

Douglas Sample
12 South Second Street
Duquesne, PA, 15110

File Number: 25092144

In accordance with your request, I have appraised the real property at:


**32 S 6th St
Duquesne, PA 15110**

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of **September 4, 2025** is:

**(\$6,500)
Negative Six Thousand Five Hundred Dollars**

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.


J. Matthew Barone, PA Cert Res Appr

Land Appraisal Report

File No. 25092144

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.																																																							
	Client Name/Intended User Douglas Sample				E-mail dsample@duquesnepa.us																																																			
	Client Address 12 South Second Street		City Duquesne		State PA		Zip 15110																																																	
SUBJECT	Additional Intended User(s) We agree that the intended users of this appraisal report is the client stated in this report, their successors and assigns.																																																							
	Intended Use The intended use of the appraisal is to provide an estimate of market value to assist the client in the potential sale of the property.																																																							
	Property Address 32 S 6th St		City Duquesne		State PA		Zip 15110																																																	
SALES HISTORY	Owner of Public Record City of Duquesne				County Allegheny																																																			
	Legal Description KENNEDY PLAN 112-113 LOT 25X115 IN ALL 6TH ST COR KENNEDY AVE IMP-DESC: 2 STY BRK HSE 32 FRA STAB																																																							
	Assessor's Parcel # 0305-H-00190-0000-00		Tax Year 2025		R.E. Taxes \$ 0.00																																																			
	Neighborhood Name CITY OF DUQUESNE		Map Reference MSA, 38300		Census Tract 4868																																																			
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)																																																							
NEIGHBORHOOD	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																																																							
	Prior Sale/Transfer: Date Not Applicable		Price NA		Source(s) Public Records																																																			
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) Not applicable																																																							
	Offerings, options and contracts as of the effective date of the appraisal Not applicable																																																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3">Neighborhood Characteristics</th> <th colspan="3">One-Unit Housing Trends</th> <th colspan="2">One-Unit Housing</th> <th>Present Land Use %</th> </tr> <tr> <td>Location</td> <td><input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural</td> <td>Property Values</td> <td><input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</td> <td>PRICE</td> <td>AGE</td> <td>One-Unit</td> <td>85 %</td> </tr> <tr> <td>Built-Up</td> <td><input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td> <td>Demand/Supply</td> <td><input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td> <td>\$(000)</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>%</td> </tr> <tr> <td>Growth</td> <td><input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td> <td>Marketing Time</td> <td><input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths</td> <td>2 Low</td> <td>25</td> <td>Multi-Family</td> <td>5 %</td> </tr> <tr> <td colspan="2">Neighborhood Boundaries The neighborhood boundaries include the Borough of West Mifflin to the north and west, Route 837 to the east and south.</td> <td colspan="2"></td> <td>175 High</td> <td>150</td> <td>Commercial</td> <td>5 %</td> </tr> <tr> <td colspan="2"></td> <td colspan="2"></td> <td>60 Pred.</td> <td>75</td> <td>Other Vacant</td> <td>5 %</td> </tr> </table>		Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %	Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%	Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	2 Low	25	Multi-Family	5 %	Neighborhood Boundaries The neighborhood boundaries include the Borough of West Mifflin to the north and west, Route 837 to the east and south.				175 High	150	Commercial	5 %					60 Pred.	75	Other Vacant	5 %	Neighborhood Description Duquesne is a mixed use, older industrial town / community located along the Monongahela River. Properties in the area are mostly older and tend to vary in terms of updating an modernization. The neighborhood is serviced by the Duquesne City School District.				
Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %																																																
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Market Conditions (including support for the above conclusions) Market research conducted in Duquesne revealed 29 records of single family home sales in the West Penn MLS over the past year in all price ranges. There are currently 3 properties under agreement and 12 active listings. Sales averaged 42 days on the market. Median sale price to list price ratio was 96%. FHA and VA financing with seller concessions are typical options in this market.																																																								
SITE	Dimensions 50x115		Area 5750 Sq.Ft.		Shape Rectangular		View Residential																																																	
	Specific Zoning Classification R-1		Zoning Description Single family residential																																																					
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)																																																							
	Highest and best use of the subject property This property meets all requirements for H & B Use: physical possibility, legal permissibility, financial feasibility, and maximum productivity of the site.																																																							
	Utilities		Public		Other (describe)		Public		Private																																															
Electricity		<input checked="" type="checkbox"/>		<input type="checkbox"/>		Water		<input checked="" type="checkbox"/>																																																
Gas		<input checked="" type="checkbox"/>		<input type="checkbox"/>		Sanitary Sewer		<input checked="" type="checkbox"/>																																																
FEMA Special Flood Hazard Area		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone X		FEMA Map # 42003C 0501H		FEMA Map Date 09/26/2014																																																
Site Comments The highest use for the subject property is vacant land used by an adjoiner. The site is currently improved with a 3 story brick dwelling that is in poor condition. The cost of renovation would exceed what can be recaptured in a future sale, therefore a renovation is not financially feasible.																																																								
MARKET DATA ANALYSIS	ITEM		SUBJECT		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3																																															
	Address		32 S 6th St Duquesne, PA 15110		507 Ferndale Ave Duquesne, PA 15110		4609 Eliza St West Mifflin, PA 15122		4206 Greensprings Ave West Mifflin, PA 15122																																															
	Proximity to subject				0.28 miles SE		1.58 miles NW		1.98 miles NW																																															
	Sales Price		\$		\$ 5,000		\$ 24,000		\$ 6,500																																															
	Price \$ /		0		0.69		0.55		0.77																																															
	Data Source				WPMLS #1703749, Public Record		WPMLS #1669523, Public Record		WPMLS #1514368, Public Record																																															
	Date of Sale and		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION																																															
	Time Adjustment				10/03/2025		09/30/2024		10/11/2021																																															
	Location		Suburban		Suburban		Suburban		Suburban																																															
	Site/View		5750 Sq.Ft./Residential		7290 Sq.Ft./Residential		43362 Sq.Ft./Residential		8397 Sq.Ft./Residential																																															
	Improvements		Dwelling		None		-12,500		-12,500																																															
	Parcel ID		0305-H-00190		0378-N-00039		0238-R-00069		0238-J-00246,238-J-500																																															
	Topography		Level		Level		Level		Level																																															
	Sales or Financing				Arms Length		Arms Length		Arms Length																																															
	Concessions				Cash, No s/c		Cash, No s/c		Cash, No s/c																																															
Net Adj. (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 12,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 30,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 12,500																																																
Indicated Value of Subject				Net Adj. -250.0%		Net Adj. -127.1%		Net Adj. -192.3%																																																
				Gross Adj. 250.0%		Gross Adj. 127.1%		Gross Adj. 192.3%																																																
				\$ -7,500		\$ -6,500		\$ -6,000																																																
Summary of Sales Comparison Approach Each comparable sale is an unimproved single family homesite that were purchased by an adjoining land owner for additional privacy. Sale #2 was adjusted for greater site utility. Each comparable is adjusted for the estimated cost of razing the dwelling and debris removal. Sales were accorded equal weight in the estimate of value.																																																								
RECONCILIATION	Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 09/04/2025 , which is the effective date of this appraisal, is:																																																							
	<input checked="" type="checkbox"/> Single point \$ -6,500 <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____																																																							
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to the following: The level of detail of information reported in this GPAR Form is consistent with the requirements of an appraisal report per USPAP guidelines.																																																								



Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: Market Value Other Value: _____

Source of Definition: Appraisal Institute Dictionary of Real Estate Appraisal

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date, and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated.
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market.
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ADDRESS OF THE PROPERTY APPRAISED:

32 S 6th St

Duquesne, PA 15110

EFFECTIVE DATE OF THE APPRAISAL: 09/04/2025

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ -6,500

APPRAISER

Signature: 

Name: J. Matthew Barone, PA Cert Res Appr

Company Name: Barone & Sons, Inc.

Company Address: 4701 Baptist Road

Pittsburgh, PA 15227

Telephone Number: 412 881-6020

Email Address: jmb@baroneandsons.com

State Certification # RL000296L

or License # _____

or Other (describe): _____ State #: _____

State: PA

Expiration Date of Certification or License: 06/30/2027

Date of Signature and Report: 10/09/2025

Date of Property Viewing: 09/04/2025

Degree of property viewing:

Did personally view Did not personally view

SUPERVISORY APPRAISER

Signature: _____

Name: _____

Company Name: _____

Company Address: _____

Telephone Number: _____

Email Address: _____

State Certification # _____

or License # _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature: _____

Date of Property Viewing: _____

Degree of property viewing:

Did personally view Did not personally view

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Douglas Sample	File No.: 25092144
Property Address: 32 S 6th St	Case No.:
City: Duquesne	State: PA Zip: 15110



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: September 4, 2025
Appraised Value: \$ -6,500



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Douglas Sample	File No.: 25092144
Property Address: 32 S 6th St	Case No.:
City: Duquesne	State: PA Zip: 15110



