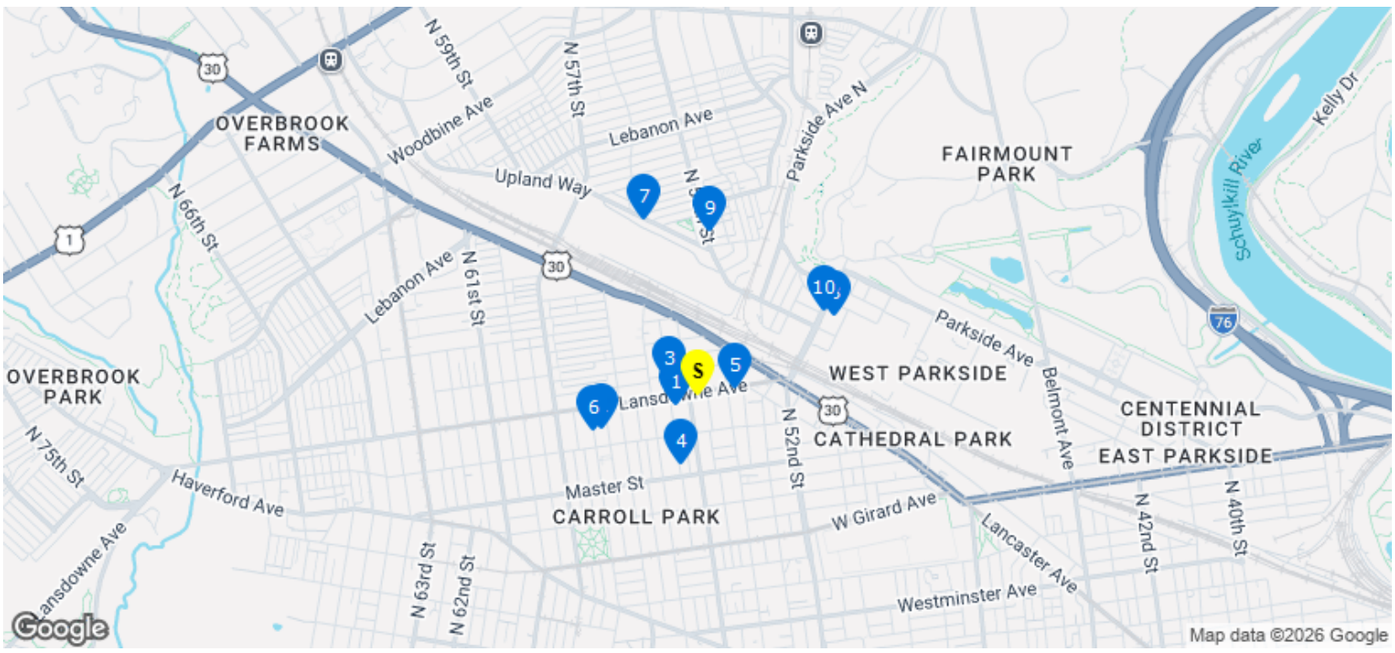
ICE SiteX Report

OrderID: 98745677

SiteX Property Information Report



Subject Property Location

1620 N 55TH ST, PHILADELPHIA, PA 19131-3545

County:	**PHILADELPHIA PA**	Census Tract:	0113.00
Property Use:	Apartments (generic)	Zoning:	RM1
Parcel Number:	04-1-3166-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$184,000**	FSD:	45	Common Confidence Score:	15
Value Range:	$101,200 - $266,800	ICE Confidence Score:	55		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$41,560	Market Land Value:	$41,560	Tax Year:	2025
Assd Improvement:	$166,240	Market Improvment Value:	$166,240	Total Taxable Value:	$2,909
Total Assessed Value:	$207,800	Total Assessor Market Value:	$207,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #04 Map Ref: 073N020044
Abbreviated Description: 150' N LANSDOWNE AVE

