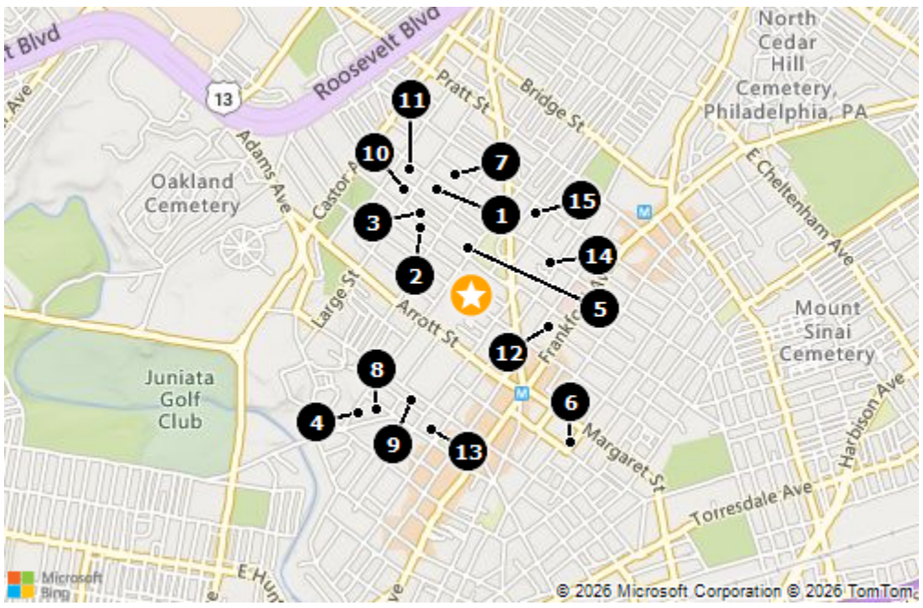
ICE SiteX Report

OrderID: 97841483

SiteX Property Information Report



Subject Property Location

1323 FOULKROD ST, PHILADELPHIA, PA 19124-5902

County:	**PHILADELPHIA PA**	Census Tract:	421010301.002001
Property Use:	Single Family Residential	Zoning:	RSA3
Parcel Number:	23-4-1037-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$301,000**	FSD:	26	Common Confidence Score:	26
Value Range:	$222,740 - $379,260	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$45,520	Market Land Value:	$45,520	Tax Year:	2025
Assd Improvement:	$182,080	Market Improvment Value:	$182,080	Total Taxable Value:	$3,186
Total Assessed Value:	$227,600	Total Assessor Market Value:	$227,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #23 Map Ref: 090N230007
Abbreviated Description: 275'SE OAKLAND ST

Property Characteristics

Lot Size:	2,113 SF	Bedrooms:		Pool:	
Building Area:	2112 SF	Baths:		Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	07/26/2023	Loan Amount:	N/A
Document #:	54205797 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2063	Type Finance:	

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/22/2016	Sales Price:	$166,822
Document #:	53036801 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/25/2015	Loan Amount:	N/A
Document #:	52957483 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2045	Type Finance:	

Legal Description:
District: WARD 23
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/23/2015	Sales Price:	$166,822
Document #:	52874385 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	11/19/2012	Sales Price:	$153,784
Document #:	52561744 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/01/2012	Sales Price:	$169,900
Document #:	52541008 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: WARD #23 Map Ref: 090N230007
Abbreviated Description: 275'SE OAKLAND ST

Prior Transfer

Recording Date:	10/01/2012	Sales Price:	$169,900
Document #:	52541008 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/27/2012		
Document Type:			
Legal Description:			

Subdivision: OAKLAND STREET IN THE 23RD WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	07/25/2005	Sales Price:	$155,000
Document #:	51227528 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/2005		
Document Type:			
Legal Description:			

City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	07/20/2005	Sales Price:	$129,463
Document #:	51231742 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/04/2004	Sales Price:	$130,500
Document #:	50941523 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2004		
Document Type:			
Legal Description:			

City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/10/2004	Sales Price:	$65,000
Document #:	50840845 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/21/2003		
Document Type:			
Legal Description:			

City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$3,302,500	Median # of Bedrooms	
Median Lot Size	2,604 SF	Median # of Baths	
Median Living Area	1,754 SF	Median Year Built	1940
Price Range - 2 Yrs	$40,000 to $360,500	Age Range	76 years to 106 years
Median Value	$215,000	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**1110 WAKELING ST** **PHILADELPHIA, PA 19124-2510**	06/17/2026	$300,000	$163	1840	//1	1945	3,383 SF	
		APN: 23-4-1524-00 Document #: 54565221 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 10 Abbreviated Description: District:10 Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.21Mi.	**1134 HARRISON ST** **PHILADELPHIA, PA 19124-2908**	05/26/2026	$185,000	$124	1489	//	1940	2,113 SF	
		APN: 23-4-1266-00 Document #: 54556037 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.24Mi.	**1119 HARRISON ST** **PHILADELPHIA, PA 19124-2907**	05/19/2026	$178,000	$98	1800	//	1940	2,554 SF	
		APN: 23-4-1364-00 Document #: 54554100 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.4Mi.	**4431 OAKLAND ST** **PHILADELPHIA, PA 19124-3122**	05/13/2026	$90,000	$62	1440	/3/1	1935	3,075 SF	
		APN: 23-4-2330-00 Document #: 54551571 Document Type: Price Code: D								

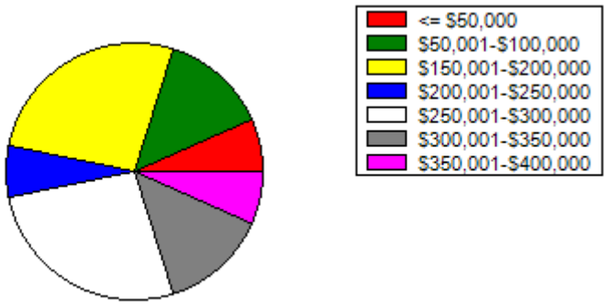
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	Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.12Mi.	**1227 HARRISON ST** **PHILADELPHIA, PA 19124-2909**	05/12/2026	$360,500	$130	2772	//	1940	3,752 SF
	APN: 23-4-1392-00 Document #: 54551122 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.44Mi.	**4666 DUFFIELD ST** **PHILADELPHIA, PA 19124-3302**	05/08/2026	$280,000	$165	1696	//	1925	2,095 SF
	APN: 23-2-2686-10 Document #: 54549694 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.3Mi.	**1120 HAWORTH ST** **PHILADELPHIA, PA 19124-2506**	05/05/2026	$329,000	$118	2784	/4/1	1940	2,604 SF
	APN: 23-4-1617-00 Document #: 54548673 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.37Mi.	**1318 SELLERS ST** **PHILADELPHIA, PA 19124-3628**	04/24/2026	$90,000	$68	1320	//	1930	1,780 SF
	APN: 23-4-0449-00 Document #: 54544838 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.3Mi.	**1336 ORTHODOX ST** **PHILADELPHIA, PA 19124-3623**	03/24/2026	$175,000	$69	2520	//	1930	4,920 SF
	APN: 23-4-0593-00 Document #: 54533044 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.31Mi.	**1064 ALLENGROVE ST** **PHILADELPHIA, PA 19124-2945**	03/20/2026	$340,000	$163	2080	7/4/1	1940	5,100 SF
	APN: 23-4-1413-00 Document #: 54531842 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.35Mi.	**1060 WAKELING ST** **PHILADELPHIA, PA 19124-2533**	03/17/2026	$165,000	$97	1688	7/4/1	1945	4,115 SF
	APN: 23-4-1516-00 Document #: 54530547 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.21Mi.	**4839 GRISCOM ST** **PHILADELPHIA, PA 19124-5943**	02/18/2026	$215,000	$136	1576	//	1920	2,150 SF
	APN: 23-2-4539-00 Document #: 54521470 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.35Mi.	**1418 GILLINGHAM ST** **PHILADELPHIA, PA 19124-3614**	02/11/2026	$40,000	$38	1050	//	1935	1,131 SF
	APN: 23-4-0555-00 Document #: 54519506 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.21Mi.	**4940 PENN ST** **PHILADELPHIA, PA 19124-2895**	02/02/2026	$275,000	$75	3636	//	1940	4,410 SF
	APN: 23-4-2927-00 Document #: 54516087 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 10 Abbreviated Description: District:10 Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.26Mi.	**5033 AKRON ST** **PHILADELPHIA, PA 19124-2629**	01/29/2026	$280,000	$159	1754	7/4/1	1950	2,011 SF
	APN: 62-1-4281-00 Document #: 54514859 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:23RD WARD 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.

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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.	**1323 FOULKROD ST**	**10/01/2012**	$227,600	$227,600	2,112		1940	2,113 SF	
0Mi.	**1325 FOULKROD ST**	**11/12/1993**	$227,600	$227,600	2,112		1940	2,113 SF	
0Mi.	**1321 FOULKROD ST**	**03/10/2007**	$227,600	$227,600	2,112		1940	2,113 SF	
.01Mi.	**1327 FOULKROD ST**	**12/08/2000**	$227,600	$227,600	2,112		1940	2,113 SF	
.01Mi.	**1319 FOULKROD ST**	**10/02/2009**	$227,600	$227,600	2,112	8/5/2	1940	2,113 SF	
.01Mi.	**1317 FOULKROD ST**	**11/10/1969**	$227,600	$227,600	2,112		1940	2,113 SF	
.02Mi.	**1315 FOULKROD ST**	**07/28/1982**	$227,600	$227,600	2,112		1940	2,113 SF	
.02Mi.	**1313 FOULKROD ST**	**10/11/2001**	$227,900	$227,900	2,112		1940	2,134 SF	
.03Mi.	**1311 FOULKROD ST**	**10/23/2020**	$391,300	$391,300	1,983	/4/2	1940	2,134 SF	
.03Mi.	**1316 FOULKROD ST**	**10/13/1999**	$287,000	$287,000	2,544		1940	4,550 SF	
.03Mi.	**1309 FOULKROD ST**	**09/21/2006**	$223,600	$223,600	1,984		1940	2,102 SF	
.04Mi.	**1310 FOULKROD ST**	**11/17/1955**	$267,200	$267,200	1,974		1940	7,773 SF	
.04Mi.	**1308 FOULKROD ST**	**04/22/2019**	$241,300	$241,300	1,974	/5/2	1940	3,817 SF	
.05Mi.	**1306 FOULKROD ST**	**12/28/2023**	$229,400	$229,400	2,256	/3/2	1940	2,860 SF	
.06Mi.	**1302 FOULKROD ST**	**04/09/2025**	$229,700	$229,700	2,016	7/4/1	1940	2,640 SF	
.06Mi.	**1300 FOULKROD ST**	**08/12/1991**	$229,700	$229,700	5,040	7/4/2	1940	2,750 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	33.0 years old	Households:	22,507
Median Household Income:	$42,377	Households w/Family:	64%
Household Income Per Capita:	$19,914	Households w/Family Married:	26%
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
0.11Mi.	**Frankford High School**	D+	Public	9 - 12
Number of Students: 907				
Student-Teacher Ratio: 14.17				
Advanced Placement: Yes				
8.22Mi.	**Philadelphia Performing Arts Charter School**	B	Public	KG - 12
Number of Students: 2,572				
Student-Teacher Ratio: 15.22				

Flood Report

The Subject Property of **1323 FOULKROD ST, PHILADELPHIA, PA 19124-5902** 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	110%	HIGHER
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	62%	NOTABLY LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	82%	LOWER
OVERALL	90%	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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