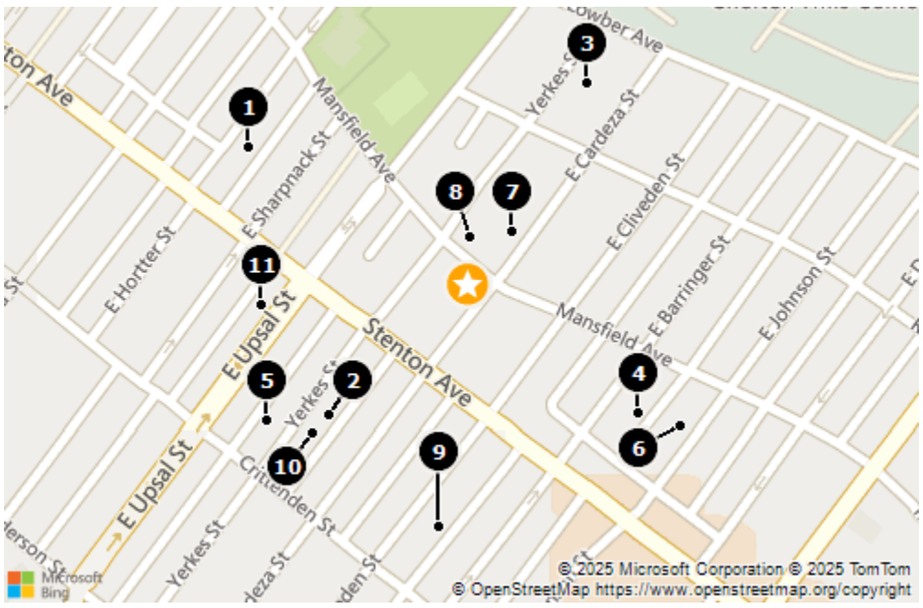
ICE SiteX Report

OrderID: 95845434

SiteX Property Information Report



Subject Property Location

1411 E CARDEZA ST, PHILADELPHIA, PA 19150-3704

County:	**PHILADELPHIA PA**	Census Tract:	421010262.004020
Property Use:	Single Family Residential	Zoning:	RSA3
Parcel Number:	10-2-3191-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$296,000**	FSD:	32
Value Range:	$201,280 - $390,720	Confidence Score:	68

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,265
Total Assessed Value:	$261,800	Total Assessor Market Value:	$261,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: WARD #10 Map Ref: 152N050036
Abbreviated Description: NWC MANSFIELD

Property Characteristics

Lot Size:	4,410 SF	Bedrooms:	3	Pool:	
Building Area:	1270 SF	Baths:	2	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/15/2021	Sales Price:	$172,739
Document #:	53858372 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/12/2010	Sales Price:	$45,500
Document #:	52247426 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/03/2010	Sales Price:	$180,000
Document #:	52205685 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: WARD #10 Map Ref: 152N050036			
Abbreviated Description: NWC MANSFIELD			

Prior Transfer

Recording Date:	05/03/2010	Sales Price:	$180,000
Document #:	52205685 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/29/2010		

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Document Type: Deed
Legal Description:
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	04/20/2009	Loan Amount:	N/A
Document #:	52052610 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2019	Type Finance:	

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$4,059,400	Median # of Bedrooms	3
Median Lot Size	3,315 SF	Median # of Baths	1
Median Living Area	1,656 SF	Median Year Built	1950
Price Range - 2 Yrs	$267,400 to $431,000	Age Range	75 years to 102 years
Median Value	$400,000	Median Age	75 years

