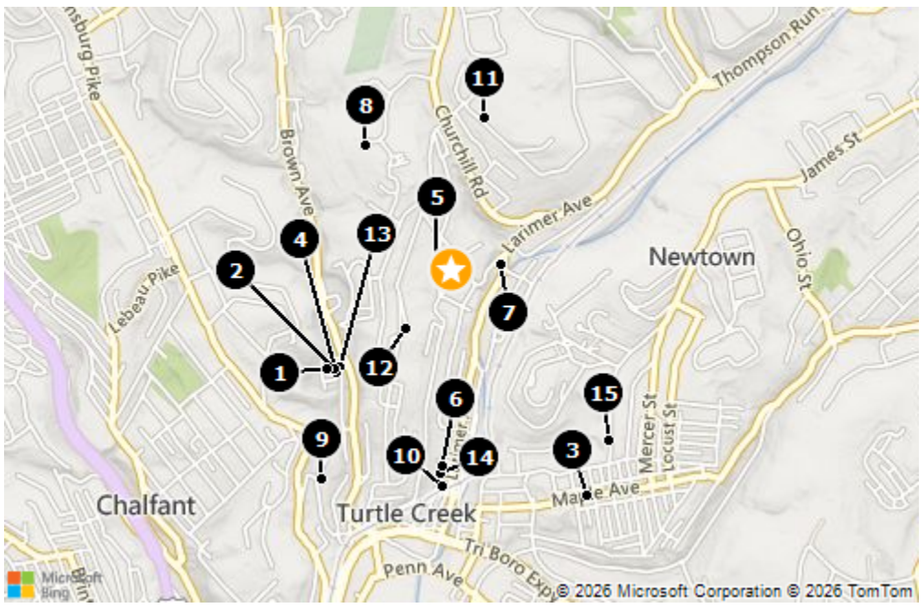
ICE SiteX Report

OrderID: 96977547

SiteX Property Information Report



Subject Property Location

719 THOMPSON ST, TURTLE CREEK, PA 15145-1214

County:	**ALLEGHENY PA**	Census Tract:	420035200.021017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	454-P-252	Thomas Bros Pg-Grid:	

Valuation

Value:	**$92,000**	FSD:	48	Common Confidence Score:	14
Value Range:	$47,840 - $136,160	ICE Confidence Score:	52		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$15,100	Market Land Value:	$15,100	Tax Year:	2025
Assd Improvement:	$9,700	Market Improvment Value:	$27,700	Total Taxable Value:	$995
Total Assessed Value:	$24,800	Total Assessor Market Value:	$42,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00252 Block: 0454P District: 953

Abbreviated Description: W H SEMMENS 1ST ADDN PLAN 15-16 LOT 60X100.34 I N ALL THOMPSON ST 2 STY FR STN & ALUM SD HSE ATT GAR 719

City/Muni/Twp: WILKINS

Property Characteristics

Lot Size:	6,020 SF	Bedrooms:	2	Pool:	
Building Area:	1216 SF	Baths:	1	Fireplace:	
Year Built:	1910	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Other
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:	1	A/C:	Central
Style:	Traditional	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/15/2024	Loan Amount:	N/A
Document #:	2024-22201 BK-PG 58726-589	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2053	Type Finance:	FIX

Legal Description:

Lot: 16 Subdivision: W H SEMMENNS PR

Prior Transfer

Recording Date:	03/29/2023	Sales Price:	N/A
Document #:	2023-07556 BK-PG 19249-199	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/23/2023		
Document Type:			

Legal Description:

Lot: 15-16 Subdivision: WILKINS

Prior Transfer

Recording Date:	03/23/2023	Sales Price:	N/A
Document #:	BK-PG 19249 -199	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 00252 Block: 0454P District: 953

Abbreviated Description: W H SEMMENS 1ST ADDN PLAN 15-16 LOT 60X100.34 I N ALL THOMPSON ST 2 STY FR STN & ALUM SD HSE ATT GAR 719

City/Muni/Twp: WILKINS

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Prior Transfer

Recording Date:	05/22/2019	Sales Price:	N/A
Document #:	201914294 BK-PG 17624-175	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/09/2019		
Document Type:			

Legal Description:
Lot: 15 16 Subdivision: W H SEMMENS

Prior Transfer

Recording Date:	11/02/1998	Sales Price:	N/A
Document #:	110298188145 BK-PG 10334-360	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/01/1998		
Document Type:			

Legal Description:
Subdivision: W H SEMMENS FIRST ADDITION WILKINS TOWNSHIP PLAN Map Ref: MB19 PG44

