



THE CITY OF PITTSBURGH

DEPARTMENT OF FINANCE

William Peduto, Mayor

Douglas Anderson, Director of Finance / Treasurer

October 5, 2020

President and Members
Pittsburgh City Council
City of Pittsburgh

Dear President and Members:

We submit herewith a Resolution providing for the filing of a petition or petitions for the sale of certain properties in various wards of the City of Pittsburgh, as described in the attached Resolution, acquired at tax sales in accordance with Act No. 171 of 1984.

The Planning Commission's action concerning these properties is as follows:

"That the sale of these properties be approved because there is no known need for their retention in public ownership; that the advertisement of sale and deed contain a stipulation that these properties are being sold subject to all zoning, building and subdivision laws and ordinances."

We believe these prices are fair and reasonable, therefore, we recommend this Resolution for your approval.

Sincerely,

A handwritten signature in blue ink that reads "Douglas W. Anderson".

Douglas Anderson
Director/Treasurer

DA/AP/BJ
Attachments

cc: Councilman R. Daniel Lavelle, Finance Chair – City Council
Brenda F. Pree - City Clerk

PROVIDING for the sale of certain property, acquired by the City of Pittsburgh at tax sales. ITEMS A through G: A: 5 Vincent, B: 329 Industry, C: 334 East Warrington, D: 807 Crucible, E: 0 Lovelace, F: 0 Oxfield, G: 223 Alice

The City Solicitor is hereby authorized to petition the Court of Common Pleas of Allegheny County for the sale of the following properties, acquired at tax sales in accordance with Act No. 171 of 1984. The advertisement of sale and deed to contain a stipulation that the property is being sold subject to all zoning, building and subdivision laws and ordinances, and the cost of the Court proceedings to be paid from Special Trust Fund, Three Taxing Bodies. Any and All properties contained in this Resolution may be the subject of advertising for sale by the Finance Department. ITEMS A through G: A: 5 Vincent, B: 329 Industry, C: 334 East Warrington, D: 807 Crucible, E: 0 Lovelace, F: 0 Oxfield, G: 223 Alice

(A)

Ford Property Holdings LLC c/o Steven Ford
PURCHASE PRICE: \$4,500.00
Green Space
LOT: 36 X 34 X 23.50
LOCATION: 5 Vincent Street
ACQUIRED: August 17, 2007 T/S# 398
WARD: 18 BLOCK & LOT: 15-H-315-A
COUNCIL DISTRICT: 3

(B)

Ford Property Holdings LLC c/o Steven Ford
PURCHASE PRICE: \$5,400.00
Green Space
LOT: 26 X 46.31
LOCATION: 329 Industry Street
ACQUIRED: August 17, 2007 T/S# 399
WARD: 18 BLOCK & LOT: 15-H-324
COUNCIL DISTRICT: 3

(C)

Ford Property Holdings LLC c/o Steven Ford
PURCHASE PRICE: \$9,700.00
Green Space

LOT: 24 X 94.81
LOCATION: 334 East Warrington Avenue
ACQUIRED: August 17, 2007 T/S# 400
WARD: 18 BLOCK & LOT: 15-H-324-1
COUNCIL DISTRICT: 3

(D)

Christian Hollis
2 STY FRA HSE
PURCHASE PRICE: \$3,800.00
Rehabilitation for Rental
LOT: 37.50 X 100
LOCATION: 807 Crucible Street
ACQUIRED: April 20, 2018 T/S# 184
WARD: 20 BLOCK & LOT: 19-C-221
COUNCIL DISTRICT: 2

(E)

David Fromm
PURCHASE PRICE: \$5,700.00
Green Space/Parking
LOT: 66.50 X 76 X 83 RR
LOCATION: 0 Lovelace Street
ACQUIRED: August 17, 2018 T/S# 151
WARD: 20 BLOCK & LOT: 19-G-301
COUNCIL DISTRICT: 2

(F)

Yvonne Castelli
PURCHASE PRICE: \$7,400.00
Build Garage, Parking
LOT: 177.46 X 115 X 112.068
LOCATION: 0 Oxfield Street
ACQUIRED: September 1, 2017 T/S# 117
WARD: 27 BLOCK & LOT: 75-S-312
COUNCIL DISTRICT: 1

(G)

207 Alice Street Holdings LLC c/o Leonard Dipaola
PURCHASE PRICE: \$600.00
Green Space
LOT: 37.50 X 120
LOCATION: 223 Alice Street
ACQUIRED: August 17, 2018 T/S# 221
WARD: 30 BLOCK & LOT: 33-F-212
COUNCIL DISTRICT: 3