COMPARABLE SALE #1

507 Ferndale Ave
Duquesne, PA 15110
Sale Date: 10/03/2025
Sale Price: \$ 5,000



COMPARABLE SALE #2

4609 Eliza St
West Mifflin, PA 15122
Sale Date: 09/30/2024
Sale Price: \$ 24,000



COMPARABLE SALE #3

4206 Greensprings Ave
West Mifflin, PA 15122
Sale Date: 10/11/2021
Sale Price: \$ 6,500

Client: Douglas Sample
Property Address: 32 S 6th St
City: Duquesne

File No.: 25092144
Case No.:
Zip: 15110

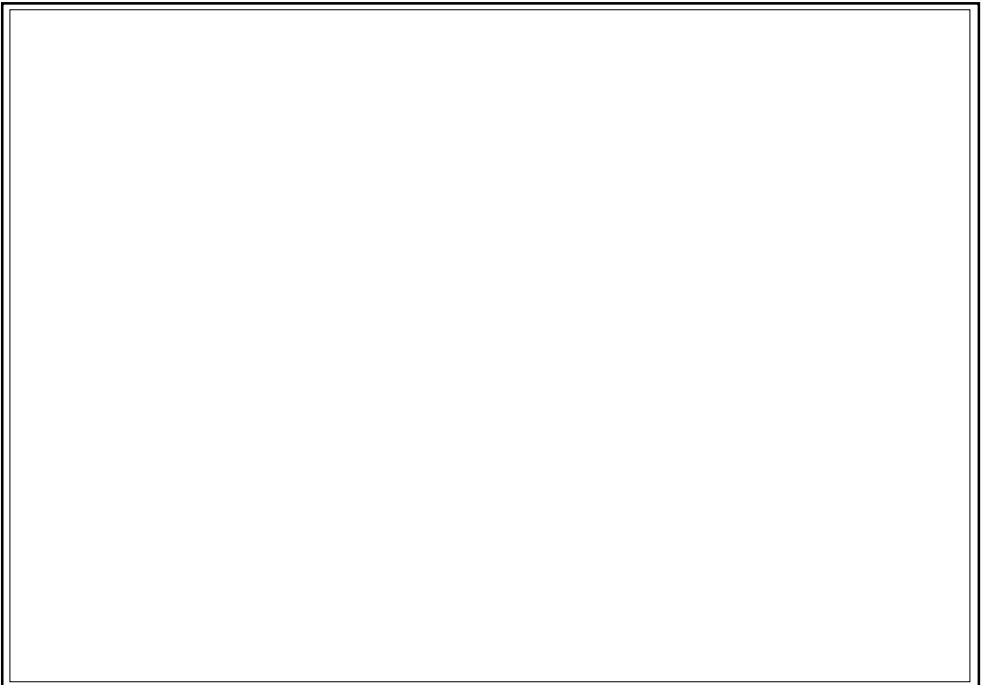
State: PA



Left side view



Right side view



Client: Douglas Sample
Property Address: 32 S 6th St
City: Duquesne

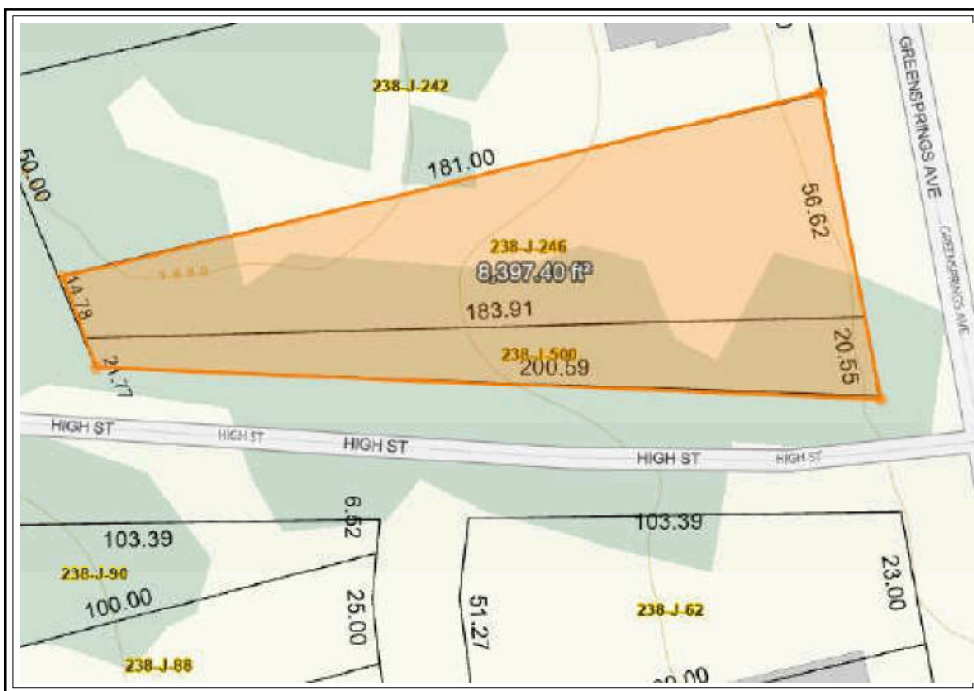
File No.: 25092144
Case No.:
State: PA Zip: 15110



