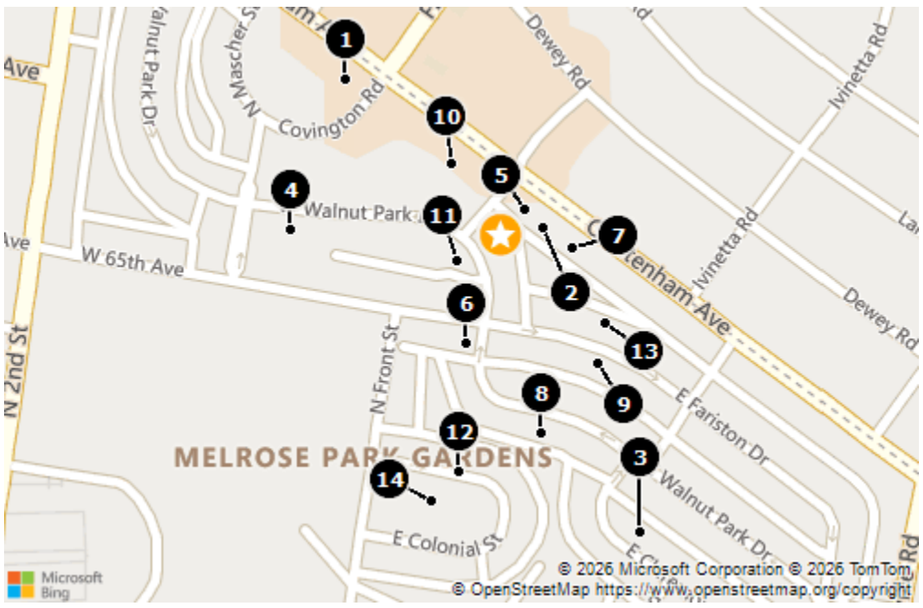
ICE SiteX Report

OrderID: 98012083

SiteX Property Information Report



Subject Property Location

103 E WALNUT PARK DR, PHILADELPHIA, PA 19120-1019

County:	**PHILADELPHIA PA**	Census Tract:	421010272.001000
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	61-1-3752-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$229,000**	FSD:	24	Common Confidence Score:	27
Value Range:	$174,040 - $283,960	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$42,580	Market Land Value:	$42,580	Tax Year:	2025
Assd Improvement:	$170,320	Market Improvment Value:	$170,320	Total Taxable Value:	$2,980
Total Assessed Value:	$212,900	Total Assessor Market Value:	$212,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #61 Map Ref: 028N150058
Abbreviated Description: 269'6 W FARISTON DR

Property Characteristics

Lot Size:	2,208 SF	Bedrooms:	3	Pool:	
Building Area:	1152 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Underground	Heating:	
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/30/2024	Sales Price:	$186,750
Document #:	54357836 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/20/2022	Sales Price:	$61,750
Document #:	53950234 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/19/2022	Loan Amount:	N/A
Document #:	53948888 BK-PG -	Loan Type:	Commercial
TD Due Date:	12/01/2051	Type Finance:	
Legal Description:			
District: 5			
City/Muni/Twp: PHILADELPHIA			

Mortgage Record

Recording Date:	01/26/2018	Loan Amount:	N/A
Document #:	53320933 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	UNK

ICE SiteX Report

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Legal Description:
District: WARD 61
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	08/29/2016	Sales Price:	$65,000
Document #:	53104808 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #61 Map Ref: 028N150058
Abbreviated Description: 269'6 W FARISTON DR

Area Sales Analysis

Total Area Sales	$2,763,303	Median # of Bedrooms	3
Median Lot Size	1,632 SF	Median # of Baths	1
Median Living Area	1,168 SF	Median Year Built	1957
Price Range - 2 Yrs	$23,851 to $330,000	Age Range	61 years to 71 years
Median Value	$203,500	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**112 W CHELTENHAM AVE** **PHILADELPHIA, PA 19120-1027**	07/07/2026	$210,000	$175	1200	6/3/1	1965	1,552 SF	
		APN: 61-1-4566-00 Document #: 54571650 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.03Mi.	**116 E CHELTENHAM AVE** **PHILADELPHIA, PA 19120-1001**	05/08/2026	$23,851	$20	1152	6/3/1	1965	1,632 SF	
		APN: 61-1-4664-00 Document #: 54549924 Document Type: Price Code: D Land Use: Row house (Residential) Legal: District: 5 Abbreviated Description: District:5 Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.2Mi.	**213 E CLAREMONT RD** **PHILADELPHIA, PA 19120-1013**	04/30/2026	$240,000	$208	1152	6/3/1	1955	1,600 SF	
		APN: 61-1-3486-00 Document #: 54546925 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:61ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.13Mi.	**162 W WALNUT PARK DR** **PHILADELPHIA, PA 19120-1011**	04/30/2026	$330,000	$248	1328	6/3/2	1957	1,836 SF	
		APN: 61-1-3705-00 Document #: 54546990 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.02Mi.	**106 E CHELTENHAM AVE** **PHILADELPHIA, PA 19120-1001**	04/07/2026	$96,452	$83	1152	6/3/1	1965	1,632 SF	
		APN: 61-1-4659-00 Document #: 54537737 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:61ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.07Mi.	**120 E 65TH AVE** **PHILADELPHIA, PA 19120-1025**	03/31/2026	$155,000	$116	1328	6/3/1	1957	1,728 SF	
		APN: 61-1-3931-00 Document #: 54535430 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:61ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.05Mi.	**130 E CHELTENHAM AVE** **PHILADELPHIA, PA 19120-1001**	01/20/2026	$71,000	$61	1152	6/3/1	1965	1,632 SF	
		APN: 61-1-4671-00 Document #: 54512218 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:SIXTH FIRST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.13Mi.	**152 E WALNUT PARK DR** **PHILADELPHIA, PA 19120-1020**	12/26/2025	$197,000	$171	1152	6/3/1	1955	2,464 SF	
		APN: 61-1-3546-00 Document #: 54504480 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:61ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.1Mi.	**138 E FARISTON DR** **PHILADELPHIA, PA 19120-1006**	12/10/2025	$305,000	$264	1152	6/3/2	1955	1,600 SF	
		APN: 61-1-3870-00 Document #: 54499112 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:61ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.05Mi.	**36 W CHELTENHAM AVE** **PHILADELPHIA, PA 19120-1002**	08/15/2025	$161,000	$120	1332	4/2/1	1965	1,746 SF	
		APN: 61-1-4545-10 Document #: 54457127 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.03Mi.	**102 W WALNUT PARK DR** **PHILADELPHIA, PA 19120-1011**	07/28/2025	$285,000	$214	1328	6/3/1	1957	1,836 SF	
		APN: 61-1-3675-00 Document #: 54450184 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.16Mi.	**155 E 64TH AVE** **PHILADELPHIA, PA 19120-1022**	07/15/2025	$230,000	$194	1184	6/3/1	1957	2,320 SF	
		APN: 61-1-3380-00 Document #: 54445790 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:6151 WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								