Property Characteristics

Lot Size:	1,569 SF	Bedrooms:		Pool:	
Building Area:	2146 SF	Baths:		Fireplace:	
Year Built:	1915	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:	3	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/25/2025	Sales Price:	$200,000
Document #:	54471799 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	07/19/2022	Loan Amount:	N/A
Document #:	54072532 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	06/27/2022		
TD Due Date:	07/01/2052	Type Finance:	

Legal Description:
Abbreviated Description: 4TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	07/19/2022	Sales Price:	$150,000
Document #:	54072531 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	06/27/2022		
Document Type:	Deed		

Legal Description:
Abbreviated Description: 4TH WARD
City/Muni/Twp: PHILADELPHIA

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Prior Transfer

Recording Date:	06/14/1999	Sales Price:	$5,000
Document #:	BK-PG 1061-0092	Type of Sale:	Arms-Length Transfer
Contract Date:	05/15/1999		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,116,900	Median # of Bedrooms	4
Median Lot Size	1,820 SF	Median # of Baths	2
Median Living Area	1,847 SF	Median Year Built	1920
Price Range - 2 Yrs	$115,000 to $354,900	Age Range	101 years to 111 years
Median Value	$197,500	Median Age	106 years

Comparable Sales Data

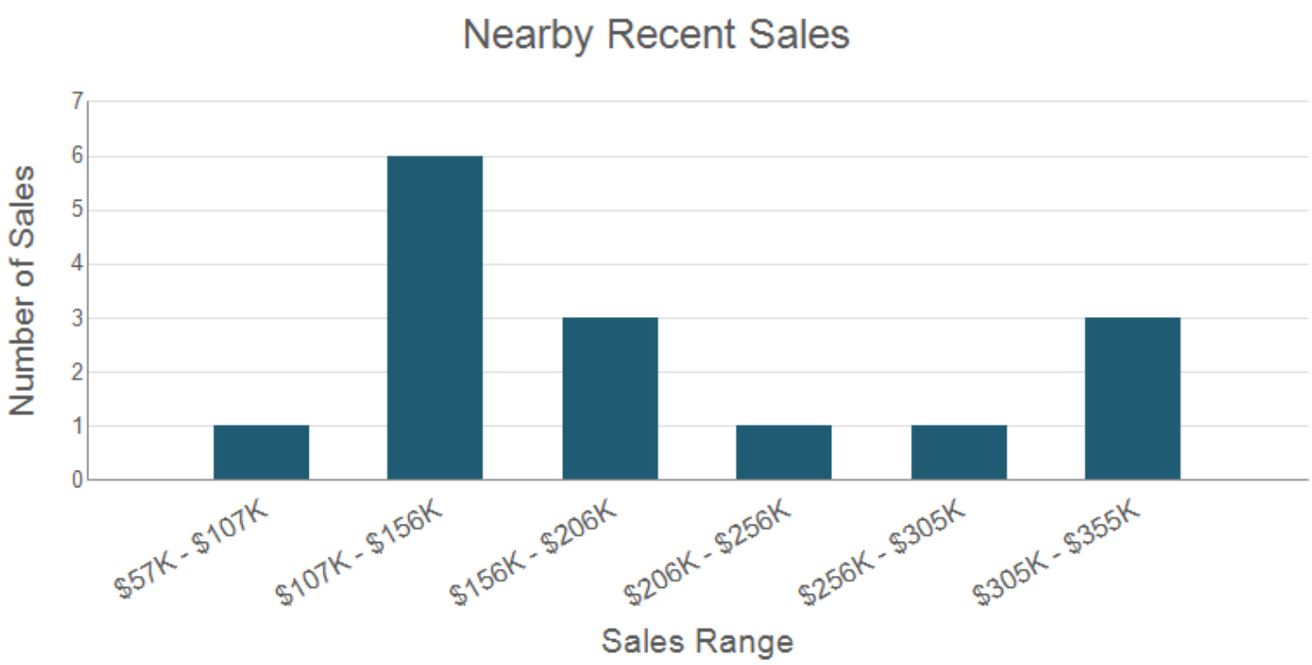
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**5453 LANSDOWNE AVE** **PHILADELPHIA, PA 19131-3534**	09/11/2026	$19,000			//		1,712 SF	
		APN: 04-1-2561-00 Document #: 54598293 Document Type: Deed Price Code: Land Use: Residential - Vacant Land Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.05Mi.	**1612 N ALLISON ST** **PHILADELPHIA, PA 19131-3503**	09/16/2026	$92,500	$61	1527	7/4/1	1925	1,748 SF	
		APN: 04-1-3417-00 Document #: 54600028 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1612 Abbreviated Description: Lot:1612 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.06Mi.	**5454 STEWART ST** **PHILADELPHIA, PA 19131-3518**	09/10/2026	$70,000	$69	1013	6/3/1	1925	974 SF	
		APN: 04-1-2674-00 Document #: 54597793 Document Type: Deed Price Code: Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.09Mi.	**5421 HUNTER ST** **PHILADELPHIA, PA 19131-3511**	09/10/2026	$95,000	$67	1413	6/3/1	1925	1,364 SF	