City of Pittsburgh
Department of Finance
Property Fact Sheet

Property Information

Property Address: 5 Vincent St
Pittsburgh, PA 15210

Block & Lot: 15-H-315-A

Zoned As: LNC

Neighborhood: Beltzhoover

Council District: 03

Ward: 18

Census Tract: 5624

Description: MC LAIN & MAPLE PLAN PTS 119- 120 IRREG LOT 36 X 34 X 23.5 IN ALL VINCENT ST

Adjoining Properties: In a commercial neighborhood on Vincent Street and the adjoining properties are a 2 STY FRA ALUM SDG HSE assessed at \$6,000, SMALL DETACHED assessed at \$30,400, and a vacant commercial lot assessed at \$1,100

Purchase Price: \$4500.00

Intended Use: Green Space- Add to current property

Permitted Under Zoning: Yes

Purchaser Information

Purchaser: Ford Property Holdings, LLC

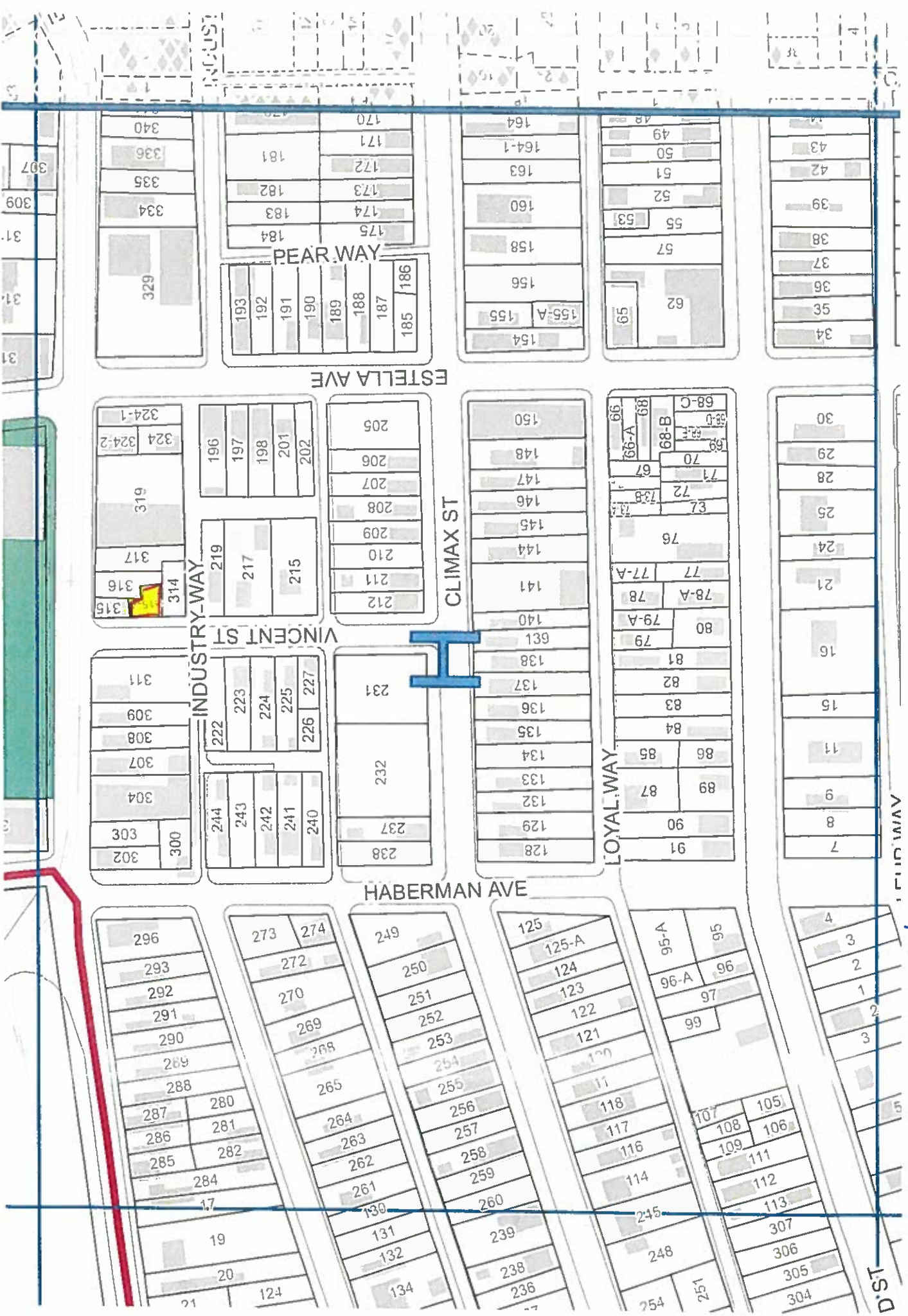
Address: 324 E Warrington Ave
Pittsburgh, PA