507 Ferndale Ave
Duquesne, PA 15110



4609 Eliza St
West Mifflin, PA 15122

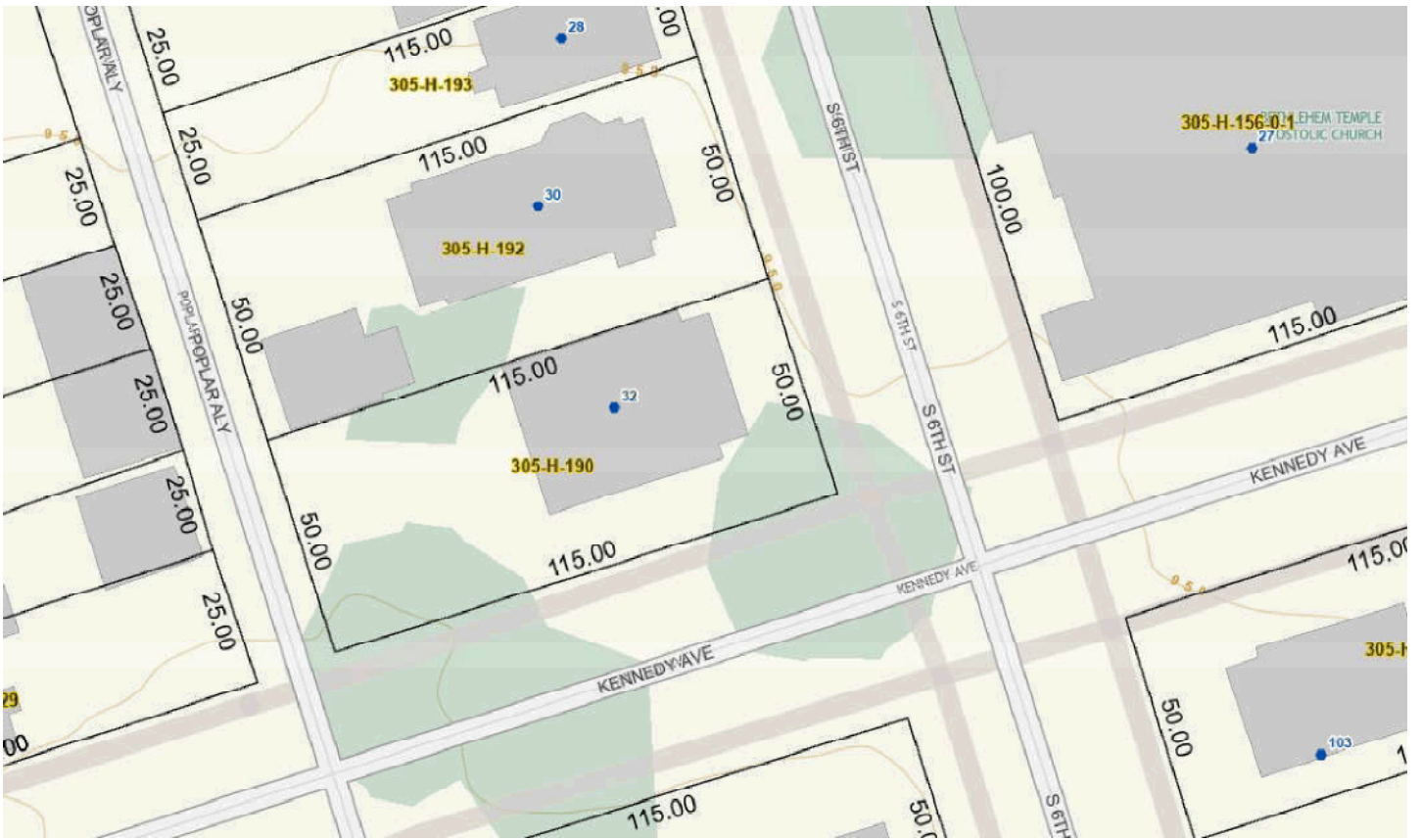


4206 Greensprings Ave
West Mifflin, PA 15122

