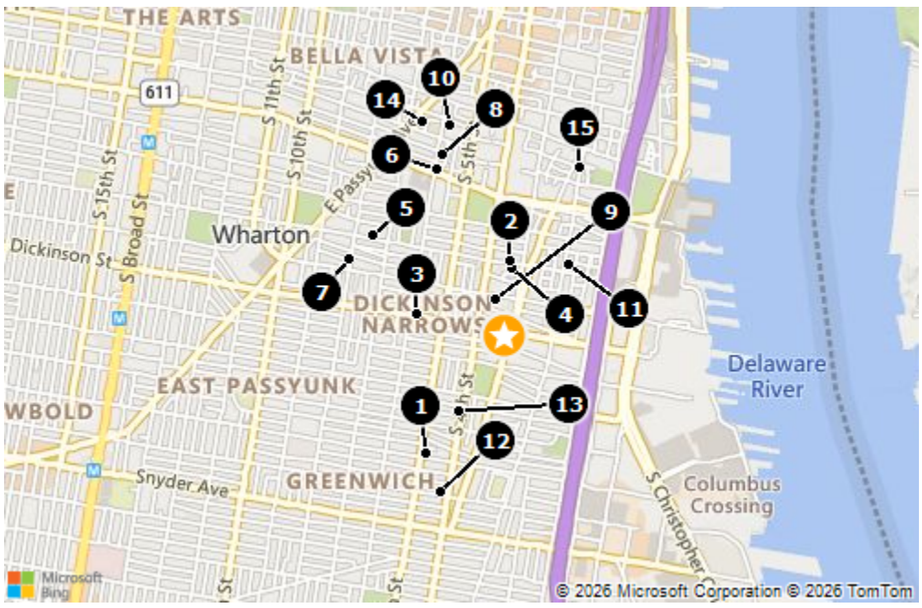
ICE SiteX Report

OrderID: 98012046

SiteX Property Information Report



Subject Property Location

1502 E MOYAMENSING AVE, PHILADELPHIA, PA 19147-6026

County:	**PHILADELPHIA PA**	Census Tract:	421010027.022029
Property Use:	Apartments (generic)	Zoning:	RSA5
Parcel Number:	01-1-2999-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$529,000**	FSD:	20	Common Confidence Score:	37
Value Range:	$423,200 - $634,800	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$4,444
Total Assessed Value:	$417,500	Total Assessor Market Value:	$417,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: WARD #01 Map Ref: 011S100048
Abbreviated Description: 186' 1/4 S DICKINSON

Property Characteristics

Lot Size:	1,340 SF	Bedrooms:	2	Pool:	
Building Area:	1992 SF	Baths:	3	Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	3+B	Number of Cars:		A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/21/2016	Sales Price:	$400,000
Document #:	53074165 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #01 Map Ref: 011S100048
Abbreviated Description: 186' 1/4 S DICKINSON

Prior Transfer

Recording Date:	06/21/2016	Sales Price:	$400,000
Document #:	53074165 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/16/2016		
Document Type:			

Legal Description:
District: WARD 1
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$6,210,500	Median # of Bedrooms	2
Median Lot Size	1,012 SF	Median # of Baths	2
Median Living Area	2,136 SF	Median Year Built	1915
Price Range - 2 Yrs	$209,000 to $800,000	Age Range	66 years to 111 years
Median Value	$400,000	Median Age	111 years

