ICE SiteX Report

OrderID: 95898909

SiteX Property Information Report



Subject Property Location

164 WESTDALE RD, UPPER DARBY, PA 19082-1421

County:	**DELAWARE PA**	Census Tract:	420454005.002016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16-06-01331-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$242,000**	FSD:	11
Value Range:	$215,380 - $268,620	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2020	Tax Rate Code Area:	
Assd Land Value:	$23,110	Market Land Value:		Tax Year:	2025
Assd Improvement:	$66,990	Market Improvment Value:		Total Taxable Value:	$3,944
Total Assessed Value:	$90,100	Total Assessor Market Value:	$90,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 16 Map Ref: 16-03 -149:000
City/Muni/Twp: DARBY TWP U

Property Characteristics

Lot Size:	1,451 SF	Bedrooms:	3	Pool:	
Building Area:	1160 SF	Baths:	2	Fireplace:	
Year Built:	1929	Partial Baths:		Type Const:	Stone
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/26/2023	Sales Price:	$131,572
Document #:	2023037979 BK-PG 6479-218	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/30/2023	Loan Amount:	N/A
Document #:	2023010533 BK-PG 6896-2708	Loan Type:	FHA
TD Due Date:	03/01/2050	Type Finance:	
Legal Description:			
City/Muni/Twp: UPPER DARBY			

Prior Transfer

Recording Date:	09/15/2020	Sales Price:	$135,000
Document #:	2020051957 BK-PG 4153-732	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/25/2020	Loan Amount:	N/A
Document #:	2020047372 BK-PG 6578-1541	Loan Type:	Purchase Money Mortgage
TD Due Date:		Type Finance:	

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Legal Description:
City/Muni/Twp: UPPER DARBY

Prior Transfer

Recording Date:	03/02/2020	Sales Price:	$134,000
Document #:	2020013169 BK-PG 6479-214	Type of Sale:	Full Amount on Deed
Contract Date:	02/21/2020		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: UPPER DARBY

Prior Transfer

Recording Date:	03/02/2020	Sales Price:	$134,000
Document #:	BK-PG 6479 -214	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 16 Map Ref: 16-03 -149:000
City/Muni/Twp: DARBY TWP U

Prior Transfer

Recording Date:	02/04/2020	Sales Price:	$135,000
Document #:	2020007718 BK-PG 4153-732	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/14/2019	Sales Price:	$135,000
Document #:	2019045765 BK-PG 04153-0732	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/01/2014	Sales Price:	$135,000
Document #:	2014019107 BK-PG 04153-0732	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/03/2013	Sales Price:	$135,000
Document #:	2013045710 BK-PG 04153-0732	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/09/2007	Sales Price:	$41,410
Document #:	2007071171 BK-PG 03605-1620	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/30/2007	Sales Price:	$35,500
Document #:	2007067789 BK-PG 03605-1627	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/17/2007	Sales Price:	$135,000
Document #:	2007062497 BK-PG 04153-0728	Type of Sale:	Full Amount on Deed
Contract Date:	07/13/2007		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: UPPER DARBY

Prior Transfer

Recording Date:	10/19/2005	Sales Price:	$71,000
Document #:	2005100855 BK-PG 03298-0307	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/23/2005	Loan Amount:	N/A
Document #:	2005091330 BK-PG 03605-1627	Loan Type:	Credit Line (Revolving)
TD Due Date:	09/12/2045	Type Finance:	

Legal Description:
City/Muni/Twp: UPPER DARBY

Mortgage Record

Recording Date:	09/23/2005	Loan Amount:	N/A
Document #:	2005091329 BK-PG 03605-1620	Loan Type:	Unknown
TD Due Date:	10/12/2020	Type Finance:	

Legal Description:
City/Muni/Twp: UPPER DARBY

Mortgage Record

Recording Date:	09/22/2004	Loan Amount:	N/A
Document #:	2004116595 BK-PG 03298-0307	Loan Type:	Credit Line (Revolving)

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TD Due Date:	09/07/2044	Type Finance:	

Legal Description:
City/Muni/Twp: UPPER DARBY

Prior Transfer

Recording Date:	07/10/2001	Sales Price:	$49,500
Document #:	048705 BK-PG 2212-1313	Type of Sale:	Full Amount on Deed
Contract Date:	06/29/2001		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: UPPER DARBY

