

Comparable Sales Report

For Property Located At



FRANKSTOWN RD, PITTSBURGH, PA 15235

8 Comparable(s) Selected.

Report Date: 04/09/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$45,000	\$290,000	\$130,286
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	40,319	2,376	253,214	67,460
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$15,200	\$800	\$32,400	\$7,675
Distance From Subject	0.00	1.71	1.94	1.87

*= user supplied for search only

Comp #:	1			Distance From Subject:	1.71 (miles)
Address:	BESSEMER ST, VERONA, PA 15147				
Owner Name:	ATWELL BRIAN S/ATWELL MELISSA L				
Seller Name:	OBRYAN MARY C				
APN:	0632-F-00296-0000-00	Map Reference:	0632-F /	Building Area:	
County:	ALLEGHENY, PA	Census Tract:	5237.01	Total Rooms/Offices:	
Subdivision:	NEWFIELD VILLAGE	Zoning:		Total Restrooms:	
Rec Date:	06/24/2019	Prior Rec Date:		Yr Built/Eff:	/
Sale Date:	06/13/2019	Prior Sale Date:	01/21/1981	Air Cond:	
Sale Price:	\$77,500	Prior Sale Price:	\$25,000	Pool:	
Sale Type:		Prior Sale Type:		Roof Mat:	
Document #:	17666-417	Acres:	0.11		
1st Mtg Amt:	\$76,095	Lot Area:	4,784		
Total Value:	\$1,400	# of Stories:			
Land Use:	VACANT LAND (NEC)	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject:	1.79 (miles)
Address:	DUFF RD, PITTSBURGH, PA 15235				
Owner Name:	INTEGRITY OFFICE GROUP ASSOCIATES				
Seller Name:	JOHN E				
APN:	0450-K-00146-0000-00	Map Reference:	0450-K /	Building Area:	
County:	ALLEGHENY, PA	Census Tract:	5234.00	Total Rooms/Offices:	
Subdivision:		Zoning:		Total Restrooms:	
Rec Date:	04/17/2019	Prior Rec Date:	06/19/2013	Yr Built/Eff:	/
Sale Date:	03/27/2019	Prior Sale Date:	06/12/2013	Air Cond:	
Sale Price:	\$70,000	Prior Sale Price:	\$16,000	Pool:	
Sale Type:		Prior Sale Type:		Roof Mat:	
Document #:	17584-398	Acres:	5.81		
1st Mtg Amt:		Lot Area:	253,214		
Total Value:	\$32,400	# of Stories:			
Land Use:	VACANT LAND (NEC)	Park Area/Cap#:	/		

Comp #: **3** Distance From Subject: **1.85 (miles)**
 Address: **COAL HOLLOW RD, VERONA, PA 15147**
 Owner Name: **JPV HOLDINGS LLC**
 Seller Name: **BO BOS CAR WASH LLC**
 APN: **0368-J-00171-0000-00** Map Reference: **0368-J /** Building Area:
 County: **ALLEGHENY, PA** Census Tract: **5237.01** Total Rooms/Offices:
 Subdivision: Zoning: Total Restrooms:
 Rec Date: **07/31/2019** Prior Rec Date: **12/04/2000** Yr Built/Eff: **/**
 Sale Date: **07/26/2019** Prior Sale Date: **12/01/2000** Air Cond:
 Sale Price: **\$175,000** Prior Sale Price: **\$155,000** Pool:
 Sale Type: Prior Sale Type: Roof Mat:
 Document #: **17712-200** Acres: **0.55**
 1st Mtg Amt: Lot Area: **23,958**
 Total Value: **\$7,700** # of Stories:
 Land Use: **VACANT LAND (NEC)** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **1.91 (miles)**
 Address: **149 GRANT AVE, VERONA, PA 15147**
 Owner Name: **CLINE ROBERT E**
 Seller Name: **MELL CAYCE**
 APN: **0364-N-00075-0000-00** Map Reference: **0364-N /** Building Area:
 County: **ALLEGHENY, PA** Census Tract: **5240.00** Total Rooms/Offices:
 Subdivision: **G PRAETSCH & CO** Zoning: Total Restrooms:
 Rec Date: **04/17/2019** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **04/08/2019** Prior Sale Date: **09/07/1976** Air Cond:
 Sale Price: **\$290,000** Prior Sale Price: Pool:
 Sale Type: Prior Sale Type: Roof Mat:
 Document #: **17585-59** Acres: **0.06**
 1st Mtg Amt: **\$232,000** Lot Area: **2,760**
 Total Value: **\$900** # of Stories:
 Land Use: **VACANT LAND (NEC)** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **1.92 (miles)**
 Address: **HILL ST, PITTSBURGH, PA 15235**
 Owner Name: **TNA INVESTMENTS LLC**
 Seller Name: **BANK OF AMERICA NA**
 APN: **0635-G-00169-0000-00** Map Reference: **0635-G /** Building Area:
 County: **ALLEGHENY, PA** Census Tract: **5234.00** Total Rooms/Offices:
 Subdivision: **GIRDICH** Zoning: Total Restrooms:
 Rec Date: **04/25/2019** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **04/19/2019** Prior Sale Date: Air Cond:
 Sale Price: Prior Sale Price: Pool:
 Sale Type: Prior Sale Type: Roof Mat:
 Document #: **17593-224** Acres: **0.28**
 1st Mtg Amt: Lot Area: **11,979**
 Total Value: **\$6,600** # of Stories:
 Land Use: **VACANT LAND (NEC)** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **1.92 (miles)**
 Address: **FRANKSTOWN RD, PITTSBURGH, PA 15235**
 Owner Name: **JPV HOLDINGS LLC**
 Seller Name: **BO BOS CAR WASH LLC**
 APN: **0295-S-00150-0000-00** Map Reference: **0295-S /** Building Area:
 County: **ALLEGHENY, PA** Census Tract: **5234.00** Total Rooms/Offices:
 Subdivision: Zoning: Total Restrooms:
 Rec Date: **07/31/2019** Prior Rec Date: **12/04/2000** Yr Built/Eff: **/**
 Sale Date: **07/26/2019** Prior Sale Date: **12/01/2000** Air Cond:

Sale Price:	\$175,000	Prior Sale Price:	\$155,000	Pool:	
Sale Type:		Prior Sale Type:		Roof Mat:	
Document #:	17712-200	Acres:	5.45		
1st Mtg Amt:		Lot Area:	237,345		
Total Value:	\$5,500	# of Stories:			
Land Use:	COMMERCIAL ACREAGE	Park Area/Cap#:	/		

Comp #:	7	Distance From Subject:	1.93 (miles)
Address:	2217 LEECHBURG RD, PITTSBURGH, PA 15235		
Owner Name:	DIEHL DANIELLE		
Seller Name:	KARELITZ IRA & OLGA		
APN:	0632-S-00348-0000-00	Map Reference:	0632-S /
County:	ALLEGHENY, PA	Census Tract:	5237.02
Subdivision:		Zoning:	
Rec Date:	03/10/2020	Prior Rec Date:	10/31/1991
Sale Date:	02/24/2020	Prior Sale Date:	10/31/1991
Sale Price:	\$79,500	Prior Sale Price:	\$9,500
Sale Type:		Prior Sale Type:	
Document #:	17960-22	Acres:	0.07
1st Mtg Amt:	\$66,715	Lot Area:	3,263
Total Value:	\$6,100	# of Stories:	
Land Use:	VACANT LAND (NEC)	Park Area/Cap#:	/
		Building Area:	
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	/
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	8	Distance From Subject:	1.94 (miles)
Address:	532 PENN ST, VERONA, PA 15147-1123		
Owner Name:	MILLER CHRISTOPHER/MILLER DANEEN		
Seller Name:	FUTULES WILLIAM A		
APN:	0364-N-00054-0000-00	Map Reference:	0364-N /
County:	ALLEGHENY, PA	Census Tract:	5240.00
Subdivision:	GUSTAVUS PREATSCH	Zoning:	
Rec Date:	02/26/2020	Prior Rec Date:	10/19/2011
Sale Date:	02/19/2020	Prior Sale Date:	09/16/2011
Sale Price:	\$45,000	Prior Sale Price:	\$5,000
Sale Type:		Prior Sale Type:	
Document #:	17945-409	Acres:	0.05
1st Mtg Amt:	\$36,000	Lot Area:	2,376
Total Value:	\$800	# of Stories:	
Land Use:	VACANT LAND (NEC)	Park Area/Cap#:	/
		Building Area:	
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	/
		Air Cond:	
		Pool:	
		Roof Mat:	

Street Map Plus Report

For Property Located At



FRANKSTOWN RD, PITTSBURGH, PA 15235

We are sorry, but this report cannot be generated since the requested property does not have the required geographic information.