Approved: Yes

Delinquent Taxes / Payment Plans:

Building Violations:

Delinquent Water/Sewage Charges:



Map 15

PEAR WAY

170	171	172	173	174	175
181	182	183	184	185	186
193	192	191	190	189	188
187	188	189	190	191	192
193	192	191	190	189	188
187	188	189	190	191	192

154	155	156	157	158	160	163	164-1	164
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65	62	57	55	53	52	51	50	49
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34	35	36	37	38	39	42	43
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INDUSTRY-WAY

315	316	317	319	324-1	324	324-2
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205	206	207	208	209	210	211	212
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CLIMAX ST

128	129	132	133	134	135	136	137	138	140	141	144	145	146	147	148	149	150
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LOYAL WAY

91	90	89	87	86	85	84	83	82	81	79	80	78-A	78	77-A	77	76	738	72	71	67	69	68-B	68-C	66-A	66
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7	8	9	11	15	16	21	24	25	28	29	30
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VINCENT ST

300	302	303	304	307	308	309	311
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238	237	232	231	227	226	225	224	223	222
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HABERMAN AVE

12	20	61	124	132	131	134	290	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500
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D'ST

City of Pittsburgh
Department of Finance
Property Fact Sheet

Property Information

Property Address: 329 Industry St
Pittsburgh, PA 15210

Block & Lot: 15-H-324

Zoned As: LNC

Neighborhood: Beltzhoover

Council District: 03

Ward: 18

Census Tract: 5624

Description: MC LAIN MAPLE PLAN PT 112-113 LOT 26 X 46.31 WARRINGTON AVE

Adjoining Properties: In a commercial neighborhood on Industry Street and the adjoining properties are a warehouse assessed at \$88,900, a 2 STY HSE assessed at \$4,000, and a vacant lot assessed at \$400

Purchase Price: \$5400.00

Intended Use: Green Space- Add to current property

Permitted Under Zoning: Yes

Purchaser Information

Purchaser: Ford Property Holdings, LLC

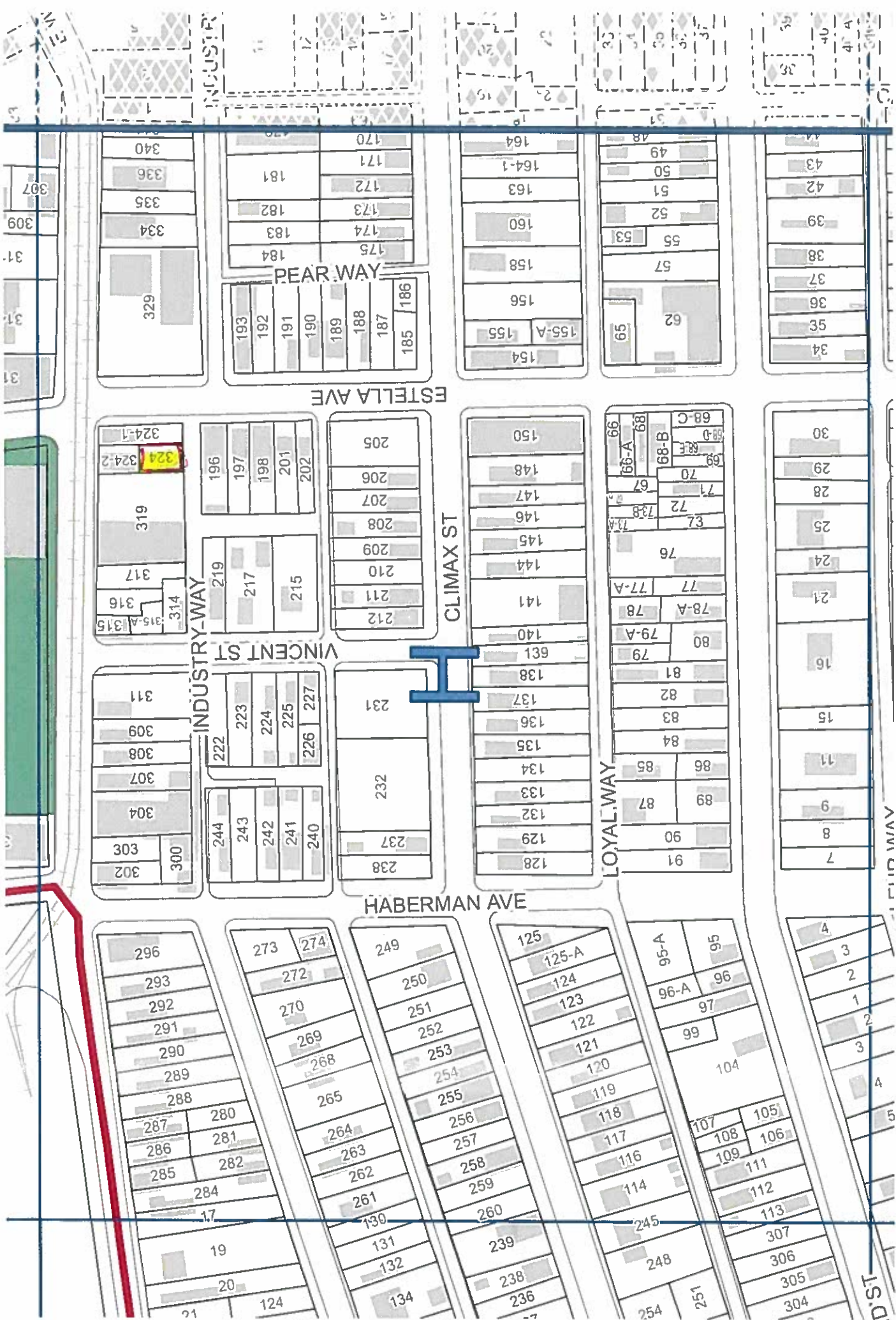
Address: 324 E Warrington Ave
Pittsburgh, PA