Area Sales Analysis

Total Area Sales	$2,733,550	Median # of Bedrooms	3
Median Lot Size	1,951 SF	Median # of Baths	1
Median Living Area	1,288 SF	Median Year Built	1929
Price Range - 2 Yrs	$116,150 to $280,000	Age Range	85 years to 99 years
Median Value	$160,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**136 WESTDALE RD** **UPPER DARBY, PA 19082-1421**	10/08/2025	$210,000	$171	1224	7/3/1	1926	1,799 SF	
		APN: 16-06-01317-00 Document #: 2025037281 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY TOWNSHIP City/Muni/Twp: UPPER DARBY TOWNSHIP								
2	.08Mi.	**7747 PARKVIEW RD** **UPPER DARBY, PA 19082-1412**	09/24/2025	$120,000	$91	1316	6/3/2	1940	3,698 SF	
		APN: 16-06-00897-00 Document #: 2025035225 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
3	.02Mi.	**171 N CAROL BLVD** **UPPER DARBY, PA 19082-1425**	09/03/2025	$116,150	$100	1160	7/3/1	1929	1,799 SF	
		APN: 16-06-00182-00 Document #: 2025032094 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Abbreviated Description: Lot:45 City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
4	.08Mi.	**134 N CAROL BLVD** **UPPER DARBY, PA 19082-1304**	08/22/2025	$187,000	$145	1288	6/3/1	1940	1,938 SF	
		APN: 16-06-00117-00 Document #: 2025030563 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
5	.13Mi.	**138 OAKLEY RD** **UPPER DARBY, PA 19082-1411**	08/12/2025	$153,000	$111	1376	6/3/1	1926	2,230 SF	
		APN: 16-06-00779-00 Document #: 2025029043 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
6	.15Mi.	**116 OAKLEY RD** **UPPER DARBY, PA 19082-1411**	08/04/2025	$273,000	$203	1342	6/3/1	1926	2,439 SF	
		APN: 16-06-00768-00 Document #: 2025027798 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
7	.04Mi.	**140 WESTDALE RD** **UPPER DARBY, PA 19082-1421**	07/08/2025	$209,900	$174	1200	5/2/1	1926	1,851 SF	
		APN: 16-06-01319-00 Document #: 2025023847 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal:								
8	.15Mi.	**139 OAKLEY RD** **UPPER DARBY, PA 19082-1410**	06/05/2025	$280,000	$190	1472	6/3/1	1926	2,339 SF	
		APN: 16-06-00817-00 Document #: 2025019716 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal:								
9	.1Mi.	**142 N MADISON AVE** **UPPER DARBY, PA 19082-1312**	06/03/2025	$150,000	$128	1171	6/3/1	1929	1,629 SF	
		APN: 16-06-00663-00 Document #: 2025019267 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
10	.18Mi.	**22 N PENNOCK AVE** **UPPER DARBY, PA 19082-1431**	05/07/2025	$173,000	$136	1272	6/3/1	1938	1,141 SF	
		APN: 16-06-00919-00 Document #: 2025015580 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
11	.11Mi.	**124 N PENNOCK AVE** **UPPER DARBY, PA 19082-1417**	04/17/2025	$160,000	$115	1385	6/3/1	1928	2,008 SF	
		APN: 16-06-00939-00 Document #: 2025012967 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
12	.04Mi.	**151 N CAROL BLVD** **UPPER DARBY, PA 19082-1425**	02/19/2025	$157,500	$133	1180	6/3/1	1928	1,951 SF	
		APN: 16-06-00172-00 Document #: 2025005719 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								

