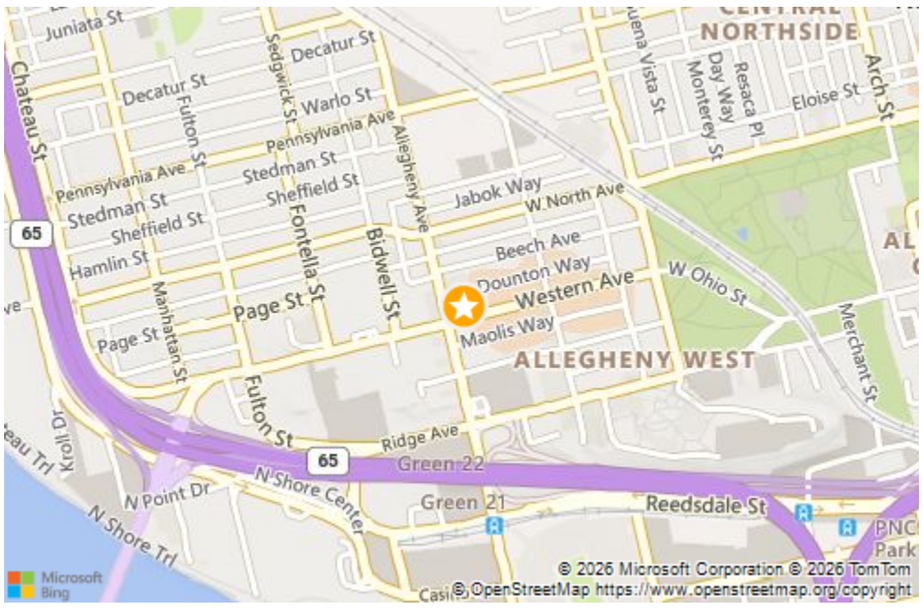
ICE SiteX Report

OrderID: 98161893

SiteX Property Information Report



Subject Property Location

946 WESTERN AVE, PITTSBURGH, PA 15233-1718

County:	**ALLEGHENY PA**	Census Tract:	420035627.001008
Property Use:	Bed & Breakfast	Zoning:	
Parcel Number:	7-D-127	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2012	Tax Rate Code Area:	
Assd Land Value:	$60,200	Market Land Value:	$60,200	Tax Year:	2026
Assd Improvement:	$140,900	Market Improvment Value:	$140,900	Total Taxable Value:	$5,299
Total Assessed Value:	$201,100	Total Assessor Market Value:	$201,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 00127 Block: 0007D District: 122
Abbreviated Description: LOT = 30 X 120 X 30 X 120 3 STY BRK REST-APT (VICTORIA) #946
City/Muni/Twp: 22ND WARD - PITTSBURGH

Property Characteristics

Lot Size:	3,600 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/07/2011	Sales Price:	$400,000
Document #:	BK-PG 14680 -538	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 00127 Block: 0007D District: 122
Abbreviated Description: LOT = 30 X 120 X 30 X 120 3 STY BRK REST-APT (VICTORIA) #946
City/Muni/Twp: 22ND WARD - PITTSBURGH

Prior Transfer

Recording Date:	09/07/2011	Sales Price:	$400,000
Document #:	BK-PG 14680-538	Type of Sale:	Full Amount on Deed
Contract Date:	09/01/2011		
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/03/2009	Loan Amount:	N/A
Document #:	200914408 BK-PG 36343-423	Loan Type:	FHA
TD Due Date:	03/01/2039	Type Finance:	FIX

Legal Description:

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Prior Transfer

Recording Date:	09/01/2006	Sales Price:	$210,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/01/2006	Sales Price:	$210,000
Document #:	BK-PG 12979-332	Type of Sale:	Full Amount on Deed
Contract Date:	08/30/2006		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/04/2002	Sales Price:	$180,000
Document #:	040402068747 BK-PG 11312-135	Type of Sale:	Full Amount on Deed
Contract Date:	04/02/2002		
Document Type:			
Legal Description:			
City/Muni/Twp: PITTSBURGH			

No Comparable Sales Found

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.	**946 WESTERN AVE**	**09/07/2011**	$201,100	$201,100				3,600 SF	
.01Mi.	**944 WESTERN AVE**	**08/28/1995**	$143,900	$125,900	4,288	12/4/1	1887	2,880 SF	
.01Mi.	**942 WESTERN AVE**	**08/04/2008**	$154,700	$136,700	1,728	6/3/1	1887	2,890 SF	
.01Mi.	**948 WESTERN AVE**	**05/23/2018**	$116,400	$116,400				9,120 SF	
.02Mi.	**940 WESTERN AVE**	**11/24/1997**	$300,000	$300,000				5,760 SF	
.03Mi.	**932-934 WESTERN AVE**	**02/08/2023**	$256,900	$256,900				8,400 SF	
.03Mi.	**971 BEECH AVE**	**10/29/1923**	$2,545,600	$2,545,600				27,948 SF	
.03Mi.	**824 ALLEGHENY AVE**	**08/05/2004**	$37,000	$37,000				2,813 SF	
.03Mi.	**824 ALLEGHENY AVE**	**08/05/2004**	$123,000	$123,000				10,162 SF	
.03Mi.	**947 WESTERN AVE**	**09/19/2007**	$235,400	$235,400				2,813 SF	
.04Mi.	**945 WESTERN AVE**	**12/06/2005**	$106,500	$88,500	1,408	4/1/1	1940	2,875 SF	
.04Mi.	**930 WESTERN AVE**	**02/26/2016**	$193,200	$175,200	3,715	7/3/2	1910	2,800 SF	
.04Mi.	**901 ALLEGHENY AVE**	**06/26/2003**	$2,039,800	$2,039,800				14,400 SF	
.04Mi.	**937 BEECH AVE**	**01/16/1998**	$309,400	$291,400	5,040	8/3/3	1900	3,297 SF	
.04Mi.	**928 WESTERN AVE**	**09/23/2016**	$225,800	$225,800	3,715	9/5/4	1910	2,800 SF	
.04Mi.	**939-941 WESTERN AVE**	**12/09/2024**	$532,400	$532,400				16,875 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	40%

