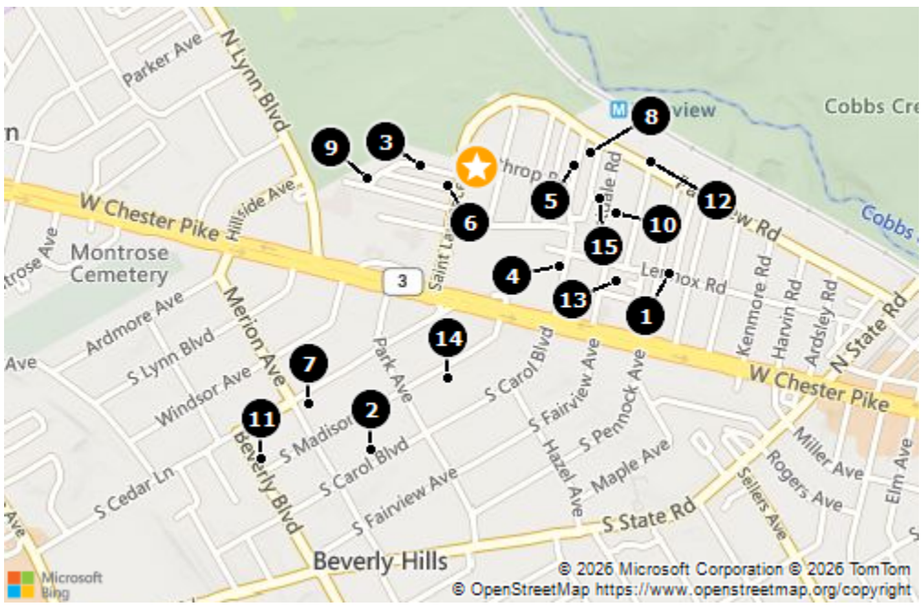
ICE SiteX Report

OrderID: 97523636

SiteX Property Information Report



Subject Property Location

139 SAINT LAURENCE RD, UPPER DARBY, PA 19082-1313

County:	**DELAWARE PA**	Census Tract:	420454005.002005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16-06-01081-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$243,000**	FSD:	10	Common Confidence Score:	59
Value Range:	$218,700 - $267,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$25,130	Market Land Value:		Tax Year:	2026
Assd Improvement:	$61,500	Market Improvment Value:		Total Taxable Value:	$3,848
Total Assessed Value:	$86,630	Total Assessor Market Value:	$86,630	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 16 Map Ref: 16-03 -026:000
City/Muni/Twp: DARBY TWP U

Property Characteristics

Lot Size:	2,439 SF	Bedrooms:	3	Pool:	
Building Area:	1152 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/12/2017	Sales Price:	$35,000
Document #:	2017019107 BK-PG 03568-0098	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/25/2016	Loan Amount:	N/A
Document #:	2016038906 BK-PG 05848-0073	Loan Type:	FHA
TD Due Date:	12/01/2045	Type Finance:	
Legal Description:			
Subdivision: DAMON & FOSTER			
City/Muni/Twp: UPPER DARBY			

Prior Transfer

Recording Date:	07/15/2010	Sales Price:	$104,000
Document #:	2010040097 BK-PG 03595-1798	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/29/2010	Sales Price:	$160,000
Document #:	2010035857 BK-PG 04762-2177	Type of Sale:	Full Amount on Deed
Contract Date:	06/16/2010		

ICE SiteX Report

OrderID: 97523636

Document Type:
Legal Description:
City/Muni/Twp: UPPER DARBY

Prior Transfer

Recording Date:	06/29/2010	Sales Price:	$160,000
Document #:	BK-PG 4762 -2177	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
District: 16 Map Ref: 16-03 -026:000
City/Muni/Twp: DARBY TWP U

Mortgage Record

Recording Date:	12/06/2006	Loan Amount:	N/A
Document #:	2006111869 BK-PG 03974-0869	Loan Type:	Unknown
TD Due Date:	11/13/2016	Type Finance:	

Legal Description:
City/Muni/Twp: UPPER DARBY

Mortgage Record

Recording Date:	09/14/2005	Loan Amount:	N/A
Document #:	2005087288 BK-PG 03595-1798	Loan Type:	Unknown
TD Due Date:	08/30/2020	Type Finance:	

Legal Description:
City/Muni/Twp: UPPER DARBY

Mortgage Record

Recording Date:	08/15/2005	Loan Amount:	N/A
Document #:	2005076743 BK-PG 03568-0098	Loan Type:	Unknown
TD Due Date:	07/26/2010	Type Finance:	

Legal Description:
City/Muni/Twp: UPPER DARBY

Prior Transfer

Recording Date:	09/04/2001	Sales Price:	$76,000
Document #:	2001610176 BK-PG 02249-2051	Type of Sale:	Full Amount on Deed
Contract Date:	08/27/2001		

