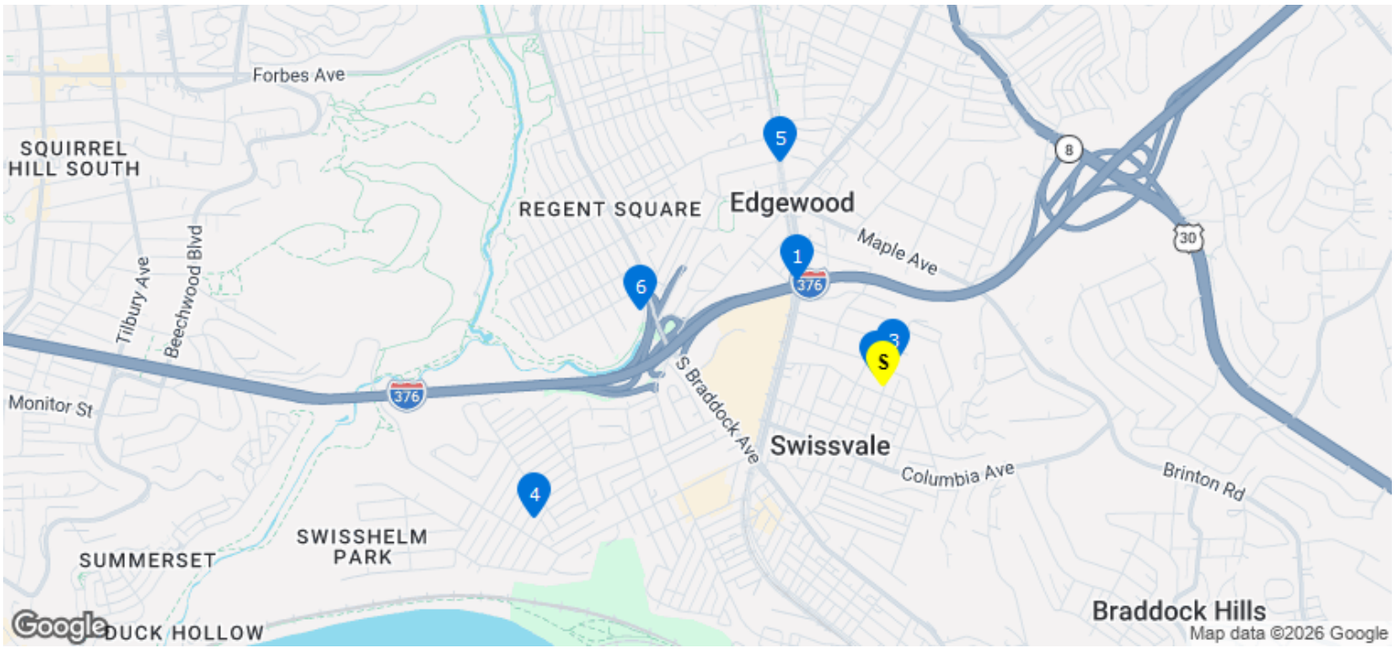
ICE SiteX Report

OrderID: 98761803

SiteX Property Information Report



Subject Property Location

8012 WESTMORELAND AVE, PITTSBURGH, PA 15218-1721

County:	**ALLEGHENY PA**	Census Tract:	5152.00
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	234-J-85	Thomas Bros Pg-Grid:	

Valuation

Value:	**$191,000**	FSD:	33	Common Confidence Score:	21
Value Range:	$127,970 - $254,030	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$15,900	Market Land Value:	$15,900	Tax Year:	2026
Assd Improvement:	$57,900	Market Improvment Value:	$75,900	Total Taxable Value:	$3,266
Total Assessed Value:	$73,800	Total Assessor Market Value:	$91,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 00085 Block: 0234J District: 854

Abbreviated Description:	SWISSVALE PL PLAN PT 153-154 LOT 32.61XAVG 89.86X32.48 RR IN ALL WESTMORELAND AVE 2 STY BRK HSE 8012
City/Muni/Twp:	SWISSVALE