Approved: Yes

Delinquent Taxes / Payment Plans:

Building Violations:

Delinquent Water/Sewage Charges:



Map 15

City of Pittsburgh
Department of Finance
Property Fact Sheet

Property Information

Property Address: 334 E Warrington Ave
Pittsburgh, PA 15210

Block & Lot: 15-H-324-1

Zoned As: LNC

Neighborhood: Beltzhoover

Council District: 03

Ward: 18

Census Tract: 5624

Description: MC LAIN MAPLE PLAN PT 112 LOT 24 X 94. 81

Adjoining Properties: In a commercial neighborhood on the corner of E Warrington Avenue and Estella Avenue and the adjoining properties are a 2 STY HSE assessed at \$4,000, and a vacant commercial lot assessed at \$300

Purchase Price: \$9,700.00

Intended Use: Green Space- Add to current property

Permitted Under Zoning: Yes

Purchaser Information

Purchaser: Ford Property Holdings, LLC

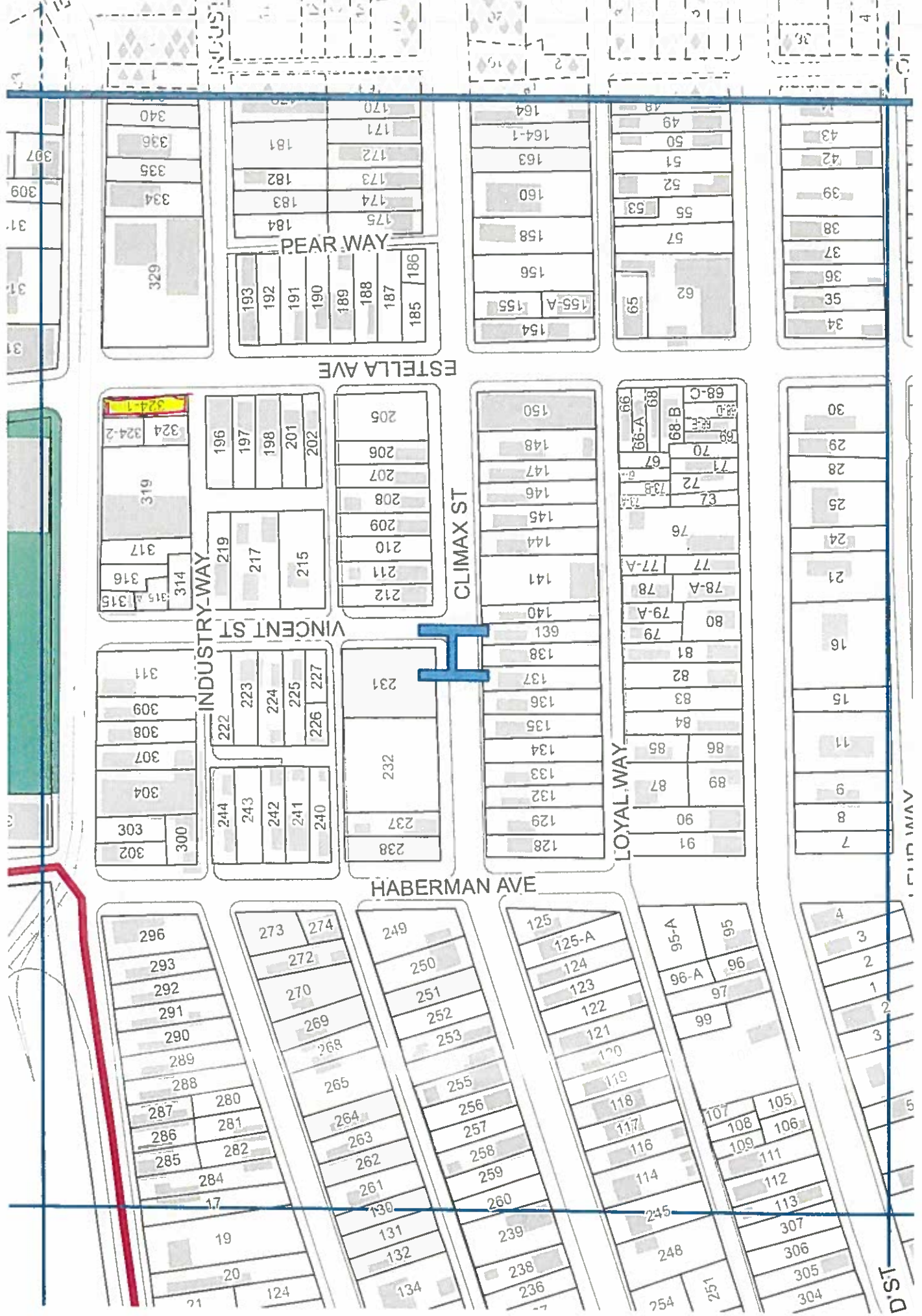
Delinquent Taxes / Payment Plans:

Address: 324 E Warrington Ave
Pittsburgh, PA

Building Violations:

Delinquent Water/Sewage Charges:

Approved: Yes



map 15

City of Pittsburgh
Department of Finance
Property Fact Sheet

Property Information

Property Address: 807 Crucible St
Pittsburgh, PA 15220

Block & Lot: 19-C-221

Zoned As: R1A-H

Neighborhood: Elliott

Council District: 02

Ward: 20

Census Tract: 5626

Description: SMITHY & HAY PLAN 32 1/2-33 LOT 37.50 X 100 CRUCIB

Adjoining Properties: In a residential neighborhood on Crucible Street and the adjoining properties are a 2 STY ASP SHGL HSE assessed at \$21,600 and a vacant lot assessed at \$700

