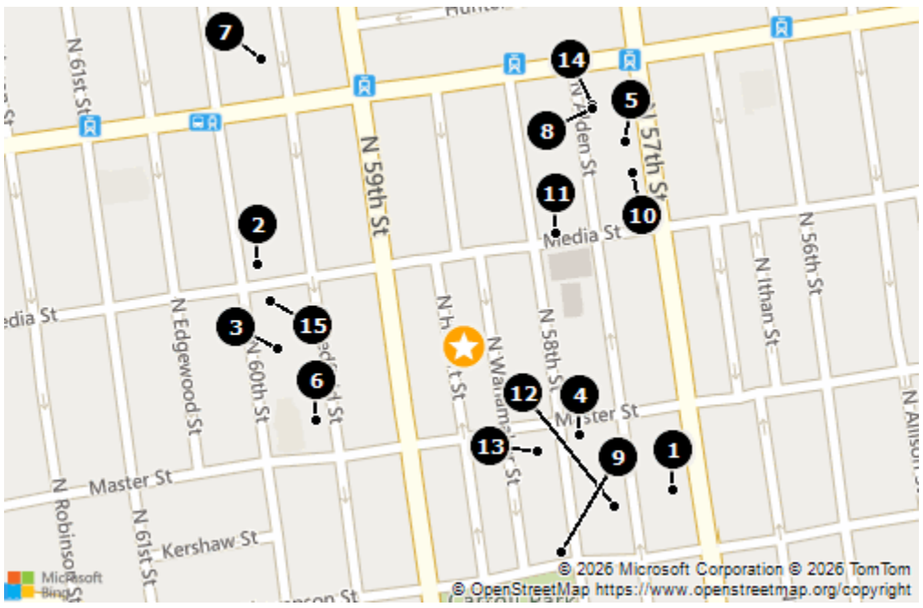
ICE SiteX Report

OrderID: 98262788

SiteX Property Information Report



Subject Property Location

1435 N HOBART ST, PHILADELPHIA, PA 19131-3816

County:	**PHILADELPHIA PA**	Census Tract:	421010112.005006
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	04-3-1621-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$124,000**	FSD:	50	Common Confidence Score:	13
Value Range:	$62,000 - $186,000	ICE Confidence Score:	50		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$18,240	Market Land Value:	$18,240	Tax Year:	2025
Assd Improvement:	$72,960	Market Improvment Value:	$72,960	Total Taxable Value:	$1,277
Total Assessed Value:	$91,200	Total Assessor Market Value:	$91,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #04 Map Ref: 069N130333
Abbreviated Description: 255'10 N MASTER ST

Property Characteristics

Lot Size:	780 SF	Bedrooms:	3	Pool:	
Building Area:	972 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/21/2023	Loan Amount:	N/A
Document #:	54193479 BK-PG -	Loan Type:	Commercial
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:
Abbreviated Description: 24TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	06/14/2023	Sales Price:	$133,817
Document #:	54190669 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #04 Map Ref: 069N130333
Abbreviated Description: 255'10 N MASTER ST

Prior Transfer

Recording Date:	06/14/2023	Sales Price:	$133,817
Document #:	54190669 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/16/2023		
Document Type:			

Legal Description:
Abbreviated Description: 24TH WARD
City/Muni/Twp: PHILADELPHIA

ICE SiteX Report

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Prior Transfer

Recording Date:	12/12/2011	Sales Price:	$22,652
Document #:	52422413 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/06/2011		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/18/2011	Sales Price:	$21,000
Document #:	52414519 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/12/2011		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA-24TH WARD

Prior Transfer

Recording Date:	07/21/2011	Sales Price:	$36,800
Document #:	52371191 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/2011		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA-34TH WARD

