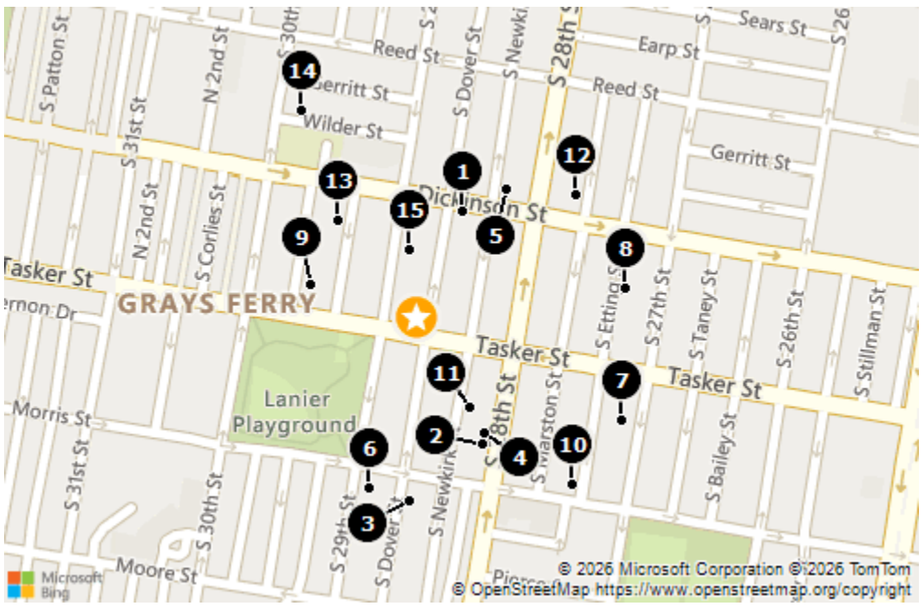
ICE SiteX Report

OrderID: 97523644

SiteX Property Information Report



Subject Property Location

1550 S DOVER ST, PHILADELPHIA, PA 19146-4431

County:	**PHILADELPHIA PA**	Census Tract:	421010033.005005
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	36-4-3912-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$125,000**	FSD:	12	Common Confidence Score:	61
Value Range:	$110,000 - $140,000	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$26,460	Market Land Value:	$26,460	Tax Year:	2025
Assd Improvement:	$105,840	Market Improvment Value:	$105,840	Total Taxable Value:	$1,852
Total Assessed Value:	$132,300	Total Assessor Market Value:	$132,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #36 Map Ref: 011S230038
Abbreviated Description: 356' S DICKINSON ST

Property Characteristics

Lot Size:	658 SF	Bedrooms:	3	Pool:	
Building Area:	896 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:	Yes
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/19/2009	Sales Price:	$59,900
Document #:	52079430 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #36 Map Ref: 011S230038
Abbreviated Description: 356' S DICKINSON ST

Prior Transfer

Recording Date:	06/19/2009	Sales Price:	$59,900
Document #:	52079430 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2009		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	07/18/2002	Sales Price:	$15,000
Document #:	50494984 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/11/2002		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$2,673,100	Median # of Bedrooms	3
Median Lot Size	755 SF	Median # of Baths	1
Median Living Area	1,076 SF	Median Year Built	1920
Price Range - 2 Yrs	$85,000 to $305,000	Age Range	61 years to 106 years
Median Value	$170,000	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**1501 S DOVER ST** **PHILADELPHIA, PA 19146-4430**	04/28/2026	$165,000	$131	1256	6/3/1	1920	752 SF	
		APN: 36-4-3784-00 Document #: 54545609 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.09Mi.	**1634 S 28TH ST** **PHILADELPHIA, PA 19145-1202**	04/27/2026	$305,000	$244	1248	6/3/1	1920	918 SF	
		APN: 36-4-3503-00 Document #: 54545048 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.12Mi.	**1707 S DOVER ST** **PHILADELPHIA, PA 19145-1619**	04/13/2026	$180,000	$160	1120	6/3/1	1920	985 SF	
		APN: 36-4-3840-00 Document #: 54540006 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:THIRTY-SIXTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.09Mi.	**1630 S 28TH ST** **PHILADELPHIA, PA 19145-1202**	03/18/2026	$199,900	$160	1248	6/4/2	1920	918 SF	
		APN: 36-4-3501-00 Document #: 54530655 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:THIRTY-SIXTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.1Mi.	**1451 S NEWKIRK ST** **PHILADELPHIA, PA 19146-3738**	02/09/2026	$135,000	$158	854	6/3/1	1920	687 SF	
		APN: 36-4-3559-00 Document #: 54518657 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.11Mi.	**1703 S 29TH ST** **PHILADELPHIA, PA 19145-1615**	02/03/2026	$215,000	$191	1120	6/3/1	1965	1,083 SF	
		APN: 36-4-3997-00 Document #: 54516877 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:37TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.15Mi.	**1618 S 27TH ST** **PHILADELPHIA, PA 19145-1217**	01/20/2026	$150,000	$140	1066	7/4/1	1925	891 SF	
		APN: 36-4-3006-00 Document #: 54512009 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.13Mi.	**1523 S ETTING ST** **PHILADELPHIA, PA 19146-4418**	01/08/2026	$170,000	$170	999	6/3/1	1920	686 SF	
		APN: 36-4-3061-00 Document #: 54508213 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:THIRTY-SIXTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.07Mi.	**1547 S MYRTLEWOOD ST** **PHILADELPHIA, PA 19146-3517**	01/05/2026	$204,200	$189	1076	6/3/1	1920	755 SF	
		APN: 36-4-4114-00 Document #: 54506871 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.14Mi.	**1648 S ETTING ST** **PHILADELPHIA, PA 19145-1221**	01/05/2026	$85,000	$41	2052	7/4/1	1925	765 SF	
		APN: 36-4-3183-00 Document #: 54506868 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.07Mi.	**1627 S NEWKIRK ST** **PHILADELPHIA, PA 19145-1207**	12/31/2025	$200,000	$217	920	6/3/1	1920	736 SF	
		APN: 36-4-3604-00 Document #: 54505962 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.12Mi.	**1446 S MARSTON ST** **PHILADELPHIA, PA 19146-3733**	12/26/2025	$230,000	$224	1024	6/3/1	1925	736 SF	
		APN: 36-4-3302-00 Document #: 54504285 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.08Mi.	**1514 S HOLLYWOOD ST** **PHILADELPHIA, PA 19146-3516**	12/05/2025	$169,000	$172	980	6/3/1	1920	658 SF	
		APN: 36-4-4079-00 Document #: 54497311 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.15Mi.	**2949 WILDER ST** **PHILADELPHIA, PA 19146-3525**	11/14/2025	$95,000	$121	780	6/3/1	1925	672 SF	
		APN: 36-4-2374-00 Document #: 54490486 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.04Mi.	**1521 S 29TH ST**	11/03/2025	$170,000	$132	1280	6/3/1	1925	928 SF	