Purchase Price: \$3,800.00

Intended Use: Renovate and rent

Permitted Under Zoning: Yes

Purchaser Information

Purchaser: Christian Hollis

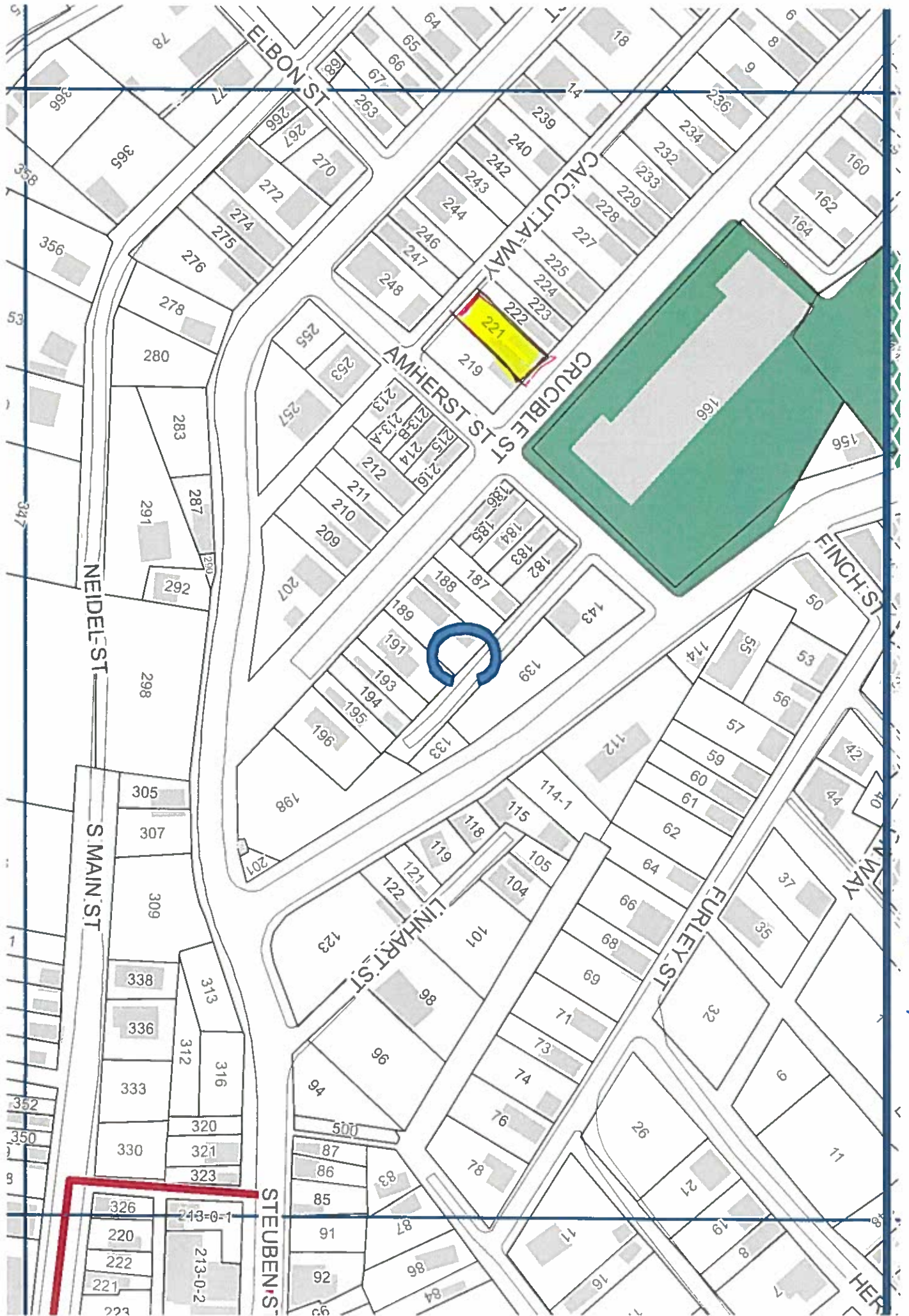
Address: 803 Crucible St
Pittsburgh, PA

Approved: Yes

Delinquent Taxes / Payment Plans:

Building Violations:

Delinquent Water/Sewage Charges:



M ap 19

City of Pittsburgh
Department of Finance
Property Fact Sheet

Property Information

Property Address: 0 Lovelace St
Pittsburgh, PA 15220

Block & Lot: 19-G-301

Zoned As: R1D-L

Neighborhood: Elliott

Council District: 02

Ward: 20

Census Tract: 5626

Description: ROBB PLAN PTS 8-9-10 LOT 66.5X76X83 RR IN ALL L

Adjoining Properties: In a residential neighborhood on Lovelace Street and the adjoining properties are a 2 STY ALUM SDG HSE assessed at \$53,700, a 2 STY BRK HSE assessed at \$35,000, a vacant lot assessed at \$2,900, and a 2 STY BRK HSE assessed at \$39,300