Property Characteristics

Lot Size:	2,924 SF	Bedrooms:	5	Pool:	
Building Area:	2347 SF	Baths:	2	Fireplace:	1
Year Built:	1930	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Full Basement	Roof Cover:	Shingle (Not Wood)
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/18/2010	Loan Amount:	N/A
Document #:	201064930 BK-PG 38379-279	Loan Type:	Unknown Loan Type
Contract Date:	08/03/2010		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Map Ref: 0

Mortgage Record

Recording Date:	01/12/2004	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Conventional
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Prior Transfer

Recording Date:	01/12/2004	Sales Price:	$126,000
Document #:	BK-PG -	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:

ICE SiteX Report

OrderID: 98761803

Prior Transfer

Recording Date:	03/28/2003	Sales Price:	$32,560
Document #:	032803059922 BK-PG 11607-001	Type of Sale:	Lender Sold
Contract Date:	03/19/2003		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: SWISSVALE PLACE Map Ref: MB9 PG190
City/Muni/Twp: SWISSVALE

Prior Transfer

Recording Date:	05/22/2002	Sales Price:	$2,078
Document #:	052202104324 BK-PG 11353-001	Type of Sale:	Lender Owned
Contract Date:	02/22/2002		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: SWISSVALE PLACE Map Ref: MB9 PG190
City/Muni/Twp: SWISSVALE

Prior Transfer

Recording Date:	11/30/1995	Sales Price:	$57,500
Document #:	113095152459 BK-PG 9591-005	Type of Sale:	Arms-Length Transfer
Contract Date:	11/28/1995		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: SWISSVALE PLACE Map Ref: MB9 PG190
Abbreviated Description: PART LOTS153&154

Area Sales Analysis

Total Area Sales	$1,750,000	Median # of Bedrooms	4
Median Lot Size	3,900 SF	Median # of Baths	2
Median Living Area	2,117 SF	Median Year Built	1918
Price Range - 2 Yrs	$125,000 to $430,000	Age Range	77 years to 130 years
Median Value	$314,250	Median Age	108.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**2110 LLOYD AVE** **PITTSBURGH, PA 15218-1712**	05/13/2026	$377,450	$219	1720	6/3/1	1900	7,653 SF	
		APN: 234-J-94 Document #: 2026-11557 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 156 Subdivision: SWISSVALE PLACE Abbreviated Description: Lot:156 Subdivision:SWISSVALE PLACE								
2	.05Mi.	**170 LLOYD AVE** **PITTSBURGH, PA 15218-1666**	08/05/2026	$217,500	$192	1134	5/2/1	1950	4,826 SF	
		APN: 234-J-304 Document #: 2026-20994 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Subdivision: S H LLOYD Abbreviated Description: Lot:18 Subdivision:S H LLOYD								
3	.1Mi.	**2002 LACROSSE ST** **PITTSBURGH, PA 15218-1826**	07/30/2026	$232,000	$175	1329	6/3/1	1933	3,733 SF	
		APN: 177-M-122 Document #: 2026-20301 Document Type: Warranty Deed Price Code: A Land Use: Row house (Residential) Legal:								
4	.1Mi.	**7936 SAINT LAWRENCE AVE** **PITTSBURGH, PA 15218-1855**	07/01/2026	$189,900	$134	1422	6/3/1	1925	3,900 SF	
		APN: 234-N-80 Document #: 2026-16952 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 110-111 Subdivision: SWISSVALE PLACE Abbreviated Description: Lot:110-111 Subdivision:SWISSVALE PLACE								
5	.11Mi.	**149 LLOYD AVE** **PITTSBURGH, PA 15218-1645**	05/27/2026	$288,000	$174	1656	6/2/1	1898	4,500 SF	
		APN: 234-J-282 Document #: 2026-13015 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Subdivision: S H LLOYD Abbreviated Description: Lot:11 Subdivision:S H LLOYD								
6	.14Mi.	**8020 LLOYD AVE** **PITTSBURGH, PA 15218-1743**	06/10/2026	$294,000	$170	1734	5/2/2	1950	19,890 SF	
		APN: 234-K-220 Document #: 2026-14699 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
7	.15Mi.	**2115 DELAWARE AVE** **PITTSBURGH, PA 15218-1810**	04/13/2026	$148,000	$110	1344	6/3/1	1918	5,250 SF	
		APN: 234-N-244 Document #: 2026-08563 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 74-75 Subdivision: SWISSVALE PLACE Abbreviated Description: Lot:74-75 Subdivision:SWISSVALE PLACE								
8	.17Mi.	**2003 DELAWARE AVE** **PITTSBURGH, PA 15218-1818**	07/08/2026	$307,000	$198	1554	6/3/1	1900	2,875 SF	
		APN: 177-S-45 Document #: 2026-17635 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Subdivision: J H GALEY Abbreviated Description: Lot:9 Subdivision:J H GALEY								
9	.17Mi.	**7922 NEWMEYER ST** **PITTSBURGH, PA 15218-1828**	06/29/2026	$88,250	$48	1848	7/3/2	1920	3,594 SF	
		APN: 177-S-71 Document #: 2026-16558 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 20-21 Subdivision: NEWMEYER PLACE Abbreviated Description: Lot:20-21 Subdivision:NEWMEYER PLACE								
10	.18Mi.	**220 OAKVIEW AVE** **PITTSBURGH, PA 15218-1527**	06/12/2026	$252,500	$153	1648	6/3/1	1910	3,000 SF	