		APN: 04-1-2618-00 Document #: 54597737 Document Type: Deed Price Code: A Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.22Mi.	**1443 N 54TH ST** **PHILADELPHIA, PA 19131-4021**	09/25/2026	$5,000	$3	1650	7/4/1	1925	1,456 SF	
		APN: 44-2-3598-00 Document #: 54603419 Document Type: Deed Price Code: Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:44TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.23Mi.	**5703 DUNLAP ST** **PHILADELPHIA, PA 19131-3411**	10/01/2026	$60,000	$48	1260	6/3/1	1925	1,365 SF	
		APN: 04-3-2393-00 Document #: 54605529 Document Type: Deed Price Code: Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.24Mi.	**1422 N 54TH ST** **PHILADELPHIA, PA 19131-3942**	09/29/2026	$110,000	$86	1284	6/3/1	1925	1,004 SF	
		APN: 04-1-2852-00 Document #: 54604011 Document Type: Deed Price Code: A Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.27Mi.	**5512 MASTER ST** **PHILADELPHIA, PA 19131-4231**	09/29/2026	$240,180	$151	1594	7/3/1	1925	1,215 SF	
		APN: 04-1-2260-00 Document #: 54604026 Document Type: Special Warranty Deed Price Code: A Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.27Mi.	**5747 HADDINGTON ST** **PHILADELPHIA, PA 19131-3415**	09/21/2026	$255,000	$204	1252	6/3/1	1925	1,365 SF	
		APN: 04-3-2313-00 Document #: 54601148 Document Type: Deed Price Code: Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.27Mi.	**5755 STEWART ST** **PHILADELPHIA, PA 19131-3419**	09/15/2026	$147,500	$141	1046	6/3/1	1925	1,290 SF	
		APN: 04-3-2178-00 Document #: 54599137 Document Type: Deed Price Code: A Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.27Mi.	**5613 MASTER ST** **PHILADELPHIA, PA 19131-3833**	09/15/2026	$25,000	$17	1440	//	1920	937 SF	
		APN: 87-1-0565-00 Document #: 54599139 Document Type: Deed Price Code: Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.29Mi.	**1526-28 N 58TH ST** **PHILADELPHIA, PA 19131-3812**	10/21/2026	$329,900	$262	1260	6/3/1	1920	3,926 SF	
		APN: 04-3-3008-00 Document #: 54610379 Document Type: Deed Price Code: A Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.31Mi.	**1324 N 54TH ST** **PHILADELPHIA, PA 19131-4201**	10/15/2026	$223,000	$124	1800	7/4/1	1925	1,550 SF	
		APN: 04-1-2833-00 Document #: 54608537 Document Type: Deed Price Code:								

