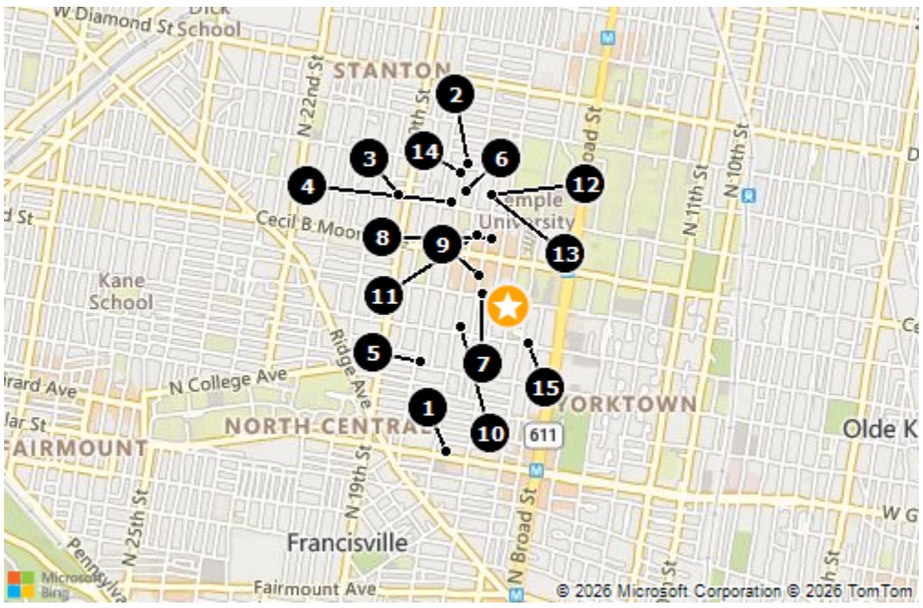
ICE SiteX Report

OrderID: 98722913

SiteX Property Information Report



Subject Property Location

1508 W OXFORD ST, PHILADELPHIA, PA 19121-3551

County:	**PHILADELPHIA PA**	Census Tract:	421010147.002013
Property Use:	Apartments (generic)	Zoning:	RM1
Parcel Number:	47-1-1294-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$549,000**	FSD:	22	Common Confidence Score:	35
Value Range:	$428,220 - $669,780	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$148,700	Market Land Value:	$148,700	Tax Year:	2025
Assd Improvement:	$594,800	Market Improvment Value:	$594,800	Total Taxable Value:	$10,408
Total Assessed Value:	$743,500	Total Assessor Market Value:	$743,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #47 Map Ref: 012N070126
Abbreviated Description: SW COR SYDENHAM ST

Property Characteristics

Lot Size:	1,421 SF	Bedrooms:	7	Pool:	
Building Area:	3510 SF	Baths:	6	Fireplace:	
Year Built:	1915	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	14	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Hot Water
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:	03/08/2023	Sales Price:	$1,358,750
Document #:	54156646 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #47 Map Ref: 012N070126
Abbreviated Description: SW COR SYDENHAM ST

Prior Transfer

Recording Date:	03/08/2023	Sales Price:	$1,358,750
			Multiple Parcels Involved in this transaction
Document #:	54156646 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/01/2023		
Document Type:			

Legal Description:
Abbreviated Description: 32ND WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/02/2023	Sales Price:	$2,465,980
Document #:	54154827 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	11/27/2017	Sales Price:	$360,000
Document #:	53295848 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/02/2017	Loan Amount:	N/A
Document #:	53287073 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	FIX