ICE SiteX Report

OrderID: 98761803

APN: 234-E-113 Document #: 2026-15118
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: ALEXANDER GORDON EST Abbreviated Description: Lot:49 Subdivision:ALEXANDER GORDON EST

11	.19Mi.	**1945 DELAWARE AVE** **PITTSBURGH, PA 15218-1858**	08/03/2026	$146,000	$60	2442	13/5/3	1902	5,831 SF

APN: 177-S-56 Document #: 2026-20736
Document Type: Special Warranty Deed Price Code: A
Land Use: Triplex (3 units, any combination)
Legal: Lot: 36 Subdivision: JOHN GALEY Abbreviated Description: Lot:36 Subdivision:JOHN GALEY

12	.22Mi.	**223 CHESTNUT ST** **PITTSBURGH, PA 15218-1511**	07/24/2026	$255,000	$153	1664	6/3/1	1897	3,621 SF

APN: 234-E-61 Document #: 2026-19661
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: ALEX GORDON EST Abbreviated Description: Lot:31 Subdivision:ALEX GORDON EST

13	.26Mi.	**7719 SAINT LAWRENCE AVE** **PITTSBURGH, PA 15218-2138**	07/07/2026	$163,000	$168	968	5/2/1	1935	1,440 SF

APN: 235-A-113 Document #: 2026-17442
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: SWISSVALE Abbreviated Description: Subdivision:SWISSVALE

14	.31Mi.	**2206 MILLIGAN AVE** **PITTSBURGH, PA 15218-2137**	04/27/2026	$175,000	$129	1355	6/3/2	1920	2,625 SF

APN: 235-A-274 Document #: 2026-09601
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: MILLIGAN MANOR Abbreviated Description: Lot:32 Subdivision:MILLIGAN MANOR

15	.34Mi.	**2252 MILLIGAN AVE** **PITTSBURGH, PA 15218-2137**	04/15/2026	$193,000	$179	1080	4/1/2	1920	2,625 SF

APN: 235-A-241 Document #: 2026-08774
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: MILLIGAN MANOR ADDN Abbreviated Description: Lot:55 Subdivision:MILLIGAN MANOR ADDN