Area Sales Analysis

Total Area Sales	$1,415,460	Median # of Bedrooms	3
Median Lot Size	5,000 SF	Median # of Baths	1
Median Living Area	1,364 SF	Median Year Built	1930
Price Range - 2 Yrs	$10,000 to $296,300	Age Range	65 years to 126 years
Median Value	$87,550	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**116 IVY ST** **TURTLE CREEK, PA 15145-1320**	12/22/2025	$40,000	$33	1200	6/2/1	1935	2,750 SF	
		APN: 455-A-283 Document #: 2025-34328 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: ROCK GLENN Abbreviated Description: Lot:19 Subdivision:ROCK GLENN								
2	.37Mi.	**108 IVY ST** **TURTLE CREEK, PA 15145-1320**	12/15/2025	$87,550	$73	1186	6/3/1	1931	2,750 SF	
		APN: 455-A-287 Document #: 2025-33486 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: ROCKY GLENN Abbreviated Description: Lot:15 Subdivision:ROCKY GLENN								
3	.64Mi.	**1109 MAPLE AVE** **TURTLE CREEK, PA 15145-1621**	12/15/2025	$49,750	$36	1364	6/3/1	1932	3,000 SF	
		APN: 455-M-33 Document #: 2025-33534 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 115 Abbreviated Description: Lot:115								
4	.39Mi.	**107 IVY ST** **TURTLE CREEK, PA 15145-1319**	12/11/2025	$90,000	$86	1040	5/2/1	1920	5,000 SF	
		APN: 455-A-296 Document #: 2025-33245 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26-27 Subdivision: ROCK GLENN Abbreviated Description: Lot:26-27 Subdivision:ROCK GLENN								
5	.05Mi.	**719 NEGLEY AVE** **TURTLE CREEK, PA 15145-1232**	12/10/2025	$50,000	$35	1408	5/2/1	1910	6,758 SF	
		APN: 454-P-284 Document #: 2025-33110 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	.48Mi.	**380 STEWART ST** **TURTLE CREEK, PA 15145-1918**	12/09/2025	$15,000	$9	1515	6/4/1	1915	2,000 SF	
		APN: 455-F-148 Document #: 2025-32921 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: DOUD Abbreviated Description: Lot:11 Subdivision:DOUD								
7	.12Mi.	**711 LARIMER AVE** **TURTLE CREEK, PA 15145-1201**	12/02/2025	$120,000	$57	2072	6/3/1	1930	8,280 SF	
		APN: 454-R-14 Document #: 2025-32315 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
8	.37Mi.	**143 GARDENIA DR** **TURTLE CREEK, PA 15145-1158**	12/01/2025	$224,363	$162	1380	6/3/2	1950	7,383 SF	
		APN: 454-E-36 Document #: 2025-32129 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Subdivision: CHURCHILL ES 3 Abbreviated Description: Lot:39 Subdivision:CHURCHILL ES 3								
9	.61Mi.	**264 SENECA ST** **TURTLE CREEK, PA 15145-2027**	11/26/2025	$10,000	$7	1304	5/2/1	1925	4,480 SF	
		APN: 455-J-44 Document #: 2025-31866 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 112 Subdivision: TC ROBINSON ALBYN Abbreviated Description: Lot:112 Subdivision:TC ROBINSON ALBYN								
10	.53Mi.	**357 STEWART ST** **TURTLE CREEK, PA 15145-1917**	11/10/2025	$30,000	$26	1116	5/2/1	1928	2,370 SF	
		APN: 455-K-129 Document #: 2025-30245 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: FANNY KATZ Abbreviated Description: Lot:11 Subdivision:FANNY KATZ								
11	.4Mi.	**166 CURRY ST** **TURTLE CREEK, PA 15145-1009**	10/10/2025	$296,300	$154	1924	7/4/2	1961	13,650 SF	
		APN: 454-B-86 Document #: 2025-27388 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 20 Subdivision: NY&CLEVELAND GAS CO Abbreviated Description: Lot:19 20 Subdivision:NY&CLEVELAND GAS CO								
12	.19Mi.	**577 HIGHLAND AVE**	10/10/2025	$170,000	$113	1500	7/4/2	1960	13,818 SF	

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TURTLE CREEK, PA 15145-1224
APN: 454-N-352 Document #: 2025-27371
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

13	.36Mi.	**102 IVY ST** **TURTLE CREEK, PA 15145-1320**	10/06/2025	$113,430	$92	1232	6/3/1	1925	4,618 SF

APN: 455-A-290 Document #: 2025-26881
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 12 Subdivision: ROCK GLEN Abbreviated Description: Lot:11 12 Subdivision:ROCK GLEN