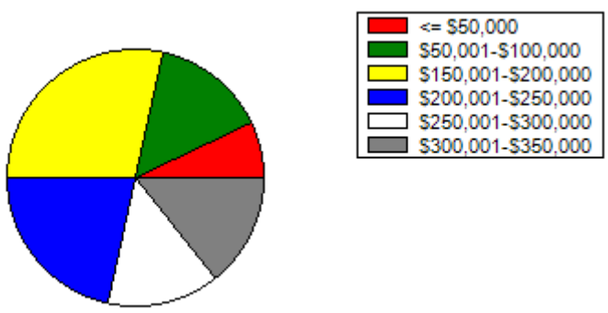
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13	.09Mi.	**125 E FARISTON DR** **PHILADELPHIA, PA 19120-1005**	07/14/2025	$274,000	$237	1152	6/3/1	1955	1,616 SF
		APN: 61-1-3781-00 Document #: 54445017 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA							
14	.17Mi.	**120 E 64TH AVE** **PHILADELPHIA, PA 19120-1023**	07/11/2025	$185,000	$156	1184	6/3/1	1957	1,600 SF
		APN: 61-1-3308-00 Document #: 54444644 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA							

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**103 E WALNUT PARK DR**	**08/29/2016**	$212,900	$212,900	1,152	6/3/1	1955	2,208 SF	
0Mi.	**105 E WALNUT PARK DR**	**01/17/1995**	$235,300	$235,300	1,152	6/3/1	1955	2,160 SF	
.01Mi.	**107 E WALNUT PARK DR**	**12/29/2000**	$210,000	$210,000	1,152	6/3/1	1955	2,032 SF	
.01Mi.	**109 E WALNUT PARK DR**	**05/14/2018**	$230,500	$230,500	1,152	6/3/1	1955	1,904 SF	
.01Mi.	**111 E WALNUT PARK DR**	**09/10/2004**	$238,700	$238,700	1,152	6/3/1	1955	2,363 SF	
.02Mi.	**113 E WALNUT PARK DR**	**08/25/1987**	$239,300	$239,300	1,152	6/3/1	1955	2,400 SF	
.02Mi.	**115 E WALNUT PARK DR**	**04/07/2006**	$242,600	$242,600	1,152	6/3/1	1955	2,608 SF	
.02Mi.	**102 E CHELTENHAM AVE**	**09/18/1990**	$199,700	$199,700	1,152	6/3/1	1965	1,632 SF	
.02Mi.	**104 E CHELTENHAM AVE**	**03/02/2020**	$125,500	$125,500	1,152	6/3/1	1965	1,632 SF	
.02Mi.	**106 E CHELTENHAM AVE**	**12/20/1993**	$221,600	$221,600	1,152	6/3/1	1965	1,632 SF	
.02Mi.	**110 E CHELTENHAM AVE**	**10/14/2011**	$221,600	$221,600	1,152	6/3/1	1965	1,632 SF	
.02Mi.	**108 E CHELTENHAM AVE**	**08/06/1990**	$199,700	$199,700	1,152	6/3/1	1965	1,632 SF	
.02Mi.	**112 E CHELTENHAM AVE**	**11/24/1969**	$221,600	$221,600	1,152	6/3/1	1965	1,632 SF	
.02Mi.	**117 E WALNUT PARK DR**	**10/04/2004**	$218,000	$218,000	1,152	6/3/1	1955	2,560 SF	
.02Mi.	**114 E CHELTENHAM AVE**	**07/14/1976**	$221,600	$221,600	1,152	6/3/1	1965	1,632 SF	
.03Mi.	**119 E WALNUT PARK DR**	**04/30/2004**	$240,400	$240,400	1,152	6/3/1	1955	2,464 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	35.8 years old	Households:	21,597
Median Household Income:	$47,326	Households w/Family:	69%
Household Income Per Capita:	$22,059	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Philadelphia City School District	Students:	120,057
Number of Schools:	220	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.41Mi.	**Thomas K. Finletter School** Number of Students: 607 Student-Teacher Ratio: 12.24	B	Public	KG - 8
1.59Mi.	**Samuel Fels High School** Number of Students: 1,255 Student-Teacher Ratio: 15.98 Advanced Placement: Yes	D	Public	9 - 12

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Flood Report

The Subject Property of **103 E WALNUT PARK DR, PHILADELPHIA, PA 19120-1019** 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	89%	LOWER
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	41%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	64%	NOTABLY LOWER
OVERALL	73%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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