16	.35Mi.	**110 ELM ST** **PITTSBURGH, PA 15218-1597**	06/16/2026	$315,000	$115	2732	15/6/3	1890	6,574 SF

APN: 177-D-158 Document #: 2026-15365
Document Type: Warranty Deed Price Code: A
Land Use: Triplex (3 units, any combination)
Legal: Lot: 2 Abbreviated Description: Lot:2

17	.39Mi.	**127 LINCOLN AVE** **SWISSVALE, PA 15218-1621**	06/12/2026	$475,000	$175	2711	9/4/2	1903	3,600 SF

APN: 177-H-44 Document #: 2026-15049
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: GEORGE SHERMAN Abbreviated Description: Lot:10 Subdivision:GEORGE SHERMAN

18	.4Mi.	**125 DEWEY ST** **SWISSVALE, PA 15218-1407**	05/26/2026	$607,000	$217	2800	9/5/2	1920	5,780 SF

APN: 234-B-36 Document #: 2026-12963
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: EDGEWOOD PLACE Abbreviated Description: Lot:7 Subdivision:EDGEWOOD PLACE

19	.42Mi.	**7474 MCCLURE AVE** **PITTSBURGH, PA 15218-2394**	05/28/2026	$279,000	$107	2608	12/6/3	1905	2,430 SF

APN: 177-R-270 Document #: 2026-13287
Document Type: Warranty Deed Price Code: A
Land Use: Triplex (3 units, any combination)
Legal:

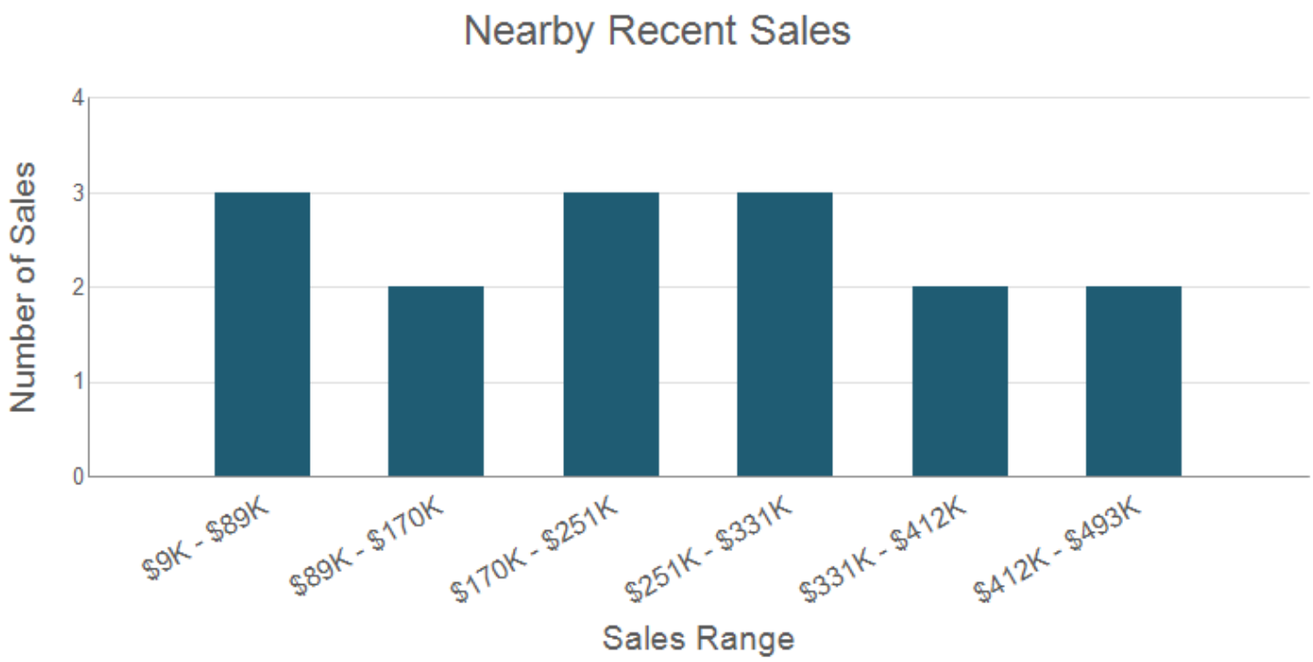
20	.42Mi.	**1237 CIRCLE DR** **PITTSBURGH, PA 15221-4501**	04/29/2026	$160,000	$100	1599	6/3/2	1957	5,889 SF