#	Address	Sale Price	Year Built	Bed	Bath(F/H)	Last Recording	Living Area	Distance
Subject Property								
	FRANKSTOWN RD				/			0.0
Comparables								
1	149 GRANT AVE	\$290,000			/	04/17/2019		1.91
2	2217 LEECHBURG RD	\$79,500			/	03/10/2020		1.93
3	532 PENN ST	\$45,000			/	02/26/2020		1.94
The following properties have incomplete address information:								
	BESSEMER ST	\$77,500			/	06/24/2019		1.71
	DUFF RD	\$70,000			/	04/17/2019		1.79
	COAL HOLLOW RD	\$175,000			/	07/31/2019		1.85
	HILL ST				/	04/25/2019		1.92
	FRANKSTOWN RD	\$175,000			/	07/31/2019		1.92

Property Detail Report

For Property Located At :

FRANKSTOWN RD, PITTSBURGH, PA 15235



Legal Description:

Location Information

LOT 85.83XAVG258.69X80 RR FRANKSTOWN RD LOT 85.83XAVG227.58X80 RR FRANKSTOWN RD LOT 52.04XAVG290.53X71.71 RR FRANKSTOWN RD
County: ALLEGHENY, PA APN: 0447-S-00341-0000-00
Census Tract / Block: 5234.00 / Alternate APN: 0447-S-00341
Township-Range-Sect: Legal Book/Page: Subdivision:
Legal Lot: Map Reference: 0447-S /
Legal Block: 341 Tract #:
Market Area: Neighbor 447 School District: 30
Code: 93401 School District Name: PENN HILLS TWP
Munic/Township: PENN HILLS TWP

Recording/Sale Date:

Sale Price: Document /
#:

Owner Transfer Information

Deed Type:
1st Mtg Document #:

Recording/Sale Date:

Sale Price: /
Sale Type: Document
#:

Last Market Sale Information

1st Mtg Amount/Type: /
1st Mtg Int. Rate/Type: /
1st Mtg Document #:
2nd Mtg Amount/Type: /
2nd Mtg Int. Rate/Type: /
Price Per SqFt:
Multi/Split Sale:

Deed Type:

Transfer Document #:
New Construction: Title
Company: Lender:
Seller Name:

Prior Rec/Sale Date:

Prior Sale Price: Prior /
Doc Number: Prior
Deed Type:

Prior Sale Information

Prior Lender:
Prior 1st Mtg Amt/Type: /
Prior 1st Mtg Rate/Type: /

Property Characteristics

Year Built / Eff: /
Gross Area:
Building Area:
Tot Adj Area:
Above Grade:
of Stories:
Other Improvements: **Building Permit**

Total Rooms/Offices
Total Restrooms:
Roof Type:
Roof Material:
Construction:
Foundation:
Exterior wall:
Basement Area:

Garage Area:
Garage Capacity:
Parking Spaces:
Heat Type:
Air Cond:
Pool:
Quality:
Condition:

Site Information

Zoning:
Lot Area: 40,319
Land Use: **VACANT LAND (NEC)**
Site Influence:

Acres: 0.93
Lot Width/Depth: 172 x
Commercial Units:
Sewer Type:

County Use: **VACANT LAND (100)**
State Use: **RESIDENTIAL (R)**
Water Type:
Building Class:

Tax Information

Total Value: **\$15,200**
Land Value: **\$15,200**
Improvement Value:
Total Taxable Value: **\$15,200**

Assessed Year: 2021
Improved %:
Tax Year: 2020

Property Tax: **\$605.55**
Tax Area: 934
Tax Exemption:

Comparable Sales Report

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20 Comparable(s) Selected.

Report Date: 04/05/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$3,192	\$710,814	\$156,477
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	40,319	221	20,715	4,866
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$15,200	\$100	\$63,200	\$9,638
Distance From Subject	0.00	4.06	10.62	7.93

*= user supplied for search only

Records: 1 - 20

#	Address	Sale Price	Land Use	Sale Date	Yr Blt	ZIP	Bed	Baths (Total)	Bld/Liv	Lot Area	Munic/Township
Subj	FRANKSTOWN RD		VACANT LAND (NEC)			15235				40,319	PENN HILLS TWP
1	1409 ELM ST	\$5,000	VACANT LAND (NEC)	08/07/2020		15221				5,519	WILKINSBURG BORO
2	110 JORDAN AVE	\$9,500	VACANT LAND (NEC)	07/16/2020		15215				7,263	OHARA TWP
3	16 WINCHELL ST	\$3,192	VACANT LAND (NEC)	09/09/2020		15215				4,000	OHARA TWP
4	5824 RIPPEY ST	\$492,500	VACANT LAND (NEC)	08/13/2020		15206				2,400	PITTSBURGH WARD 11
5	297 SCHOOL ST	\$50,000	VACANT LAND (NEC)	08/12/2020		15215				5,050	SHALER TWP
6	5348 KINCAID ST		VACANT LAND (NEC)	11/19/2019		15224				1,350	PITTSBURGH WARD 10
7	BEECHWOOD BLVD	\$557,500	VACANT LAND (NEC)	08/31/2020		15217				221	PITTSBURGH WARD 14
8	FLEMINGTON ST	\$85,000	VACANT LAND (NEC)	06/26/2020		15217				2,250	PITTSBURGH WARD 15
9	416 FRIDAY RD	\$50,000	VACANT LAND (NEC)	07/06/2020		15209				5,020	SHALER TWP
10	42ND ST	\$230,000	VACANT LAND (NEC)	07/31/2020		15201				1,760	PITTSBURGH WARD 9
11	GLADSTONE ST	\$25,000	VACANT LAND (NEC)	08/20/2020		15207				7,250	PITTSBURGH WARD 15
12	ANDERSON RD	\$8,800	VACANT LAND (NEC)	07/21/2020		15209				20,715	SHALER TWP
13	1750 WATERFRONT PL	\$710,814	VACANT LAND (NEC)	09/03/2020		15222				813	PITTSBURGH WARD 2
14	1012 FRITZ ST	\$13,000	VACANT LAND (NEC)	07/15/2020		15203				3,245	PITTSBURGH WARD 17
15	442 PACIFIC ST	\$28,850	VACANT LAND (NEC)	09/01/2020		15132				4,200	MCKEESPORT WARD 10
16	2633 LINWOOD AVE	\$20,000	VACANT LAND (NEC)	06/10/2020		15214				3,250	PITTSBURGH WARD 26
17	2627 CLEVELAND ST	\$89,000	VACANT LAND (NEC)	07/13/2020		15132				2,500	MCKEESPORT WARD 9
18	89 WYOMING ST	\$295,000	VACANT LAND (NEC)	06/25/2020		15211				2,899	PITTSBURGH WARD 19
19	106 NORTHVIEW RD	\$109,900	VACANT LAND (NEC)	08/14/2020		15237				15,028	ROSS TWP
20	303 SMITH WAY	\$190,000	VACANT LAND (NEC)	09/02/2020		15211				2,579	PITTSBURGH WARD 19

Street Map Plus Report

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#	Address	Sale Price	Year Built	Bed	Bath(F/H)	Last Recording	Living Area	Distance
Subject Property								
	FRANKSTOWN RD				/			0.0
Comparables								
1	1409 ELM ST	\$5,000			/	08/26/2020		4.06
2	110 JORDAN AVE	\$9,500			/	08/05/2020		5.52
3	16 WINCHELL ST	\$3,192			/	09/10/2020		5.58
4	5824 RIPPEY ST	\$492,500			/	08/20/2020		5.63
5	297 SCHOOL ST	\$50,000			/	08/17/2020		5.78
6	5348 KINCAID ST				/	07/30/2020		6.19
7	416 FRIDAY RD	\$50,000			/	07/08/2020		7.46
8	1750 WATERFRONT PL	\$710,814			/	09/09/2020		9.44
9	1012 FRITZ ST	\$13,000			/	07/15/2020		9.66
10	442 PACIFIC ST	\$28,850			/	09/02/2020		9.70
11	2633 LINWOOD AVE	\$20,000			/	07/16/2020		10.23
12	2627 CLEVELAND ST	\$89,000			/	07/14/2020		10.29
13	89 WYOMING ST	\$295,000			/	07/08/2020		10.47
14	106 NORTHVIEW RD	\$109,900			/	08/28/2020		10.56
15	303 SMITH WAY	\$190,000			/	09/10/2020		10.62
The following properties have incomplete address information:								
	BEECHWOOD BLVD	\$557,500			/	09/09/2020		6.54
	FLEMINGTON ST	\$85,000			/	07/20/2020		7.09
	42ND ST	\$230,000			/	08/07/2020		7.53
	GLADSTONE ST	\$25,000			/	08/26/2020		7.88
	ANDERSON RD	\$8,800			/	08/03/2020		8.29