Purchase Price: \$5,700.00

Intended Use: Parking/Garden

Permitted Under Zoning: Yes

Purchaser Information

Purchaser: David Fromm
Address: 632 Walbridge St
Pittsburgh, PA

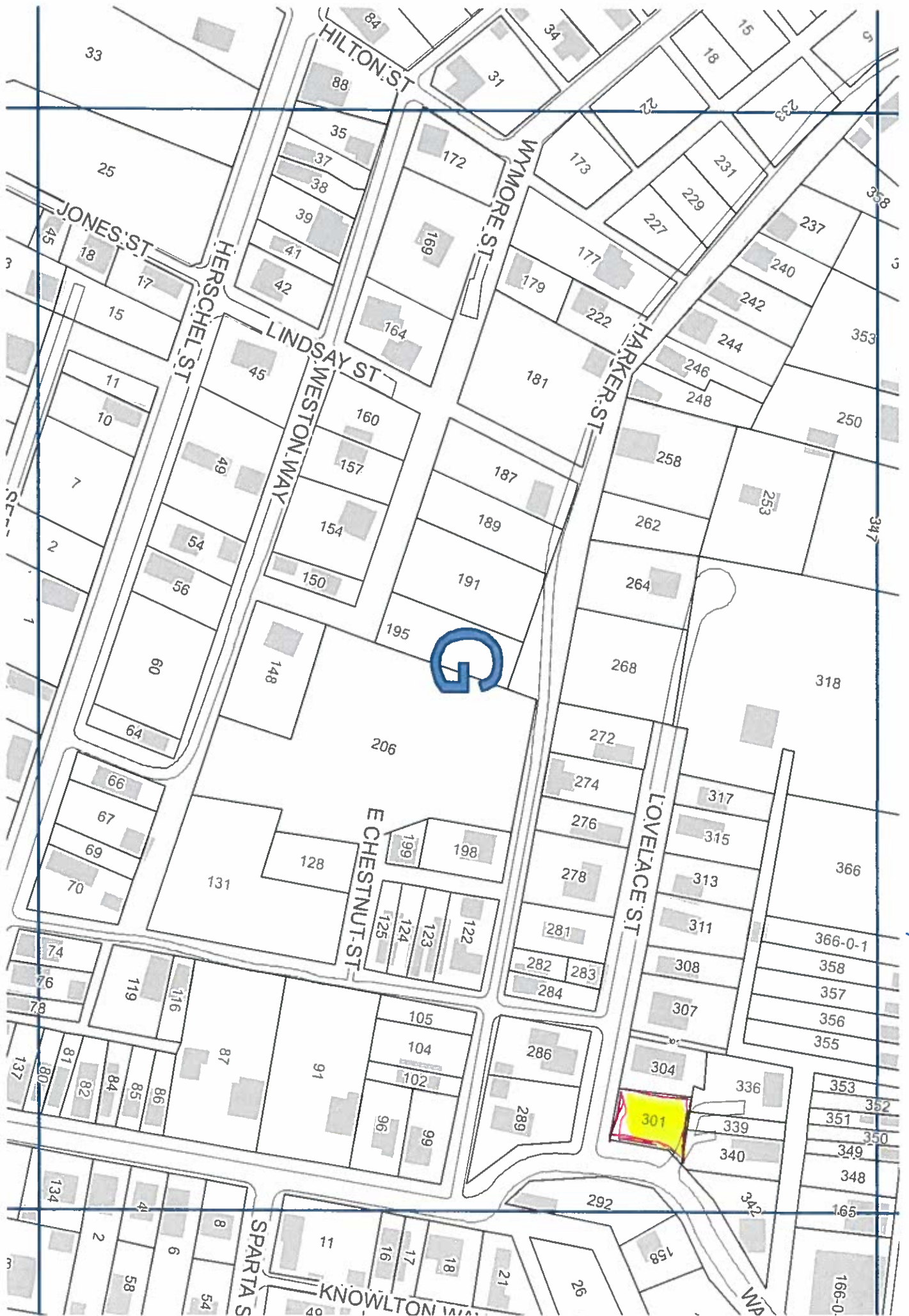
Approved: Yes

Delinquent Taxes / Payment Plans:

Building Violations:

Delinquent Water/Sewage Charges:

*City Employee



M map 19

City of Pittsburgh
Department of Finance
Property Fact Sheet

Property Information

Property Address: 0 Oxfield St
Pittsburgh, PA 15212

Block & Lot: 75-S-312

Zoned As: R1D-H

Neighborhood: Marshall-Shadeland

Council District: 01

Ward: 27

Census Tract: 2715

Description: 10 THRU 14 INC TRI LOT 177.46X115X112.068

Adjoining Properties: In a residential neighborhood on the corner of Oxfield Street and Geyer Avenue and the adjoining properties are a 2 STY FRA HSE & INT GAR assessed at \$81,600 and a paper street off Geyer Avenue