APN: 234-L-38 Document #: 2026-09938
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: JACOBSON Abbreviated Description: Lot:7 Subdivision:JACOBSON

ICE SiteX Report

OrderID: 98761803

Comparable Sales Chart



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.	**8012 WESTMORELAND AVE**	**01/12/2004**	$91,800	$73,800	2,347	8/5/2	1930	2,924 SF	
.01Mi.	**8018 WESTMORELAND AVE**	**12/21/2016**	$87,200	$87,200	2,000	10/4/2	1965	2,035 SF	
.03Mi.	**184 LLOYD AVE**	**12/13/2024**	$200,400	$182,400	2,236	10/4/2	1925	5,762 SF	
.05Mi.	**2121 LACROSSE ST**	**04/22/2011**	$79,300	$79,300	2,554	8/3/2	1910	6,720 SF	
.05Mi.	**2115-2117 LLOYD AVE**	**04/30/2021**	$127,600	$127,600	2,408	10/4/2	1936	3,629 SF	
.06Mi.	**8100-8102 WESTMORELAND AVE**	**04/17/2007**	$50,300	$50,300	1,792	8/4/2	1940	2,341 SF	
.06Mi.	**8104-8106 WESTMORELAND AVE**	**04/15/2026**	$39,400	$39,400	896	10/4/2	1940	2,307 SF	
.07Mi.	**7940 GRAFF AVE**	**08/13/2010**	$85,300	$85,300	1,776	8/4/2	1930	3,022 SF	
.09Mi.	**7932 WESTMORELAND AVE**	**02/03/2011**	$114,400	$114,400	2,992	10/4/2	1950	5,166 SF	
.09Mi.	**145-147 LACROSSE ST**	**10/18/1995**	$100,000	$100,000	1,892	8/2/2	1925	6,140 SF	
.11Mi.	**153 LLOYD AVE**	**06/08/1999**	$153,000	$135,000	2,402	16/4/2	1918	6,000 SF	
.11Mi.	**2021 HAMPTON ST**	**02/13/2019**	$59,300	$59,300	2,004	11/6/1	1910	2,260 SF	
.12Mi.	**2013 HAMPTON ST**	**08/23/2022**	$206,700	$206,700	2,336	10/6/2	1920	4,978 SF	
.12Mi.	**173 GORDON ST**	**06/06/2006**	$83,400	$83,400	1,730	7/4/2	1930	3,753 SF	
.13Mi.	**7914 WESTMORELAND AVE**	**03/01/2023**	$152,600	$152,600	2,334	11/4/2	1900	5,981 SF	
.13Mi.	**2219-2221 HAMPTON ST**	**10/14/2016**	$110,000	$110,000	2,184	10/4/2	1930	5,000 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	38.8 years old	Households:	6,645
Median Household Income:	$71,497	Households w/Family:	42%
Household Income Per Capita:	$46,632	Households w/Family Married:	30%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	15%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.55Mi.	**Dickson Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 6
1.46Mi.	**Woodland Hills High School**	D-	Public	9 - 12

ICE SiteX Report

OrderID: 98761803

Number of Students: 1,006
Student-Teacher Ratio: 14.83
Advanced Placement: Yes

1.34Mi. **Woodland Hills Junior High School** NA Public 7 - 8
Number of Students: NA
Student-Teacher Ratio: NA

Flood Report

The Subject Property of **8012 WESTMORELAND AVE, PITTSBURGH, PA 15218-1721** 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	118%	HIGHER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	85%	LOWER
MURDER	119%	HIGHER
OVERALL	115%	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.