PLAT MAP

Client: Douglas Sample
Property Address: 32 S 6th St
City: Duquesne

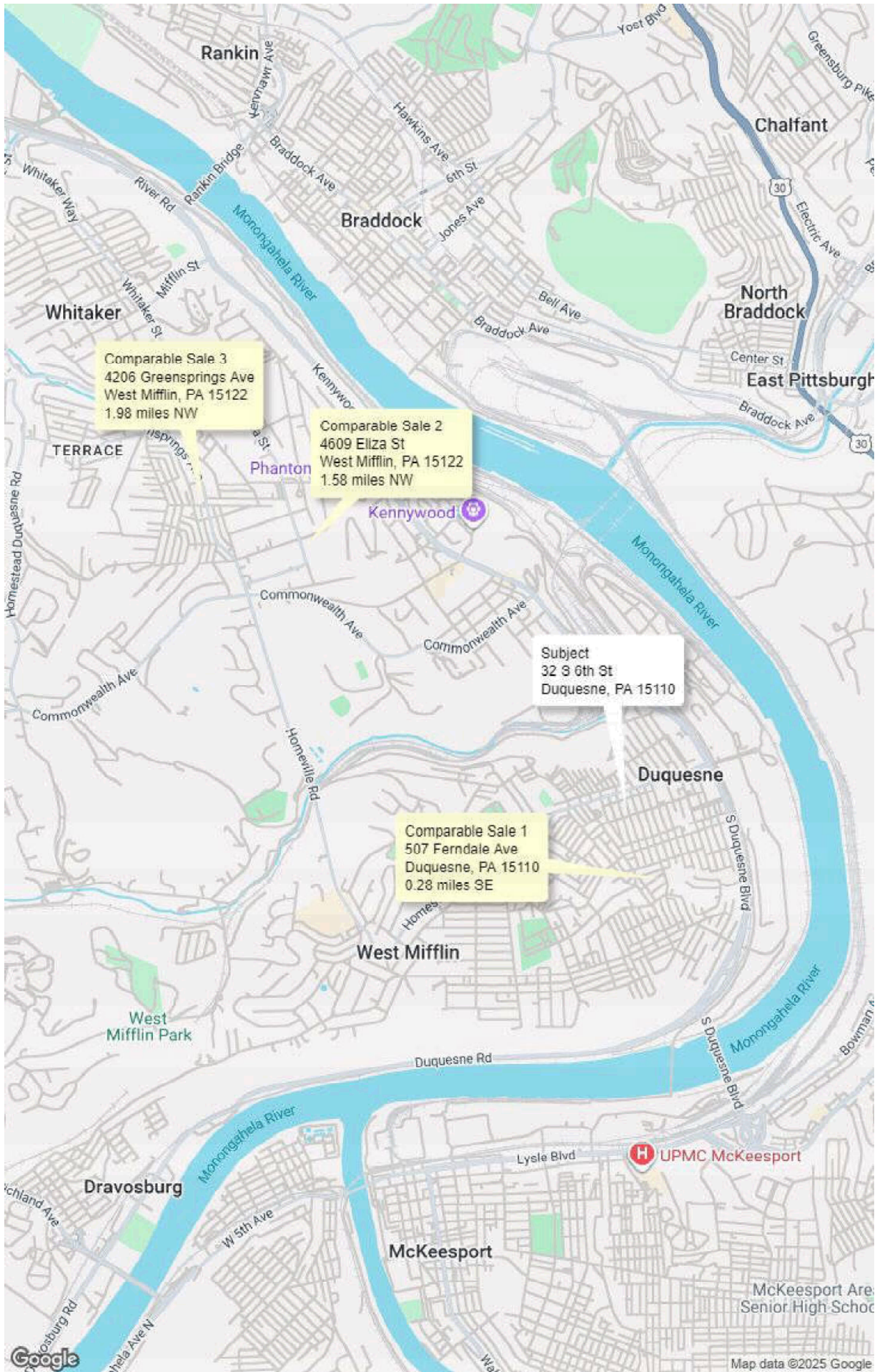
File No.: 25092144
Case No.:
State: PA
Zip: 15110