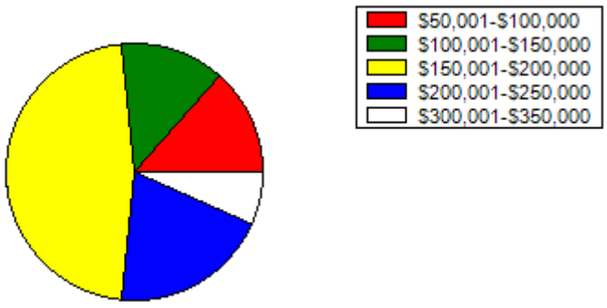
ICE SiteX Report

OrderID: 97523644

PHILADELPHIA, PA 19146-4429
APN: 36-4-3977-00 Document #: 54485685
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:36TH 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.

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.	**1550 S DOVER ST**	**06/19/2009**	$132,300	$132,300	896	6/3/1	1920	658 SF	
0Mi.	**1552 S DOVER ST**	**08/02/2019**	$132,300	$132,300	896	6/3/1	1920	658 SF	
0Mi.	**1548 S DOVER ST**	**01/25/2022**	$132,300	$132,300	896	6/3/1	1920	658 SF	
.01Mi.	**1546 S DOVER ST**	**12/23/2010**	$132,300	$132,300	896	6/3/1	1920	658 SF	
.01Mi.	**1544 S DOVER ST**	**06/05/2013**	$132,300	$132,300	896	6/3/1	1920	658 SF	
.01Mi.	**1542 S DOVER ST**	**10/15/2005**	$132,300	$132,300	896	6/3/1	1920	658 SF	
.01Mi.	**1545 S 29TH ST**	**03/19/2019**	$275,800	$275,800	1,234	6/3/1	1925	928 SF	
.01Mi.	**1547 S 29TH ST**	**02/03/2015**	$162,000	$162,000	1,280	6/3/1	1925	928 SF	
.01Mi.	**1543 S 29TH ST**	**10/29/1986**	$162,000	$162,000	1,280	6/3/1	1925	928 SF	
.01Mi.	**1541 S 29TH ST**	**04/20/2010**	$162,000	$162,000	1,280	6/3/1	1925	928 SF	
.01Mi.	**1540 S DOVER ST**	**01/25/2022**	$132,300	$132,300	896	6/3/1	1920	658 SF	
.01Mi.	**1539 S 29TH ST**	**05/16/1980**	$162,000	$162,000	1,280	6/3/1	1925	928 SF	
.02Mi.	**1538 S DOVER ST**	**12/15/2016**	$132,300	$132,300	896	6/3/1	1920	658 SF	
.02Mi.	**1537 S 29TH ST**	**08/08/1957**	$162,000	$162,000	1,280	6/3/1	1925	928 SF	
.02Mi.	**1536 S DOVER ST**	**02/14/2002**	$132,300	$132,300	896	6/3/1	1920	658 SF	
.02Mi.	**1535 S 29TH ST**	**11/02/2005**	$162,000	$162,000	1,280	6/3/1	1925	928 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	33.4 years old	Households:	18,778
Median Household Income:	$98,642	Households w/Family:	40%
Household Income Per Capita:	$59,725	Households w/Family Married:	27%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	18%

School District

School District Zone:	Universal Audenried Charter School	Students:	588
Number of Schools:	1	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.33Mi.	**Universal Audenried Charter High School**	C-	Public	9 - 12

Number of Students: 588
Student-Teacher Ratio: 16.8
Advanced Placement: Yes

ICE SiteX Report

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Flood Report

The Subject Property of **1550 S DOVER ST, PHILADELPHIA, PA 19146-4431** 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	117%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	67%	NOTABLY LOWER
AGGRAVATED ASSAULT	135%	NOTABLY HIGHER
FORCIBLE RAPE	64%	NOTABLY LOWER
MURDER	126%	HIGHER
OVERALL	126%	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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