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	Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.35Mi.	**1307 N 54TH ST** **PHILADELPHIA, PA 19131-4307**	09/15/2026	$115,000	$64	1800	7/4/1	1925	2,375 SF
	APN: 44-2-3577-00 Document #: 54599265 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:54TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.37Mi.	**5813 MASTER ST** **PHILADELPHIA, PA 19131-3821**	10/07/2026	$218,000	$173	1260	6/3/1	1920	1,130 SF
	APN: 04-3-0398-00 Document #: 54606818 Document Type: Deed Price Code: A Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
16	.37Mi.	**1343 N 58TH ST** **PHILADELPHIA, PA 19131-4109**	09/23/2026	$90,000	$65	1378	6/3/1	1920	1,199 SF
	APN: 04-3-1307-00 Document #: 54602310 Document Type: Special Warranty Deed Price Code: Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
17	.38Mi.	**5784-86 NASSAU RD** **PHILADELPHIA, PA 19131-3430**	10/14/2026	$316,500	$158	2000	/4/2	1955	3,268 SF
	APN: 04-3-2575-00 Document #: 54608112 Document Type: Deed Price Code: A Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
18	.39Mi.	**1323 N 58TH ST** **PHILADELPHIA, PA 19131-4109**	10/13/2026	$40,001	$29	1378	6/3/1	1920	1,199 SF
	APN: 04-3-1297-00 Document #: 54607784 Document Type: Special Warranty Deed Price Code: A Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
19	.4Mi.	**1501 N REDFIELD ST** **PHILADELPHIA, PA 19151-4241**	10/09/2026	$130,000	$137	952	/2/1	1925	1,420 SF
	APN: 34-2-1651-00 Document #: 54607459 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
20	.4Mi.	**1234 N 55TH ST** **PHILADELPHIA, PA 19131-4208**	09/10/2026	$345,000	$183	1889	//	1915	1,575 SF
	APN: 04-1-1802-00 Document #: 54597423 Document Type: Deed Price Code: A Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								

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.

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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.	**1620 N 55TH ST**	**07/19/2022**	$207,800	$207,800	2,146		1915	1,569 SF	
0Mi.	**1622 N 55TH ST**	**11/30/1995**	$207,800	$207,800	2,146		1915	1,568 SF	
0Mi.	**1618 N 55TH ST**	**06/22/2012**	$207,800	$207,800	2,146		1915	1,568 SF	
.01Mi.	**1616 N 55TH ST**	**07/16/2019**	$400,000	$400,000	2,443	/6/3	1915	1,568 SF	
.01Mi.	**1624 N 55TH ST**	**05/18/2021**	$199,500	$199,500	2,146	/5/1	1915	1,568 SF	
.01Mi.	**1614 N 55TH ST**	**10/25/2019**	$400,000	$400,000	2,443	/6/3	1915	1,569 SF	
.01Mi.	**1626 N 55TH ST**	**03/12/2019**	$207,800	$207,800	2,146		1915	1,568 SF	
.01Mi.	**1628 N 55TH ST**	**09/20/2024**	$244,100	$244,100	2,496		1915	1,569 SF	
.01Mi.	**5512 HUNTER ST**	**12/23/2021**	$270,700	$270,700	2,174	/5/2	1915	1,472 SF	
.02Mi.	**5514 HUNTER ST**	**10/25/2011**	$206,800	$206,800	2,174		1915	1,472 SF	
.02Mi.	**5516 HUNTER ST**	**03/21/1988**	$189,400	$189,400	2,174		1915	1,472 SF	
.02Mi.	**5505 LANSDOWNE AVE**	**03/10/2017**	$33,800	$33,800				1,568 SF	
.02Mi.	**5507 LANSDOWNE AVE**	**01/27/2025**	$150,600	$150,600	3,328		1915	1,568 SF	
.02Mi.	**5503 LANSDOWNE AVE**	**01/27/2025**	$163,700	$163,700	3,822		1915	1,568 SF	
.02Mi.	**5509 LANSDOWNE AVE**	**08/22/2002**	$208,400	$208,400	2,434		1925	1,568 SF	
.02Mi.	**5518 HUNTER ST**	**12/29/2011**	$197,800	$197,800	1,960		1915	1,472 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:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.42Mi.	**Overbrook High School** Number of Students: 440 Student-Teacher Ratio: 19.3	F	Public	9 - 12
0.14Mi.	**Edward Heston School** Number of Students: 245 Student-Teacher Ratio: 8.18	F	Public	KG - 8

Flood Report

The Subject Property of **1620 N 55TH ST, PHILADELPHIA, PA 19131-3545** 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

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