Prior Transfer

Recording Date:	04/05/2006	Sales Price:	$175,000
Document #:	51413386 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/05/2006	Loan Amount:	N/A
Document #:	51413383 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	06/10/2005	Loan Amount:	N/A
Document #:	51197665 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	06/10/2005	Sales Price:	$32,200
Document #:	51197664 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/29/2005		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,112,000	Median # of Bedrooms	3
Median Lot Size	1,179 SF	Median # of Baths	1
Median Living Area	1,264 SF	Median Year Built	1925
Price Range - 2 Yrs	$21,000 to $295,000	Age Range	61 years to 109 years
Median Value	$100,000	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**1322 N 57TH ST** **PHILADELPHIA, PA 19131-4107**	08/20/2026	$90,000	$62	1434	6/3/1	1920	1,164 SF	
		APN: 04-3-1029-00 Document #: 54588563 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:FOURTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.14Mi.	**5947 MEDIA ST** **PHILADELPHIA, PA 19151-4235**	08/10/2026	$110,000	$95	1152	6/3/1	1925	1,080 SF	
		APN: 34-2-0373-00 Document #: 54583806 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.12Mi.	**1445 N 60TH ST** **PHILADELPHIA, PA 19151-4204**	08/05/2026	$280,000	$197	1415	6/3/1	1925	1,350 SF	
		APN: 34-2-1913-00 Document #: 54581880 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:THIRTY-FOURTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.09Mi.	**1351 N 58TH ST** **PHILADELPHIA, PA 19131-4109**	07/31/2026	$145,000	$105	1378	6/3/1	1920	1,199 SF	
		APN: 04-3-1311-00 Document #: 54580424 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:FIFTY-SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.16Mi.	**1534 N 57TH ST** **PHILADELPHIA, PA 19131-3809**	06/09/2026	$99,000	$90	1088	6/3/1	1917	1,179 SF	
		APN: 04-3-2868-00 Document #: 54561302								

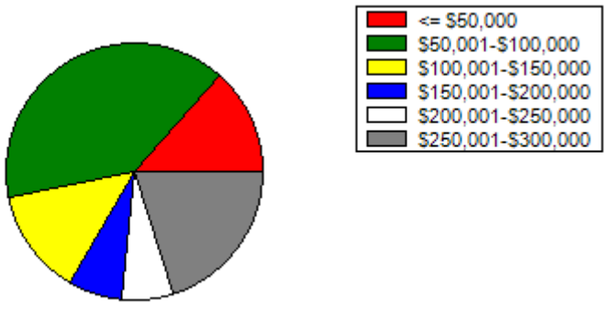
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	Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:FOURTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.1Mi.	**1410 N REDFIELD ST** **PHILADELPHIA, PA 19151-4208**	06/09/2026	$295,000	$285	1034	6/3/1	1925	1,245 SF
	APN: 34-2-1766-00 Document #: 54561331 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.22Mi.	**1616 N REDFIELD ST** **PHILADELPHIA, PA 19151-3919**	06/02/2026	$263,000	$208	1264	6/3/1	1925	1,200 SF
	APN: 34-2-1811-00 Document #: 54558911 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.17Mi.	**1551 N ALDEN ST** **PHILADELPHIA, PA 19131-3814**	05/29/2026	$40,000	$29	1350	6/3/1	1928	1,125 SF
	APN: 04-3-2940-00 Document #: 54557368 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.14Mi.	**5803 W THOMPSON ST** **PHILADELPHIA, PA 19131-4119**	05/12/2026	$175,000	$114	1526	7/4/1	1920	1,192 SF
	APN: 04-3-0302-00 Document #: 54551227 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:FOURTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.15Mi.	**1520 N 57TH ST** **PHILADELPHIA, PA 19131-3809**	05/04/2026	$245,000	$225	1088	6/3/2	1917	1,179 SF
	APN: 04-3-2861-00 Document #: 54547864 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.09Mi.	**1501 N 58TH ST** **PHILADELPHIA, PA 19131-3811**	04/20/2026	$100,000	$83	1200	6/3/1	1920	1,155 SF
	APN: 04-3-2975-00 Document #: 54542176 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.14Mi.	**1318 N ALDEN ST** **PHILADELPHIA, PA 19131-4114**	03/31/2026	$75,000	$61	1218	6/3/1	1920	1,095 SF
	APN: 04-3-1194-00 Document #: 54535607 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.08Mi.	**5806 MASTER ST** **PHILADELPHIA, PA 19131-4103**	03/30/2026	$85,000	$59	1418	6/3/1	1965	2,000 SF
	APN: 04-3-0327-50 Document #: 54535251 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.17Mi.	**1553 N ALDEN ST** **PHILADELPHIA, PA 19131-3814**	03/24/2026	$21,000	$15	1350	6/3/1	1928	1,125 SF
	APN: 04-3-2941-00 Document #: 54533119 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.13Mi.	**1467 N 60TH ST** **PHILADELPHIA, PA 19151-4204**	02/18/2026	$89,000	$72	1236	6/3/1	1925	1,350 SF
	APN: 34-2-1924-00 Document #: 54521489 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:34TH 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.