ICE SiteX Report

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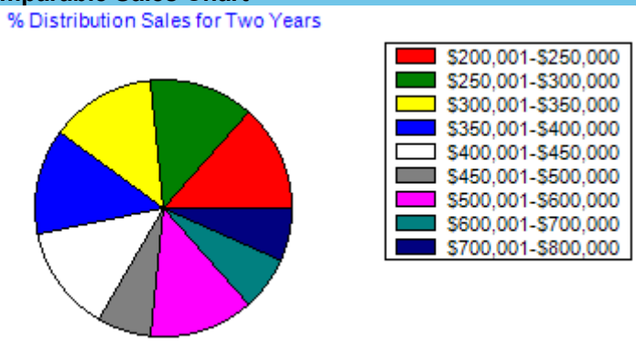
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**1833 S 5TH ST** **PHILADELPHIA, PA 19148-1831**	07/17/2026	$330,000	$154	2136	/5/2	1915	976 SF	
		APN: 01-1-4531-00 Document #: 54576908 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:1ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.19Mi.	**319 WHARTON ST** **PHILADELPHIA, PA 19147-5244**	07/09/2026	$530,000	$269	1968	//	1915	1,044 SF	
		APN: 02-1-3406-00 Document #: 54573559 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Subdivision: WHARTON STREET BETWEEN 3RD AND 4TH STREETS Abbreviated Description: Subdivision:WHARTON STREET BETWEEN 3RD AND 4TH STREETS City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.23Mi.	**1437 S 6TH ST** **PHILADELPHIA, PA 19147-5846**	07/02/2026	$411,000	$109	3762	/6/2	1915	1,620 SF	
		APN: 01-1-3476-10 Document #: 54570654 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.17Mi.	**314 WHARTON ST** **PHILADELPHIA, PA 19147-5225**	06/29/2026	$485,000	$326	1485	8/4/3	1915	960 SF	
		APN: 01-1-2160-00 Document #: 54569043 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.42Mi.	**729 WHARTON ST** **PHILADELPHIA, PA 19147-5121**	05/21/2026	$290,000	$174	1664	//	1920	1,359 SF	
		APN: 02-1-3481-00 Document #: 54554990 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.45Mi.	**543 WASHINGTON AVE** **PHILADELPHIA, PA 19147-4005**	04/23/2026	$400,000	$202	1980	//	1915	600 SF	
		APN: 02-1-1436-00 Document #: 54544377 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.43Mi.	**1326 S 8TH ST** **PHILADELPHIA, PA 19147-5734**	04/08/2026	$322,500	$131	2448	/6/3	1915	1,012 SF	
		APN: 01-2-2548-00 Document #: 54538273 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:FIRST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.48Mi.	**1023 S 6TH ST** **PHILADELPHIA, PA 19147-4011**	04/07/2026	$550,000	$250	2200	//	1915	1,256 SF	
		APN: 02-1-4456-27 Document #: 54537687 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:2ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.09Mi.	**324 REED ST** **PHILADELPHIA, PA 19147-5912**	03/24/2026	$800,000	$272	2940	/6/4	1915	1,753 SF	
		APN: 01-1-2355-00 Document #: 54533141 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:1ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.55Mi.	**536 MONTROSE ST** **PHILADELPHIA, PA 19147-4041**	02/24/2026	$209,000	$184	1131	//	1915	546 SF	
		APN: 02-1-0427-10 Document #: 54522977 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Legal Unit: B MapRef: DOC 54486319 Abbreviated Description: Legal Unit:B Map Ref:DOC 54486319City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.24Mi.	**1237 S 2ND ST** **PHILADELPHIA, PA 19147-5420**	02/12/2026	$425,000	$177	2397	//	1915	1,475 SF	
		APN: 02-1-3782-10 Document #: 54520237 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:2ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.42Mi.	**411 MCKEAN ST** **PHILADELPHIA, PA 19148-2524**	12/19/2025	$360,000	$264	1360	/4/2	1920	992 SF	
		APN: 39-2-0241-00 Document #: 54502747 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.22Mi.	**1718 S 4TH ST** **PHILADELPHIA, PA 19148-1857**	12/17/2025	$270,000	$120	2248	/6/4	1960	1,002 SF	
		APN: 01-1-4331-00 Document #: 54501612 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:1ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.57Mi.	**935 E PASSYUNK AVE** **PHILADELPHIA, PA 19147-2981**	12/10/2025	$618,000	$213	2898	//	1915	1,073 SF	
		APN: 02-1-4839-20 Document #: 54499020 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:2ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.46Mi.	**912 S 2ND ST** **PHILADELPHIA, PA 19147-4203**	12/09/2025	$210,000	$117	1791	/2/2	1920	828 SF	
		APN: 02-1-3790-00 Document #: 54498623 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:2ND 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.	**1502 E MOYAMENSING AVE**	**06/21/2016**	$417,500	$417,500	1,992	6/2/3	1925	1,340 SF	
0Mi.	**1504 E MOYAMENSING AVE**	**08/10/2021**	$584,800	$584,800	1,984	/4/2	1925	1,355 SF	
0Mi.	**1500 E MOYAMENSING AVE**	**08/25/2016**	$334,600	$334,600	2,581		1925	1,364 SF	
.01Mi.	**1506 E MOYAMENSING AVE**	**01/30/2020**	$489,000	$489,000	2,250	/4/2	1925	1,232 SF	
.01Mi.	**302 DICKINSON ST**	**08/10/2001**	$439,500	$439,500	2,705	/6/3	1904	1,280 SF	
.01Mi.	**1508 E MOYAMENSING AVE**	**12/03/2005**	$404,900	$404,900	2,130	/5/2	1915	1,269 SF	
.01Mi.	**304 DICKINSON ST**	**05/16/1997**	$420,500	$420,500	1,836	/3/2	1915	1,280 SF	
.01Mi.	**1510 E MOYAMENSING AVE**	**10/10/2000**	$420,700	$420,700	2,190	12/6/3	1925	1,269 SF	
.02Mi.	**306 DICKINSON ST**	**04/07/1992**	$370,200	$370,200	1,656	/3/2	1915	1,280 SF	
.02Mi.	**1410 E MOYAMENSING AVE**	**10/03/2018**	$401,100	$401,100	3,249	9//	1920	1,614 SF	
.02Mi.	**309 GREENWICH ST**	**07/03/2019**	$502,500	$502,500	1,899	6/3/2	1920	773 SF	
.02Mi.	**1512 E MOYAMENSING AVE**	**12/28/2009**	$138,800	$138,800	1,120		1925	1,145 SF	
.02Mi.	**308 DICKINSON ST**	**10/06/2016**	$592,200	$592,200	1,896	10/3/2	1905	1,280 SF	
.02Mi.	**311 GREENWICH ST**	**09/05/2019**	$232,900	$232,900	836	6/3/1	1920	773 SF	
.02Mi.	**1408 E MOYAMENSING AVE**	**07/15/1993**	$482,000	$482,000	2,520	/5/2	1900	1,497 SF	
.02Mi.	**313 GREENWICH ST**	**09/18/2008**	$232,900	$232,900	836	6/2/1	1920	773 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	37.1 years old	Households:	18,348
Median Household Income:	$105,421	Households w/Family:	42%
Household Income Per Capita:	$67,022	Households w/Family Married:	34%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	19%

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
0.38Mi.	**Horace Furness High School** Number of Students: 896 Student-Teacher Ratio: 19.67	D	Public	9 - 12
0.33Mi.	**Vare-Washington School** Number of Students: 375 Student-Teacher Ratio: 11.4	B-	Public	KG - 8

Flood Report

The Subject Property of **1502 E MOYAMENSING AVE, PHILADELPHIA, PA 19147-6026** 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	108%	SIMILAR
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	59%	NOTABLY LOWER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	50%	SIGNIFICANTLY LOWER
MURDER	116%	HIGHER
OVERALL	106%	SIMILAR

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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