14	.5Mi.	**373 STEWART ST** **TURTLE CREEK, PA 15145-1917**	10/02/2025	$10,612	$7	1516	7/3/2	1900	5,100 SF

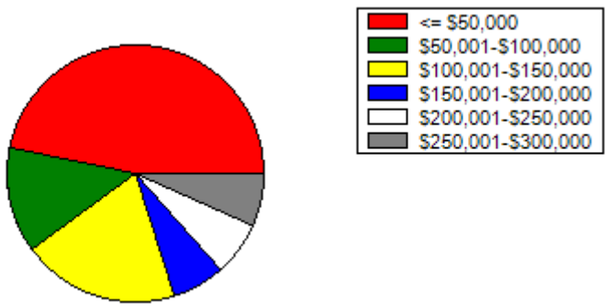
APN: 455-K-63 Document #: 2025-26629
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

15	.57Mi.	**511 JAMES ST** **TURTLE CREEK, PA 15145-1508**	10/02/2025	$108,455	$87	1244	6/3/1	1953	7,680 SF

APN: 455-H-33 Document #: 2025-26587
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6-8 Subdivision: ELECTRIC HEIGHTS CO Abbreviated Description: Lot:6-8 Subdivision:ELECTRIC HEIGHTS CO

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.	**719 THOMPSON ST**	**03/23/2023**	$42,800	$24,800	1,216	4/2/1	1910	6,020 SF	
.01Mi.	**717 THOMPSON ST**	**11/22/1993**	$52,700	$34,700	2,070	6/3/1	1900	6,000 SF	
.01Mi.	**727 THOMPSON ST**	**10/01/2003**	$40,800	$22,800	1,020	5/2/1	1910	9,472 SF	
.02Mi.	**720 NEGLEY AVE**	**06/28/2024**	$38,900	$38,900	1,500	6/4/1	1900	7,344 SF	
.02Mi.	**709 THOMPSON ST**	**08/29/2024**	$41,200	$41,200	1,056	5/3/1	1900	6,020 SF	
.03Mi.	**724 THOMPSON ST**	**04/30/2021**	$36,200	$18,200	1,108	5/2/1	1900	9,204 SF	
.03Mi.	**722 THOMPSON ST**	**08/24/2004**	$35,500	$17,500	1,225	5/3/1	1900	7,727 SF	
.03Mi.	**716 THOMPSON ST**	**11/24/1987**	$32,000	$14,000	896	5/2/1	1900	3,863 SF	
.04Mi.	**714 THOMPSON ST**	**07/25/2019**	$61,400	$43,400	1,584	6/3/1	1900	9,801 SF	
.04Mi.	**732 NEGLEY AVE**	**06/18/2019**	$56,600	$56,600	1,450	6/3/2	1944	9,117 SF	
.04Mi.	**800 THOMPSON ST**	**06/08/1998**	$52,400	$52,400	1,155	7/3/2	1920	2,352 SF	
.04Mi.	**708 THOMPSON ST**	**09/19/2017**	$38,000	$38,000	998	5/3/1	1900	6,584 SF	
.05Mi.	**723 NEGLEY AVE**	**08/27/1991**	$37,700	$19,700	1,200	6/3/1	1920	11,280 SF	
.05Mi.	**719 NEGLEY AVE**	**12/01/2025**	$34,600	$34,600	1,408	5/2/1	1910	6,758 SF	
.05Mi.	**734 NEGLEY AVE**	**11/26/2025**	$49,200	$49,200	1,228	6/3/1	1920	4,333 SF	
.05Mi.	**706 THOMPSON ST**	**10/10/2022**	$33,900	$15,900	1,120	5/3/1	1900	4,511 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	35%

Demographics & Income

Median Age:	45.3 years old	Households:	3,318
Median Household Income:	$45,653	Households w/Family:	59%
Household Income Per Capita:	$28,529	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Woodland Hills School District	Students:	3,228
Number of Schools:	5	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.11Mi.	**Woodland Hills High School** Number of Students: 1,006 Student-Teacher Ratio: 14.83 Advanced Placement: Yes	D-	Public	9 - 12
1.03Mi.	**Wilkins Elementary School** Number of Students: 447 Student-Teacher Ratio: 10.16	C-	Public	KG - 6
1.63Mi.	**Woodland Hills Junior High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	7 - 8

Flood Report

The Subject Property of **719 THOMPSON ST, TURTLE CREEK, PA 15145-1214** 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	139%	NOTABLY HIGHER
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	109%	SIMILAR
OVERALL	129%	HIGHER

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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