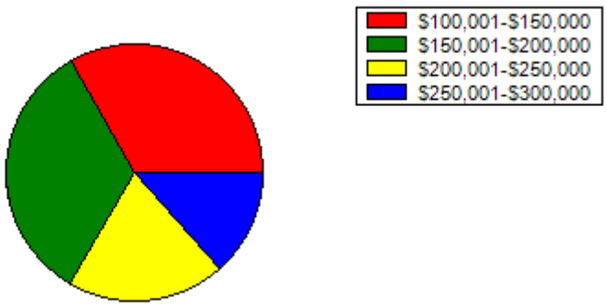
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13	.03Mi.	**7801 PARKVIEW RD** **UPPER DARBY, PA 19082-1413**	01/17/2025	$245,000	$148	1646	6/3/1	1930	3,149 SF
		APN: 16-06-00907-00 Document #: 2025002110 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DERBY City/Muni/Twp: UPPER DERBY							
14	.11Mi.	**119 N MADISON AVE** **UPPER DARBY, PA 19082-1311**	01/09/2025	$149,000	$120	1232	6/3/1	1940	1,991 SF
		APN: 16-06-00694-00 Document #: 2025001054 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY							
15	.07Mi.	**155 N MADISON AVE** **UPPER DARBY, PA 19082-1333**	01/03/2025	$150,000	$116	1288	6/3/1	1929	1,699 SF
		APN: 16-06-00712-00 Document #: 2025000363 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY							

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.	**164 WESTDALE RD**	**03/02/2020**	$90,100	$90,100	1,160	7/3/2	1929	1,451 SF	
0Mi.	**162 WESTDALE RD**	**07/13/2020**	$82,510	$82,510	1,160	7/3/1	1929	1,599 SF	
.01Mi.	**166 WESTDALE RD**	**08/14/2003**	$86,660	$86,660	1,182	7/3/1	1929	3,402 SF	
.01Mi.	**160 WESTDALE RD**	**03/08/2018**	$119,360	$119,360	1,190	6/2/1	1929	1,921 SF	
.01Mi.	**156 WESTDALE RD**	**11/02/2016**	$78,600	$78,600	1,200	6/3/1	1926	1,738 SF	
.02Mi.	**154 WESTDALE RD**	**06/02/2005**	$90,430	$90,430	1,200	6/3/1	1926	1,668 SF	
.02Mi.	**171 N CAROL BLVD**	**10/21/2004**	$85,160	$85,160	1,160	7/3/1	1929	1,799 SF	
.02Mi.	**169 N CAROL BLVD**	**07/11/2016**	$82,990	$82,990	1,160	7/3/1	1929	1,999 SF	
.02Mi.	**173 N CAROL BLVD**	**06/29/2015**	$86,560	$86,560	1,160	7/3/1	1929	1,860 SF	
.02Mi.	**167 N CAROL BLVD**	**06/26/1996**	$86,580	$86,580	1,160	7/3/1	1929	1,869 SF	
.02Mi.	**175 N CAROL BLVD**	**01/10/2022**	$86,650	$86,650	1,160	7/3/2	1929	2,008 SF	
.02Mi.	**152 WESTDALE RD**	**03/15/2005**	$94,630	$94,630	1,200	6/3/1	1926	1,821 SF	
.02Mi.	**165 N CAROL BLVD**	**07/29/2022**	$82,750	$82,750	1,160	7/3/1	1929	1,799 SF	
.02Mi.	**163 N CAROL BLVD**	**06/26/2023**	$83,020	$83,020	1,160	7/3/1	1929	2,008 SF	
.02Mi.	**165 WESTDALE RD**	**06/29/2004**	$91,000	$91,000	1,297	8/3/1	1929	1,938 SF	
.02Mi.	**177 N CAROL BLVD**	**03/19/2024**	$92,760	$92,760	1,246	7/3/1	1929	3,480 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	34.9 years old	Households:	14,765
Median Household Income:	$57,563	Households w/Family:	64%
Household Income Per Capita:	$27,129	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Upper Darby School District	Students:	12,420
Number of Schools:	14	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.34Mi.	**Highland Park Elementary School** Number of Students: 752	D+	Public	1 - 5

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Student-Teacher Ratio: 15.59

0.94Mi. **Upper Darby High School** Number of Students: 3,855 Student-Teacher Ratio: 16.33 Advanced Placement: Yes		D+	Public	9 - 12
0.93Mi. **Beverly Hills Middle School** Number of Students: 1,585 Student-Teacher Ratio: 15.53		D+	Public	6 - 8
1.57Mi. **Kindergarten Center** Number of Students: 391 Student-Teacher Ratio: 18.62		NA	Public	KG - KG

Flood Report

The Subject Property of **164 WESTDALE RD, UPPER DARBY, PA 19082-1421** 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	112%	HIGHER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	62%	NOTABLY LOWER
MURDER	111%	HIGHER
OVERALL	117%	HIGHER

Disaster Alerts

No alerts noted

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