Purchase Price: \$7,400.00

Intended Use: Parking/Green Space

Permitted Under Zoning: Yes

Purchaser Information

Purchaser: Yvonne Castelli

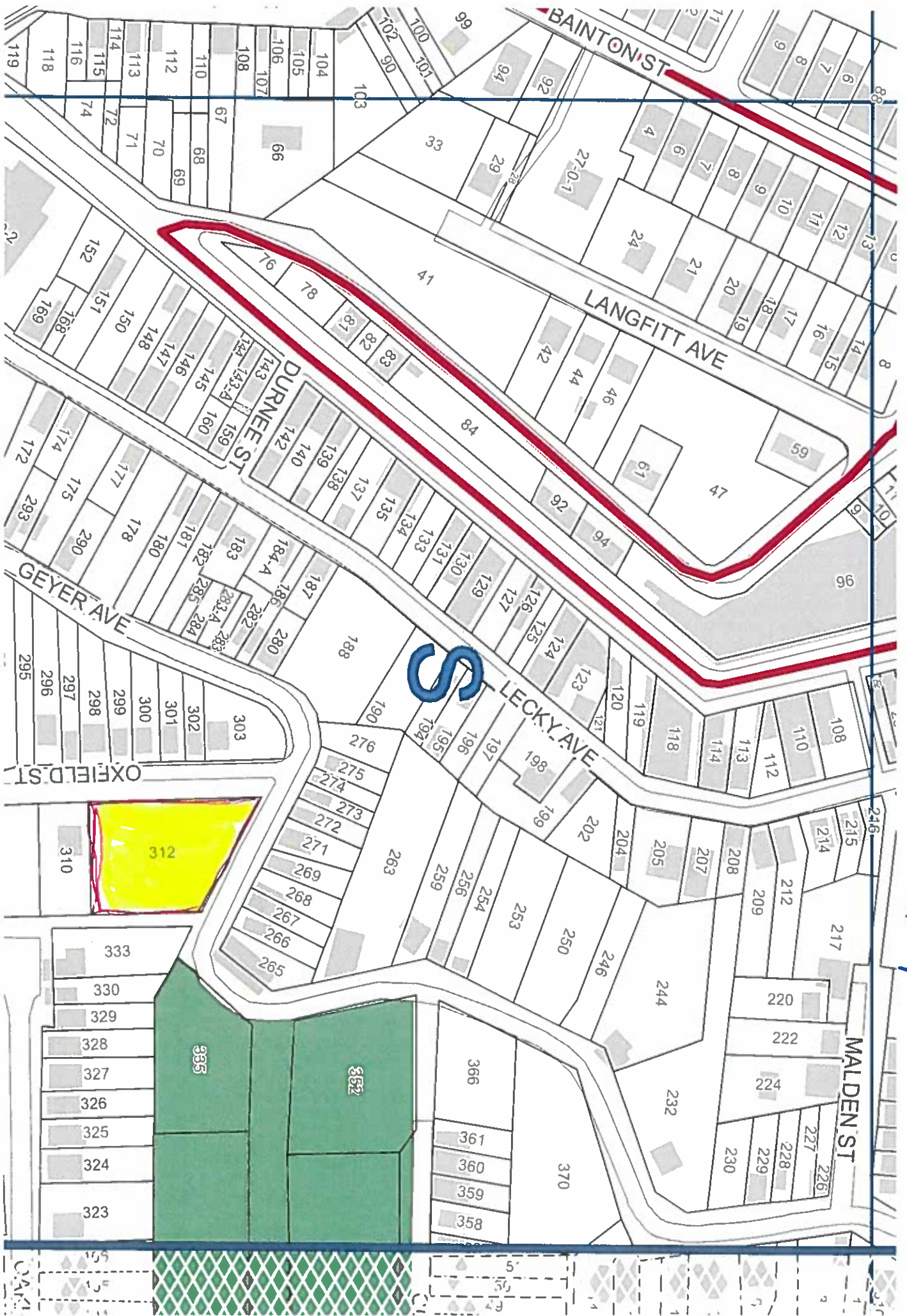
Address: 3120 Oxfield St
Pittsburgh, PA

Approved: Yes

Delinquent Taxes / Payment Plans:

Building Violations:

Delinquent Water/Sewage Charges:



map 75

City of Pittsburgh
Department of Finance
Property Fact Sheet

Property Information

Property Address: 223 Alice St
Pittsburgh, PA 15210

Block & Lot: 33-F-212

Zoned As: R1D-M

Neighborhood: Knoxville

Council District: 03

Ward: 30

Census Tract: 3001

Description: SWIFT FARM PLAN 284 PT 285 LOT 37.5 X 120 IN ALL
ALICE ST

Adjoining Properties: In a residential neighborhood on Alice Street and the adjoining properties are a 2 1/2 STY BRK HSE & BRK GAR assessed at \$5,000 and a 2 1/2 STY BRK HSE & 3 CAR BK GAR assessed at \$63,300

Purchase Price: \$600.00

Intended Use: Green Space

Permitted Under Zoning: Yes

Purchaser Information

Purchaser: 207 Alice Street Holdings LLC

Address: 151 Nottingham Dr
Pittsburgh, PA

Approved: Yes

Delinquent Taxes / Payment Plans:

Building Violations:

Delinquent Water/Sewage Charges:

