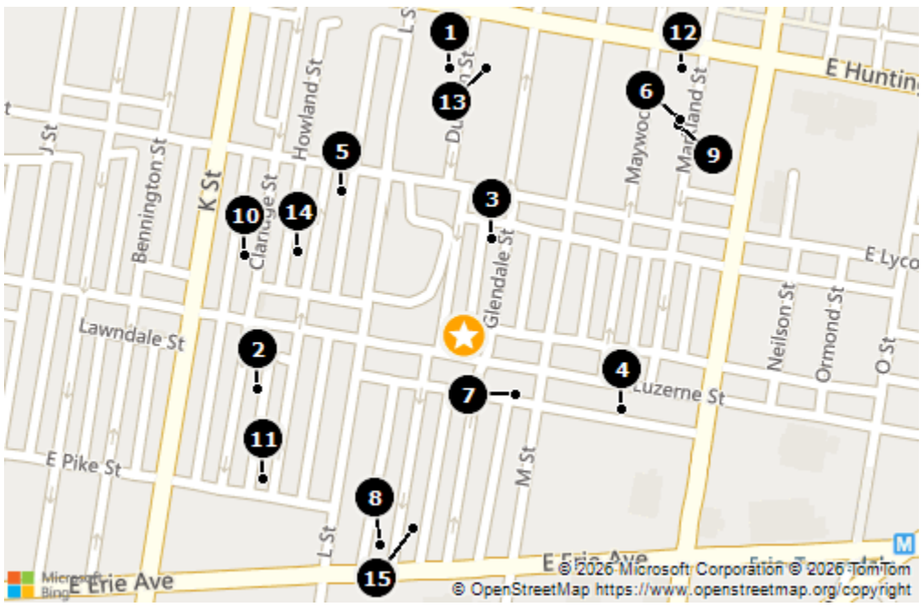
ICE SiteX Report

OrderID: 96808232

SiteX Property Information Report



Subject Property Location

1339 E LUZERNE ST, PHILADELPHIA, PA 19124-5333

County:	**PHILADELPHIA PA**	Census Tract:	421010190.001004
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	33-2-0249-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$186,000**	FSD:	16	Common Confidence Score:	43
Value Range:	$156,240 - $215,760	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$30,980	Market Land Value:	$30,980	Tax Year:	2025
Assd Improvement:	$123,920	Market Improvment Value:	$123,920	Total Taxable Value:	$2,168
Total Assessed Value:	$154,900	Total Assessor Market Value:	$154,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #33 Map Ref: 104N120122
Abbreviated Description: 45'1 E OF DUNGAN

Property Characteristics

Lot Size:	1,127 SF	Bedrooms:	2	Pool:	
Building Area:	1134 SF	Baths:	1	Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:		Basement:	Unfinished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/15/2024	Sales Price:	$144,337
Document #:	54289253 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/21/2023	Sales Price:	$58,050
Document #:	54160795 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/02/2023	Sales Price:	$147,000
Document #:	54154610 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: WARD #33 Map Ref: 104N120122
Abbreviated Description: 45'1 E OF DUNGAN

Prior Transfer

Recording Date:	03/02/2023	Sales Price:	$140,000
Document #:	54154610 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/08/2023		

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Document Type:
Legal Description:
Abbreviated Description: 33RD WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/12/2021	Sales Price:	$58,050
Document #:	53903414 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/19/2020	Sales Price:	$58,050
Document #:	53669103 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/09/2020	Sales Price:	$58,050
Document #:	53642181 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/12/2013	Sales Price:	$110,000
Document #:	52694365 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/21/2013	Sales Price:	$58,050
Document #:	52685263 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/24/2013	Sales Price:	$110,000
Document #:	52657464 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/15/2012	Sales Price:	$110,000
Document #:	52547016 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/13/2009	Sales Price:	$110,000
Document #:	52090377 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/03/2007	Sales Price:	$110,000
Document #:	51817760 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/03/2006	Sales Price:	$110,000
Document #:	51564366 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/25/2006		
Document Type:			
Legal Description:			
City/Muni/Twp: PHILADELPHIA			

Prior Transfer

Recording Date:	09/03/2004	Sales Price:	$64,500
Document #:	51007729 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/30/2004		
Document Type:			
Legal Description:			
City/Muni/Twp: PHILADELPHIA			

Prior Transfer

Recording Date:	12/21/1999	Sales Price:	$22,000
Document #:	50008065 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/01/1999		
Document Type:			
Legal Description:			
City/Muni/Twp: PHILADELPHIA			

Prior Transfer

Recording Date:	09/30/1999	Sales Price:	$8,500
Document #:	BK-PG 1176-0277	Type of Sale:	Full Amount on Deed

ICE SiteX Report

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Contract Date: 08/16/1999
Document Type:
Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,328,079	Median # of Bedrooms	3
Median Lot Size	1,050 SF	Median # of Baths	1
Median Living Area	1,200 SF	Median Year Built	1925
Price Range - 2 Yrs	$50,000 to $250,000	Age Range	44 years to 106 years
Median Value	$175,000	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**4142 DUNGAN ST** **PHILADELPHIA, PA 19124-5318**	02/04/2026	$135,000	$100	1350	6/3/1	1925	1,206 SF	
		APN: 33-2-4115-00 Document #: 54516940 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:33RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.14Mi.	**3937 CLARIDGE ST** **PHILADELPHIA, PA 19124-5501**	12/31/2025	$65,000	$80	812	6/3/1	1982	959 SF	
		APN: 33-2-3490-00 Document #: 54506063 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:33RD WARD								
3	.06Mi.	**4050 GLENDALE ST** **PHILADELPHIA, PA 19124-5320**	12/30/2025	$225,000	$223	1008	6/3/2	1925	855 SF	
		APN: 33-2-4328-00 Document #: 54505836 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.11Mi.	**1430 E LUZERNE ST** **PHILADELPHIA, PA 19124-5336**	12/19/2025	$175,000	$129	1350	6/3/1	1925	1,223 SF	
		APN: 33-2-0166-00 Document #: 54502429 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:33RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.12Mi.	**4059 HOWLAND ST** **PHILADELPHIA, PA 19124-5312**	12/19/2025	$63,850	$53	1200	6/3/1	1925	985 SF	
		APN: 33-2-3765-00 Document #: 54502551 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:THIRTY THIRD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.19Mi.	**4138 MARKLAND ST** **PHILADELPHIA, PA 19124-5343**	12/11/2025	$205,000	$194	1056	6/3/1	1925	990 SF	
		APN: 33-2-4942-00 Document #: 54499675 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.04Mi.	**1354 E LUZERNE ST** **PHILADELPHIA, PA 19124-5360**	12/08/2025	$200,000	$151	1320	6/3/1	1925	1,271 SF	
		APN: 33-2-0146-00 Document #: 54498286 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:THIRTY THIRD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.14Mi.	**3878 DUNGAN ST** **PHILADELPHIA, PA 19124-5504**	12/03/2025	$56,729	$46	1230	6/3/1	1925	1,125 SF	
		APN: 33-2-4059-00 Document #: 54496488 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:35TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.18Mi.	**4136 MARKLAND ST** **PHILADELPHIA, PA 19124-5343**	12/02/2025	$157,500	$149	1056	6/3/1	1925	990 SF	
		APN: 33-2-4941-00 Document #: 54495665 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.15Mi.	**4020 CLARIDGE ST** **PHILADELPHIA, PA 19124-5309**	11/25/2025	$175,000	$182	960	6/3/1	1925	1,120 SF	
		APN: 33-2-3379-00 Document #: 54493858 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:33RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.16Mi.	**3902 HOWLAND ST** **PHILADELPHIA, PA 19124-5512**	11/21/2025	$155,000	$138	1120	6/3/1	1925	926 SF	
		APN: 33-2-3603-00 Document #: 54492737 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:33RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.21Mi.	**1424 E HUNTING PARK AVE** **PHILADELPHIA, PA 19124-4934**	10/22/2025	$205,000	$167	1224	6/3/1	1920	1,656 SF	
		APN: 33-2-0739-00 Document #: 54481905 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:33RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.16Mi.	**4145 DUNGAN ST** **PHILADELPHIA, PA 19124-5317**	09/08/2025	$250,000	$185	1350	6/3/1	1925	1,200 SF	
		APN: 33-2-4236-00 Document #: 54465187 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:33RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.12Mi.	**4028 HOWLAND ST** **PHILADELPHIA, PA 19124-5313**	09/03/2025	$210,000	$175	1200	6/3/1	1925	975 SF	

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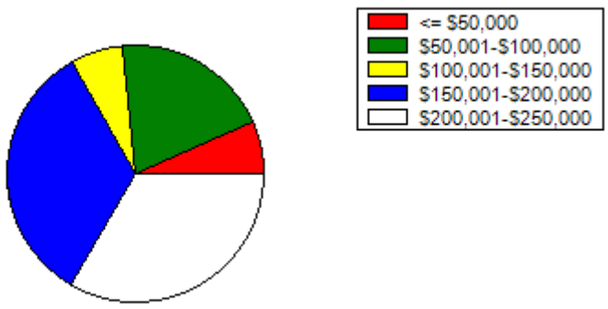
APN: 33-2-3644-00 Document #: 54463591
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

15	.12Mi.	**3889 DUNGAN ST** **PHILADELPHIA, PA 19124-5503**	08/25/2025	$50,000	$40	1230	6/3/1	1925	1,050 SF

APN: 33-2-4156-00 Document #: 54460203
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:33RD 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.

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.	**1339 E LUZERNE ST**	**03/02/2023**	$154,900	$154,900	1,134	6/2/1	1925	1,127 SF	
0Mi.	**1337 E LUZERNE ST**	**12/16/2005**	$154,900	$154,900	1,134	6/3/1	1925	1,127 SF	
0Mi.	**1341 E LUZERNE ST**	**07/13/2009**	$154,900	$154,900	1,134	6/3/1	1925	1,127 SF	
.01Mi.	**1335 E LUZERNE ST**	**06/12/2018**	$154,900	$154,900	1,134	6/3/1	1925	1,127 SF	
.01Mi.	**1343 E LUZERNE ST**	**12/27/2018**	$154,900	$154,900	1,134	6/3/1	1925	1,127 SF	
.01Mi.	**1345 E LUZERNE ST**	**09/28/2001**	$154,900	$154,900	1,134	6/3/1	1925	1,127 SF	
.01Mi.	**1333 E LUZERNE ST**	**09/20/2000**	$155,800	$155,800	1,140	6/3/1	1925	1,153 SF	
.01Mi.	**4011 DUNGAN ST**	**04/28/2015**	$146,300	$146,300	1,232	6/3/1	1925	885 SF	
.01Mi.	**4010 GLENDALE ST**	**04/01/2003**	$132,100	$132,100	1,008	6/3/1	1925	885 SF	
.01Mi.	**1347 E LUZERNE ST**	**01/16/2007**	$155,800	$155,800	1,140	6/3/1	1925	1,153 SF	
.01Mi.	**4013 DUNGAN ST**	**03/23/2016**	$143,500	$143,500	1,232	6/3/1	1925	855 SF	
.01Mi.	**4012 GLENDALE ST**	**12/18/1996**	$129,600	$129,600	1,008	6/3/1	1925	855 SF	
.01Mi.	**4015 DUNGAN ST**	**10/10/2006**	$143,500	$143,500	1,232	6/2/1	1925	855 SF	
.02Mi.	**4014 GLENDALE ST**	**01/08/2020**	$129,600	$129,600	1,008	6/3/1	1925	855 SF	
.02Mi.	**4017 DUNGAN ST**	**01/06/2006**	$143,500	$143,500	1,232	6/3/1	1925	855 SF	
.02Mi.	**4016 GLENDALE ST**	**04/03/2007**	$129,600	$129,600	1,008	6/3/1	1925	855 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:	124,111
Number of Schools:	217	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.28Mi.	**Frankford High School** Number of Students: 898 Student-Teacher Ratio: 13.6 Advanced Placement: Yes	D-	Public	9 - 12
0.06Mi.	**Francis Hopkinson School** Number of Students: 778 Student-Teacher Ratio: 14.45	D+	Public	KG - 8

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Flood Report

The Subject Property of **1339 E LUZERNE ST, PHILADELPHIA, PA 19124-5333** 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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