Document Type:
Legal Description:
City/Muni/Twp: UPPER DARBY

Area Sales Analysis

Total Area Sales	$3,141,500	Median # of Bedrooms	3
Median Lot Size	1,830 SF	Median # of Baths	1
Median Living Area	1,224 SF	Median Year Built	1929
Price Range - 2 Yrs	$10,000 to $415,000	Age Range	55 years to 121 years
Median Value	$210,000	Median Age	97 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**101 N PENNOCK AVE** **UPPER DARBY, PA 19082-1416**	04/07/2026	$231,000	$146	1582	6/3/1	1926	1,960 SF	
		APN: 16-06-00964-00 Document #: 2026012551 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
2	.37Mi.	**230-B S CAROL BLVD** **UPPER DARBY, PA 19082-2815**	02/11/2026	$221,000	$167	1320	6/3/1	1971	3,223 SF	
		APN: 16-07-00218-01 Document #: 2026005267 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: HIGHLAND PARK MapRef: CASE 1 PG 13 Abbreviated Description: Subdivision:HIGHLAND PARK Map Ref:CASE 1 PG 13City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
3	.07Mi.	**124 ACADEMY LN** **UPPER DARBY, PA 19082-1302**	02/11/2026	$10,000	$8	1167	6/3/1	1940	1,655 SF	
		APN: 16-06-00032-00 Document #: 2026005191 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
4	.16Mi.	**46 N CAROL BLVD** **UPPER DARBY, PA 19082-1303**	01/14/2026	$200,000	$164	1216	6/3/1	1930	1,786 SF	
		APN: 16-06-00097-00 Document #: 2026001757 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
5	.11Mi.	**154 N CAROL BLVD** **UPPER DARBY, PA 19082-1335**	01/02/2026	$93,000	$76	1208	7/3/1	1929	1,350 SF	
		APN: 16-06-00126-00 Document #: 2026000204 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Abbreviated Description: Lot:20 City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
6	.04Mi.	**105 ACADEMY LN** **UPPER DARBY, PA 19082-1301**	12/31/2025	$220,000	$188	1170	7/3/1	1939	1,612 SF	
		APN: 16-06-00003-00 Document #: 2025048918 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
7	.36Mi.	**241 S CEDAR LN** **UPPER DARBY, PA 19082-2807**	12/23/2025	$305,000	$312	975	6/3/1	1966	6,229 SF	

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APN: 16-07-00335-00 Document #: 2025048213
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18&19 Subdivision: HIGHLAND PARK MapRef: MB 4047 PG 1235 Abbreviated Description: Lot:18&19 Subdivision:HIGHLAND PARK Map Ref:MB 4047 PG 1235City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY

8	.14Mi.	**171 N CAROL BLVD** **UPPER DARBY, PA 19082-1425**	12/16/2025	$250,000	$215	1160	7/3/1	1929	1,786 SF

APN: 16-06-00182-00 Document #: 2025047137
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY

9	.11Mi.	**168 ACADEMY LN** **UPPER DARBY, PA 19082-1302**	12/11/2025	$182,500	$147	1239	6/3/1	1921	161 SF

APN: 16-06-00053-00 Document #: 2025046617
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: HIGHLAND PARK Abbreviated Description: Subdivision:HIGHLAND PARK City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY

10	.18Mi.	**131 WESTDALE RD** **UPPER DARBY, PA 19082-1433**	11/24/2025	$165,000	$137	1200	6/3/1	1926	1,830 SF

APN: 16-06-01348-00 Document #: 2025044122
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY

11	.45Mi.	**330 S MADISON AVE** **UPPER DARBY, PA 19082-2823**	11/18/2025	$200,000	$123	1621	7/3/1	1925	4,400 SF

APN: 16-07-00596-00 Document #: 2025043133
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 103&104 Subdivision: HIGHLAND PARK Abbreviated Description: Lot:103&104 Subdivision:HIGHLAND PARK City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY

12	.22Mi.	**7755 PARKVIEW RD** **UPPER DARBY, PA 19082-1412**	11/18/2025	$251,000	$153	1632	6/3/2	1950	5,576 SF

APN: 16-06-00901-00 Document #: 2025043307
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY

13	.22Mi.	**15 N FAIRVIEW AVE** **UPPER DARBY, PA 19082-1428**	11/13/2025	$188,000	$84	2214	7/4/1	1930	5,750 SF

APN: 16-06-00348-00 Document #: 2025042321
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY

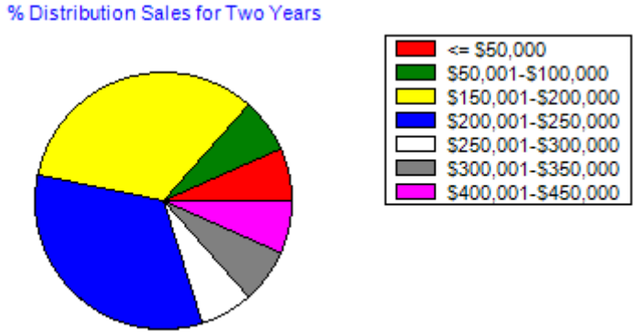
14	.27Mi.	**45 S MADISON AVE** **UPPER DARBY, PA 19082-2818**	10/31/2025	$415,000	$194	2137	8/4/1	1905	12,371 SF

APN: 16-07-00608-00 Document #: 2025040432
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 216-219 Subdivision: HIGHLAND PARK MapRef: MB L PG 620 Abbreviated Description: Lot:216-219 Subdivision:HIGHLAND PARK Map Ref:MB L PG 620City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY

15	.16Mi.	**136 WESTDALE RD** **UPPER DARBY, PA 19082-1421**	10/08/2025	$210,000	$171	1224	7/3/1	1926	1,786 SF

APN: 16-06-01317-00 Document #: 2025037281
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY TOWNSHIP City/Muni/Twp: UPPER DARBY TOWNSHIP

Comparable Sales Chart



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.

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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.	**139 SAINT LAURENCE RD**	**06/29/2010**	$86,630	$86,630	1,152	6/3/1	1940	2,439 SF	
0Mi.	**137 SAINT LAURENCE RD**	**06/17/2021**	$87,290	$87,290	1,224	6/3/1	1939	2,047 SF	
.01Mi.	**135 SAINT LAURENCE RD**	**09/18/1959**	$87,200	$87,200	1,224	6/3/1	1939	2,004 SF	
.01Mi.	**133 SAINT LAURENCE RD**	**08/13/1996**	$87,600	$87,600	1,224	6/3/1	1939	2,134 SF	
.01Mi.	**201 SAINT LAURENCE RD**	**07/13/2010**	$85,460	$85,460	1,152	6/3/1	1940	2,570 SF	
.01Mi.	**131 SAINT LAURENCE RD**	**07/23/2019**	$87,320	$87,320	1,224	6/3/1	1939	2,047 SF	
.02Mi.	**203 SAINT LAURENCE RD**	**01/23/2004**	$87,070	$87,070	1,167	6/3/1	1940	2,396 SF	
.02Mi.	**129 SAINT LAURENCE RD**	**11/08/2007**	$87,380	$87,380	1,224	6/3/1	1939	2,091 SF	
.02Mi.	**144 N CEDAR LN**	**07/11/2006**	$89,090	$89,090	1,344	6/3/1	1937	1,525 SF	
.02Mi.	**205 SAINT LAURENCE RD**	**06/24/2010**	$86,950	$86,950	1,167	6/3/1	1940	2,396 SF	
.02Mi.	**142 N CEDAR LN**	**10/20/2018**	$111,270	$111,270	1,346	9/3/1	1937	1,394 SF	
.02Mi.	**200 N CEDAR LN**	**02/03/1997**	$85,750	$85,750	1,152	6/3/1	1940	2,178 SF	
.02Mi.	**140 N CEDAR LN**	**12/06/1996**	$87,240	$87,240	1,290	6/3/1	1937	1,481 SF	
.02Mi.	**127 SAINT LAURENCE RD**	**08/08/2006**	$87,230	$87,230	1,224	6/3/1	1939	2,047 SF	
.02Mi.	**138 N CEDAR LN**	**07/17/2025**	$87,360	$87,360	1,290	6/3/1	1937	1,568 SF	
.02Mi.	**202 N CEDAR LN**	**02/28/2006**	$85,930	$85,930	1,167	6/3/1	1940	2,047 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	34.8 years old	Households:	14,942
Median Household Income:	$58,997	Households w/Family:	62%
Household Income Per Capita:	$27,558	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Upper Darby School District	Students:	12,356
Number of Schools:	13	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.96Mi.	**Beverly Hills Middle School** Number of Students: 1,475 Student-Teacher Ratio: 13.52	D+	Public	6 - 8
1.43Mi.	**Kindergarten Center** Number of Students: 468 Student-Teacher Ratio: 16.83	NA	Public	KG - KG
0.17Mi.	**Highland Park Elementary School** Number of Students: 737 Student-Teacher Ratio: 14.19	D+	Public	1 - 5
0.85Mi.	**Upper Darby High School** Number of Students: 4,187 Student-Teacher Ratio: 17.01 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **139 SAINT LAURENCE RD, UPPER DARBY, PA 19082-1313** 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	109%	SIMILAR
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	69%	NOTABLY LOWER
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	58%	NOTABLY LOWER
MURDER	109%	SIMILAR
OVERALL	116%	HIGHER

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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ICE SiteX Report

OrderID: 97523636

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