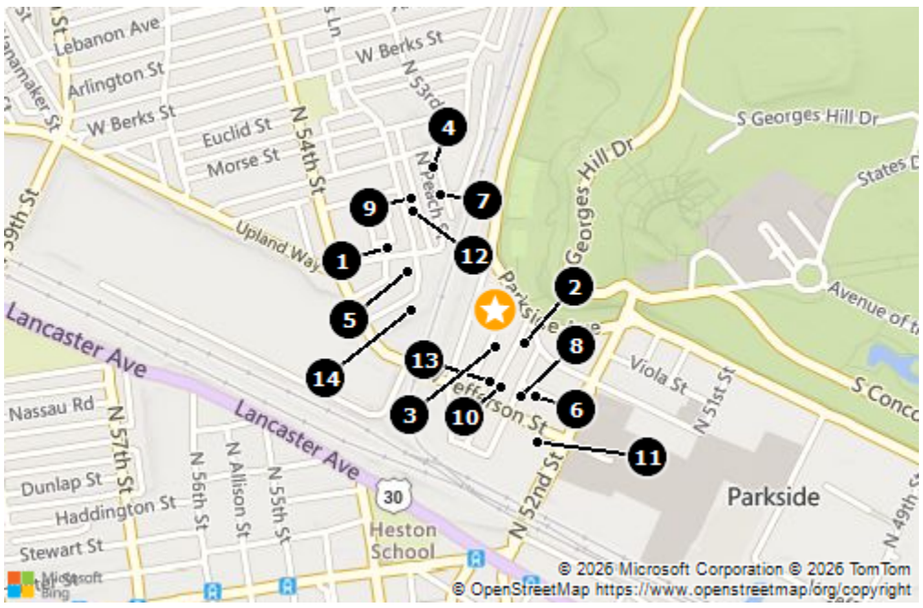
ICE SiteX Report

OrderID: 98444625

SiteX Property Information Report



Subject Property Location

1764 N ABERDEEN ST, PHILADELPHIA, PA 19131-3613

County:	**PHILADELPHIA PA**	Census Tract:	421010119.003008
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	52-1-3284-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$134,000**	FSD:	37	Common Confidence Score:	19
Value Range:	$84,420 - $183,580	ICE Confidence Score:	63		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$25,280	Market Land Value:	$25,280	Tax Year:	2025
Assd Improvement:	$101,120	Market Improvment Value:	$101,120	Total Taxable Value:	$1,769
Total Assessed Value:	$126,400	Total Assessor Market Value:	$126,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #52 Map Ref: 059N140124
Abbreviated Description: 517' N JEFFERSON ST

Property Characteristics

Lot Size:	1,308 SF	Bedrooms:	3	Pool:	
Building Area:	1216 SF	Baths:	1	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:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/07/2025	Sales Price:	$143,000
Document #:	54390317 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/30/2023	Sales Price:	$150,400
Document #:	54144617 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/22/2022	Loan Amount:	N/A
Document #:	54123635 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2052	Type Finance:	
Legal Description:			
Abbreviated Description: 52ND WARD			
City/Muni/Twp: PHILADELPHIA			

Prior Transfer

Recording Date:	02/15/2022	Sales Price:	$76,000
Document #:	53974029 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
District: WARD #52 Map Ref: 059N140124
Abbreviated Description: 517' N JEFFERSON ST

Prior Transfer

Recording Date:	02/15/2022	Sales Price:	$76,000
Document #:	53974029 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/11/2022		
Document Type:			