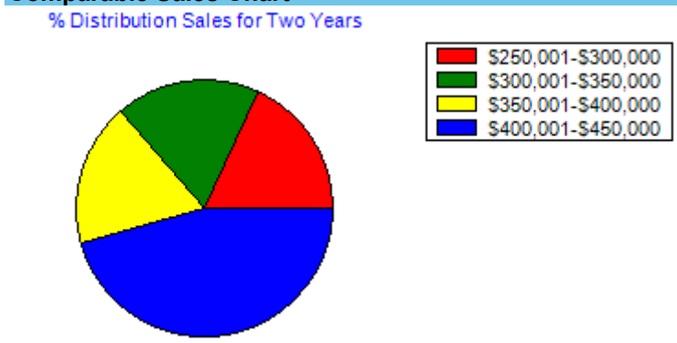
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**914 E HORTTER ST** **PHILADELPHIA, PA 19150-3604**	07/23/2025	$270,000	$200	1350	6/4/1	1950	2,600 SF	
		APN: 50-2-3364-00 Document #: 54448328 Document Type: Fiduciary Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.11Mi.	**1320 YERKES ST** **PHILADELPHIA, PA 19119-1549**	07/05/2025	$400,000	$241	1656	7/3/2	1950	2,449 SF	
		APN: 22-1-0702-00 Document #: 54441753 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:22ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.15Mi.	**1606 YERKES ST** **PHILADELPHIA, PA 19150-3317**	02/04/2025	$305,000	$186	1636	//	1950	4,761 SF	
		APN: 10-2-3226-00 Document #: 54389211 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:10TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.13Mi.	**1418 E BARRINGER ST** **PHILADELPHIA, PA 19150-3703**	02/04/2025	$425,000	$236	1800	7/3/1	1923	3,510 SF	
		APN: 10-2-3040-00 Document #: 54389174 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:10TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.15Mi.	**1311 YERKES ST** **PHILADELPHIA, PA 19119-1550**	02/03/2025	$421,000	$254	1656	7/3/1	1950	2,446 SF	
		APN: 22-1-0738-00 Document #: 54388662 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:TWENTY-SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.15Mi.	**1423 E JOHNSON ST** **PHILADELPHIA, PA 19138-1107**	12/16/2024	$420,000	$230	1826	7/4/1	1945	3,365 SF	
		APN: 10-2-2996-00 Document #: 54373001 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:TENTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.04Mi.	**1505 E CARDEZA ST** **PHILADELPHIA, PA 19150-3305**	12/12/2024	$431,000	$295	1458	7/3/1	1940	4,289 SF	
		APN: 10-2-3194-00 Document #: 54372210 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:10TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.03Mi.	**1500 YERKES ST** **PHILADELPHIA, PA 19150-3315**	11/06/2024	$430,000	$294	1458	//	1943	3,933 SF	
		APN: 10-2-3214-00 Document #: 54360331 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:TENTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.15Mi.	**1312 E CLIVEDEN ST** **PHILADELPHIA, PA 19119-3948**	11/05/2024	$267,400	$160	1666	7/4/1	1950	3,315 SF	
		APN: 22-1-0415-00 Document #: 54359913 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: District: 5 Abbreviated Description: District:5 Abbreviated Description:2ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.13Mi.	**1314 YERKES ST** **PHILADELPHIA, PA 19119-1549**	08/30/2024	$325,000	$196	1656	7/3/1	1950	2,449 SF	
		APN: 22-1-0699-00 Document #: 54337219 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: District: 9 Abbreviated Description: District:9 Abbreviated Description:TWENTY SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.13Mi.	**823 E UPSAL ST** **PHILADELPHIA, PA 19119-1542**	08/07/2024	$365,000	$222	1640	6/3/2	1948	2,919 SF	
		APN: 22-1-1046-00 Document #: 54328458 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:22ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								

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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.

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.	**1411 E CARDEZA ST**	**05/03/2010**	$261,800	$261,800	1,270	7/3/2	1960	4,410 SF	
.01Mi.	**1409 E CARDEZA ST**	**06/28/1973**	$261,800	$261,800	1,270	7/3/2	1960	4,410 SF	
.02Mi.	**1412 YERKES ST**	**12/05/2016**	$523,000	$523,000	1,938	9/4/2	1960	5,607 SF	
.02Mi.	**1407 E CARDEZA ST**	**11/10/2000**	$261,800	$261,800	1,270	7/3/2	1960	4,410 SF	
.02Mi.	**1410 YERKES ST**	**02/26/2014**	$333,800	$333,800	1,938		1960	5,805 SF	
.02Mi.	**1501 E CARDEZA ST**	**11/02/2020**	$282,000	$282,000	1,458	7/3/1	1940	4,742 SF	
.03Mi.	**1410 E CARDEZA ST**	**10/07/2014**	$269,900	$269,900	1,270		1960	5,435 SF	
.03Mi.	**1405 E CARDEZA ST**	**12/05/2022**	$384,700	$384,700	1,270	7/3/1	1960	4,410 SF	
.03Mi.	**1408 E CARDEZA ST**	**12/30/2016**	$261,800	$261,800	1,270	7/3/2	1960	4,410 SF	
.03Mi.	**1500 YERKES ST**	**05/15/2023**	$283,000	$283,000	1,458		1943	3,933 SF	
.03Mi.	**1408 YERKES ST**	**01/23/1984**	$345,300	$345,300	1,938		1960	5,639 SF	
.03Mi.	**1406 E CARDEZA ST**	**11/03/1977**	$287,800	$287,800	1,510	7/3/2	1960	4,410 SF	
.03Mi.	**1503 E CARDEZA ST**	**07/08/2022**	$278,400	$278,400	1,458	7/3/1	1940	4,338 SF	
.04Mi.	**1502 YERKES ST**	**08/13/2013**	$365,300	$365,300	1,458	6/3/2	1943	4,068 SF	
.04Mi.	**1403 E CARDEZA ST**	**04/03/1997**	$287,800	$287,800	1,510	7/3/2	1960	4,410 SF	
.04Mi.	**1500 E CARDEZA ST**	**11/28/2006**	$292,900	$292,900	1,458	7/3/1	1940	4,971 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	42.5 years old	Households:	9,671
Median Household Income:	$68,317	Households w/Family:	59%
Household Income Per Capita:	$36,508	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

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
0.27Mi.	**Anna Blakiston Day School** Number of Students: 410 Student-Teacher Ratio: 13.04	C	Public	KG - 8
0.58Mi.	**Promise Academy at Martin Luther King High School** Number of Students: 521 Student-Teacher Ratio: 11.86	D-	Public	9 - 12

Flood Report

The Subject Property of **1411 E CARDEZA ST, PHILADELPHIA, PA 19150-3704** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	105%	SIMILAR
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	40%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	37%	SIGNIFICANTLY LOWER
MURDER	57%	NOTABLY LOWER
OVERALL	57%	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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