Legal Description:
District: WARD47
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	11/02/2017	Loan Amount:	N/A
Document #:	53287042 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
District: WARD 47
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/05/2012	Sales Price:	$325,000
Document #:	52431333 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/30/2011		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/07/2005	Sales Price:	N/A
Document #:	51094508 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/30/2004		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/09/2004	Sales Price:	$110,000
Document #:	51053148 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/04/2004		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$6,882,800	Median # of Bedrooms	7
Median Lot Size	1,184 SF	Median # of Baths	3
Median Living Area	2,196 SF	Median Year Built	1915
Price Range - 2 Yrs	$120,000 to $879,000	Age Range	111 years to 111 years
Median Value	$413,000	Median Age	111 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**1631 W GIRARD AVE** **PHILADELPHIA, PA 19130-1614**	09/23/2026	$524,900	$136	3840	12/8/4	1915	2,000 SF	
		APN: 47-1-0278-00 Document #: 54602357 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:47TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.37Mi.	**1725 W BERKS ST** **PHILADELPHIA, PA 19121-3380**	08/11/2026	$413,000	$188	2196	//	1915	1,184 SF	
		APN: 32-1-1327-00 Document #: 54584264 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:32ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.39Mi.	**1913 W MONTGOMERY AVE** **PHILADELPHIA, PA 19121-3143**	07/21/2026	$380,000	$180	2100	/8/6	1915	960 SF	
		APN: 32-1-1200-00 Document #: 54578033 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.29Mi.	**1729 W MONTGOMERY AVE** **PHILADELPHIA, PA 19121-3856**	06/25/2026	$435,000	$173	2508	18/9/3	1915	1,562 SF	
		APN: 32-1-1177-00 Document #: 54567401 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:32ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.26Mi.	**1729 W MASTER ST** **PHILADELPHIA, PA 19121-4792**	06/17/2026	$413,400	$143	2880	//	1915	2,138 SF	
		APN: 47-1-1131-00 Document #: 54565107 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:47TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.31Mi.	**1817 N BOUVIER ST** **PHILADELPHIA, PA 19121-3305**	06/12/2026	$389,500	$214	1815	/7/4	1915	1,150 SF	
		APN: 32-1-2083-00 Document #: 54562801 Document Type: Price Code: D								

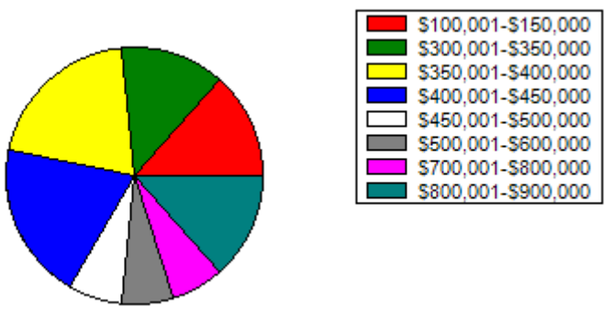
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	Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.07Mi.	**1607 W OXFORD ST** **PHILADELPHIA, PA 19121-3755**	05/28/2026	$360,000	$176	2040	12/6/3	1915	955 SF
	APN: 47-1-1352-10 Document #: 54557119 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:47TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.18Mi.	**1719 N WILLINGTON ST** **PHILADELPHIA, PA 19121-3217**	05/08/2026	$799,000	$421	1895	9/5/3	1915	1,116 SF
	APN: 47-1-2355-00 Document #: 54549816 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:47TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.11Mi.	**1618 N WILLINGTON ST** **PHILADELPHIA, PA 19121-3216**	04/27/2026	$120,000	$52	2280	//3	1915	1,384 SF
	APN: 47-1-2429-00 Document #: 54545316 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:47TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.12Mi.	**1507 N 17TH ST** **PHILADELPHIA, PA 19121-4697**	02/09/2026	$480,000	$151	3170	12/9/5	1915	2,341 SF
	APN: 47-1-2518-00 Document #: 54518766 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:FORTY SEVENTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.19Mi.	**1715 N 17TH ST** **PHILADELPHIA, PA 19121-3207**	02/04/2026	$350,000	$127	2742	10/5/3	1915	1,836 SF
	APN: 47-1-2559-00 Document #: 54516937 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:47TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.28Mi.	**1824 N WILLINGTON ST** **PHILADELPHIA, PA 19121-3574**	11/19/2025	$879,000	$464	1893	/8/4	1915	1,051 SF
	APN: 32-1-1077-00 Document #: 54491620 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.28Mi.	**1822 N WILLINGTON ST** **PHILADELPHIA, PA 19121-3304**	11/14/2025	$879,000	$464	1893	/8/4	1915	1,051 SF
	APN: 32-1-1076-00 Document #: 54490455 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:32ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.36Mi.	**1846 N BOUVIER ST** **PHILADELPHIA, PA 19121-3306**	10/29/2025	$330,000	$182	1813	/8/4	1915	1,156 SF
	APN: 32-1-2127-00 Document #: 54484347 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:32ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.1Mi.	**1413 W JEFFERSON ST** **PHILADELPHIA, PA 19121-4316**	10/14/2025	$130,000	$51	2502	7/3/1	1915	1,334 SF
	APN: 47-1-1260-10 Document #: 54478417 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:47TH 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.

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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.	**1508 W OXFORD ST**	**03/08/2023**	$743,500	$743,500	3,510	14/7/6	1915	1,421 SF	
.02Mi.	**1533-41 N 16TH ST**	**07/07/2003**	$1,269,900	$1,269,900	19,500			12,099 SF	
.02Mi.	**1530 N SYDENHAM ST**	**12/07/2022**	$782,600	$782,600	3,261	14/10/10	2018	1,571 SF	
.02Mi.	**1531 N 16TH ST**	**09/18/2023**	$549,500	$549,500	7,080		1915	6,811 SF	
.02Mi.	**1535 N SYDENHAM ST**	**09/11/2018**	$350,000	$350,000	1,750	6//	1960	1,042 SF	
.02Mi.	**1533 N SYDENHAM ST**	**09/11/2018**	$242,600	$242,600	1,500	7/4/1	1960	1,002 SF	
.02Mi.	**1528 N SYDENHAM ST**	**12/07/2022**	$1,083,400	$1,083,400	3,267	20/14/10	2018	1,571 SF	
.02Mi.	**1509 W OXFORD ST**	**06/02/1988**	$226,500	$226,500				1,349 SF	
.02Mi.	**1511 W OXFORD ST**	**12/30/2005**	$255,800	$255,800				1,569 SF	
.02Mi.	**1513 W OXFORD ST**	**01/03/1969**	$255,800	$255,800				1,569 SF	
.03Mi.	**1515 W OXFORD ST**	**03/04/2021**	$1,285,100	$1,285,100	4,402	21/15/15	2015	1,575 SF	
.03Mi.	**1540 N 15TH ST**	**10/06/2006**	$510,000	$510,000	4,750		1915	2,083 SF	
.03Mi.	**1542 N 15TH ST**	**06/22/2022**	$594,000	$594,000	4,230		1915	3,629 SF	
.03Mi.	**1527-29 N 16TH ST**	**08/07/2019**	$257,200	$257,200	3,612	14/10/4	1915	5,148 SF	
.03Mi.	**1507 W OXFORD ST**	**05/11/2018**	$1,171,400	$1,171,400	3,759	18/14/11	2016	1,620 SF	
.03Mi.	**1517 W OXFORD ST**	**06/02/1988**	$255,800	$255,800				1,569 SF	

Rent vs. Own

Households Occupied by Renters:	57%	Households Occupied by Owners:	26%

Demographics & Income

Median Age:	29.4 years old	Households:	16,254
Median Household Income:	$49,257	Households w/Family:	41%
Household Income Per Capita:	$28,077	Households w/Family Married:	11%
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:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.72Mi.	**Vaux High School - Big Picture** Number of Students: 284 Student-Teacher Ratio: 20.91	F	Public	9 - 12
0.22Mi.	**General George G. Meade School** Number of Students: 314 Student-Teacher Ratio: 10.96	F	Public	KG - 8
0.95Mi.	**Benjamin Franklin High School** Number of Students: 570 Student-Teacher Ratio: 14.02 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **1508 W OXFORD ST, PHILADELPHIA, PA 19121-3551** 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	146%	NOTABLY HIGHER
BURGLARY	146%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	164%	NOTABLY HIGHER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	161%	NOTABLY HIGHER
FORCIBLE RAPE	146%	NOTABLY HIGHER
MURDER	159%	NOTABLY HIGHER
OVERALL	161%	NOTABLY 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

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