LOCATION MAP

Client: Douglas Sample
Property Address: 32 S 6th St
City: Duquesne

File No.: 25092144
Case No.:
State: PA
Zip: 15110



AERIAL MAP

Client: Douglas Sample
Property Address: 32 S 6th St
City: Duquesne

File No.: 25092144
Case No.:
State: PA
Zip: 15110



USPAP ADDENDUM

File No. 25092144

Borrower: _____
 Property Address: **32 S 6th St**
 City: **Duquesne** County: **Allegheny** State: **PA** Zip Code: **15110**
 Lender: **Douglas Sample**

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report** A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: **120 Days**


Exposure time is the length of time that the property interest being appraised would have been offered on the market prior to a hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events, assuming a competitive and open market. The stated exposure time indicated in the Market Conditions section of this report is based on statistics from the WPMLS for the subject's market segment. It is noted that this could be understated due to relisting of properties which have become stale on the market

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: 
 Name: **J. Matthew Barone, PA Cert Res Appr**
 Date Signed: **10/09/2025**
 State Certification #: **RL000296L**
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: **PA**
 Expiration Date of Certification or License: **06/30/2027**
 Effective Date of Appraisal: **September 4, 2025**

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

Client: Douglas Sample
Property Address: 32 S 6th St
City: Duquesne

File No.: 25092144
Case No.:
State: PA Zip: 15110



Commonwealth of Pennsylvania- Department of State
Bureau of Professional and Occupational Affairs

Mailing Address P.O. Box 2649, Harrisburg, PA 17185 Toll Free: 1-833-DOS-BPOA



JOHN MATTHEW BARONE

License Number : RL000296L Initial License Date : 08/28/1991 Expiration Date : 06/30/2027
License Type : Certified Residential Appraiser License Status as of 5/31/2025 : Active
Issued By : State Board of Certified Real Estate Appraisers
Address : 4701 BAPTIST ROAD, PITTSBURGH, PA 15227



Arion R. Claggott

Acting Commissioner Arion R. Claggott

JM Barone

Signature of Licensee



Please verify the license by visiting <https://www.pals.pa.gov/verify> or by scanning the QR Code

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