ICE SiteX Report

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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.	**1435 N HOBART ST**	**06/14/2023**	$91,200	$91,200	972	6/3/1	1920	780 SF	
0Mi.	**1433 N HOBART ST**	**03/07/2012**	$91,200	$91,200	972	6/3/1	1920	780 SF	
0Mi.	**1437 N HOBART ST**	**12/01/2011**	$91,200	$91,200	972	6/3/1	1920	780 SF	
.01Mi.	**1439 N HOBART ST**	**01/31/1991**	$91,200	$91,200	972	6/3/1	1920	780 SF	
.01Mi.	**1431 N HOBART ST**	**11/04/2020**	$158,000	$158,000	972	6/3/2	1920	803 SF	
.01Mi.	**1441 N HOBART ST**	**10/28/1997**	$91,700	$91,700	972	6/3/1	1920	803 SF	
.01Mi.	**1429 N HOBART ST**	**07/12/2017**	$91,200	$91,200	972	6/3/1	1920	780 SF	
.01Mi.	**1434 N WANAMAKER ST**	**03/12/2021**	$92,800	$92,800	972	6/3/1	1920	803 SF	
.01Mi.	**1432 N WANAMAKER ST**	**04/11/2018**	$159,900	$159,900	972	6/3/1	1920	803 SF	
.01Mi.	**1436 N WANAMAKER ST**	**10/30/2014**	$94,700	$94,700	1,023	6/3/1	1920	803 SF	
.01Mi.	**1443 N HOBART ST**	**07/20/2021**	$124,400	$124,400	972	6/3/1	1920	803 SF	
.01Mi.	**1427 N HOBART ST**	**06/09/2025**	$91,200	$91,200	972	6/3/1	1920	780 SF	
.01Mi.	**1438 N WANAMAKER ST**	**04/20/2015**	$92,800	$92,800	972	6/3/1	1920	803 SF	
.01Mi.	**1430 N WANAMAKER ST**	**10/21/2024**	$97,700	$97,700	972	6/3/1	1920	780 SF	
.01Mi.	**1440 N WANAMAKER ST**	**03/13/2017**	$92,800	$92,800	972	6/3/1	1920	803 SF	
.01Mi.	**1428 N WANAMAKER ST**	**06/21/2017**	$132,500	$132,500	972	6/3/1	1920	780 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	40%

Demographics & Income

Median Age:	36.7 years old	Households:	18,076
Median Household Income:	$50,790	Households w/Family:	50%
Household Income Per Capita:	$31,640	Households w/Family Married:	18%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

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
0.50Mi.	**Overbrook High School** Number of Students: 440 Student-Teacher Ratio: 19.3	D	Public	9 - 12
0.50Mi.	**Edward Heston School** Number of Students: 245 Student-Teacher Ratio: 8.18	C	Public	KG - 8

Flood Report

The Subject Property of **1435 N HOBART ST, PHILADELPHIA, PA 19131-3816** 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	124%	HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	121%	HIGHER
MURDER	108%	SIMILAR
OVERALL	125%	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: 98262788

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Data deemed reliable, but not guaranteed.

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