Demographics & Income

Median Age:	37.0 years old	Households:	1,434
Median Household Income:	$61,573	Households w/Family:	35%
Household Income Per Capita:	$52,644	Households w/Family Married:	22%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	14%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.49Mi.	**Pittsburgh Carmalt K-8** Number of Students: 547 Student-Teacher Ratio: 14.36	C	Public	PK - 8
4.00Mi.	**Pittsburgh Brookline Elementary School** Number of Students: 384 Student-Teacher Ratio: 12.63	C+	Public	PK - 8
0.53Mi.	**Pittsburgh Manchester Elementary School** Number of Students: 159 Student-Teacher Ratio: 9.81	C-	Public	PK - 8
2.19Mi.	**Pittsburgh Westwood Elementary School** Number of Students: 278 Student-Teacher Ratio: 11.35	C	Public	KG - 5
5.43Mi.	**Pittsburgh Dilworth K-5**	B-	Public	PK - 5

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Number of Students: 454
Student-Teacher Ratio: 16.1

0.34Mi.	**Pittsburgh Conroy** Number of Students: 192 Student-Teacher Ratio: 5.73	NA	Public	KG - 12
2.24Mi.	**Pittsburgh Morrow Elementary School** Number of Students: 486 Student-Teacher Ratio: 13.5	D+	Public	PK - 8
1.95Mi.	**Pittsburgh Spring Garden Early Childhood Center** Number of Students: 52 Student-Teacher Ratio: 13	NA	Public	PK - PK
3.60Mi.	**Pittsburgh Arlington Elementary School** Number of Students: 385 Student-Teacher Ratio: 10.38	C-	Public	PK - 8
3.24Mi.	**Pittsburgh Science and Technology Academy 6-12** Number of Students: 618 Student-Teacher Ratio: 13.94 Advanced Placement: Yes	A	Public	6 - 12
0.53Mi.	**Pittsburgh Allegheny 6-8** Number of Students: 179 Student-Teacher Ratio: 11.24	C-	Public	6 - 8
6.20Mi.	**Pittsburgh Westinghouse Academy** Number of Students: 573 Student-Teacher Ratio: 10.17	D+	Public	6 - 12
3.33Mi.	**Pittsburgh Woolslair Elementary School** Number of Students: 208 Student-Teacher Ratio: 12	C-	Public	PK - 5
2.41Mi.	**Pittsburgh Weil Elementary School** Number of Students: 178 Student-Teacher Ratio: 11.1	C-	Public	PK - 5
1.66Mi.	**Pittsburgh Classical 6-8** Number of Students: 245 Student-Teacher Ratio: 9.01	C	Public	6 - 8
5.65Mi.	**Pittsburgh Lincoln Elementary School** Number of Students: 186 Student-Teacher Ratio: 10.39	B-	Public	PK - 5
1.97Mi.	**Pittsburgh Miller Elementary School** Number of Students: 218 Student-Teacher Ratio: 11.28	D-	Public	PK - 5
4.91Mi.	**Pittsburgh Sunnyside Elementary School** Number of Students: 248 Student-Teacher Ratio: 11.62	C	Public	PK - 8
2.95Mi.	**Pittsburgh Milliones** Number of Students: 281 Student-Teacher Ratio: 8.91	D+	Public	6 - 12
3.10Mi.	**Pittsburgh Arsenal Elementary School** Number of Students: 331 Student-Teacher Ratio: 11.14	B-	Public	PK - 5
0.76Mi.	**Pittsburgh King Elementary School** Number of Students: 368 Student-Teacher Ratio: 14.14	D+	Public	PK - 8
2.29Mi.	**Brashear High School** Number of Students: 897 Student-Teacher Ratio: 11.04 Advanced Placement: Yes	D-	Public	9 - 12
2.56Mi.	**Perry High School** Number of Students: 430 Student-Teacher Ratio: 10.36	D	Public	9 - 12
4.31Mi.	**Pittsburgh Greenfield Elementary School** Number of Students: 396 Student-Teacher Ratio: 12.97	B	Public	PK - 8
3.04Mi.	**Pittsburgh Chartiers Early Childhood Center** Number of Students: 140 Student-Teacher Ratio: 10.77	NA	Public	PK - PK
4.03Mi.	**Pittsburgh Roosevelt Elementary School** Number of Students: 278 Student-Teacher Ratio: 14.11	C-	Public	PK - 5
5.27Mi.	**Pittsburgh Minadeo Elementary School** Number of Students: 296 Student-Teacher Ratio: 11.09	B-	Public	PK - 5
2.57Mi.	**Pittsburgh Beechwood Elementary School** Number of Students: 360 Student-Teacher Ratio: 12.46	B	Public	PK - 5

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4.79Mi. **Pittsburgh Concord Elementary School** Number of Students: 430 Student-Teacher Ratio: 12.68		C+	Public	KG - 5
5.17Mi. **Pittsburgh Obama 6-12** Number of Students: 678 Student-Teacher Ratio: 13.88		C+	Public	6 - 12

Flood Report

The Subject Property of **946 WESTERN AVE, PITTSBURGH, PA 15233-1718** 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	147%	NOTABLY HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	173%	NOTABLY HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	179%	NOTABLY HIGHER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	169%	NOTABLY HIGHER
OVERALL	179%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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