Legal Description:
Abbreviated Description: 52ND WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/29/2002	Sales Price:	N/A
Document #:	50569334 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/21/2002		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,043,725	Median # of Bedrooms	3
Median Lot Size	1,161 SF	Median # of Baths	1
Median Living Area	1,152 SF	Median Year Built	1925
Price Range - 2 Yrs	$73,000 to $289,900	Age Range	101 years to 106 years
Median Value	$120,000	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**5331 W COLUMBIA AVE** **PHILADELPHIA, PA 19131-3350**	08/21/2026	$73,000	$59	1228	6/3/1	1925	1,089 SF	
		APN: 52-1-0618-00 Document #: 54589371 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.06Mi.	**1751 N LINDENWOOD ST** **PHILADELPHIA, PA 19131-3617**	08/19/2026	$81,000	$73	1104	6/3/1	1925	750 SF	
		APN: 52-1-3179-00 Document #: 54588144 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:THIRTY-FOURTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.05Mi.	**1737 N ABERDEEN ST** **PHILADELPHIA, PA 19131-3612**	08/19/2026	$120,000	$105	1138	6/3/1	1925	880 SF	
		APN: 52-1-3240-00 Document #: 54587995 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.19Mi.	**1757 N PEACH ST** **PHILADELPHIA, PA 19131-3321**	08/07/2026	$112,500	$96	1170	6/3/1	1920	1,244 SF	
		APN: 52-1-3408-00 Document #: 54583103 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.12Mi.	**5309 W OXFORD ST** **PHILADELPHIA, PA 19131-3319**	06/30/2026	$120,000	$104	1152	6/3/1	1925	1,296 SF	
		APN: 52-1-0440-00 Document #: 54569765 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.12Mi.	**5232 HESTON ST** **PHILADELPHIA, PA 19131-3616**	06/23/2026	$100,000	$95	1052	6/3/1	1925	1,129 SF	
		APN: 52-1-0375-00 Document #: 54566422 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.16Mi.	**1735 N PEACH ST** **PHILADELPHIA, PA 19131-3321**	06/03/2026	$160,000	$138	1152	6/3/1	1920	1,244 SF	
		APN: 52-1-3397-00 Document #: 54559549 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.11Mi.	**1711 N WILTON ST** **PHILADELPHIA, PA 19131-3620**	05/12/2026	$120,000	$111	1080	6/3/1	1925	825 SF	
		APN: 52-1-3091-00 Document #: 54551003 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.17Mi.	**1741 GEORGES LN** **PHILADELPHIA, PA 19131-3313**	03/30/2026	$269,000	$209	1284	6/3/2	1925	1,206 SF	
		APN: 52-1-3471-00 Document #: 54535023 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.1Mi.	**1711 N LINDENWOOD ST** **PHILADELPHIA, PA 19131-3617**	03/30/2026	$177,000	$190	930	6/3/1	1925	750 SF	
		APN: 52-1-3159-10 Document #: 54535140 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.17Mi.	**5214 W JEFFERSON ST** **PHILADELPHIA, PA 19131-3604**	03/30/2026	$289,900	$171	1690	7/4/1	1925	1,920 SF	

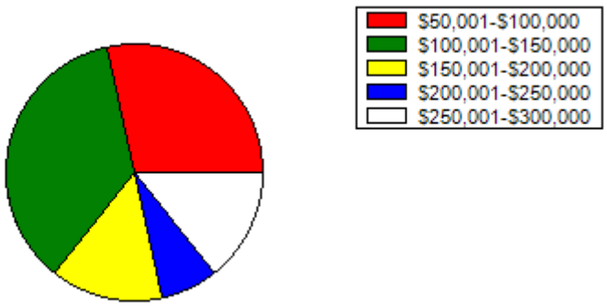
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	APN: 52-1-0258-00 Document #: 54535137 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.16Mi.	**1733 GEORGES LN** **PHILADELPHIA, PA 19131-3313**	02/17/2026	$225,000	$175	1284	6/3/1	1925	1,193 SF
	APN: 52-1-3467-00 Document #: 54521212 Document Type: Price Code: D Land Use: Row house (Residential) Legal: District: 11 Abbreviated Description: District:11 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.09Mi.	**1712 N LINDENWOOD ST** **PHILADELPHIA, PA 19131-3618**	01/12/2026	$95,000	$89	1066	6/3/1	1925	834 SF
	APN: 52-1-3199-00 Document #: 54509133 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.11Mi.	**5340 W OXFORD ST** **PHILADELPHIA, PA 19131-3320**	12/19/2025	$101,325	$87	1152	6/3/1	1925	1,458 SF
	APN: 52-1-0421-00 Document #: 54502533 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND 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.	**1764 N ABERDEEN ST**	**02/15/2022**	$126,400	$126,400	1,216	6/3/1	1925	1,308 SF	
0Mi.	**1766 N ABERDEEN ST**	**10/16/2020**	$166,300	$166,300	1,048	6/2/1	1925	1,368 SF	
.01Mi.	**1768 N ABERDEEN ST**	**04/10/2019**	$199,700	$199,700	1,048	6/3/1	1925	1,368 SF	
.01Mi.	**1760 N ABERDEEN ST**	**07/08/2006**	$131,100	$131,100	1,336	6/3/1	1925	1,248 SF	
.01Mi.	**1770 N ABERDEEN ST**	**05/07/2016**	$51,800	$51,800	1,048	6/3/1	1925	1,397 SF	
.01Mi.	**1758 N ABERDEEN ST**	**11/27/1962**	$131,100	$131,100	1,336	6/3/1	1925	1,218 SF	
.01Mi.	**1756 N ABERDEEN ST**	**01/15/1973**	$131,100	$131,100	1,336	6/3/1	1925	1,188 SF	
.01Mi.	**1761 N 53RD ST**	**07/14/2016**	$121,700	$121,700	1,132	6/3/1	1925	1,056 SF	
.01Mi.	**1763 N 53RD ST**	**10/22/1964**	$121,700	$121,700	1,132	6/3/1	1925	1,056 SF	
.02Mi.	**1754 N ABERDEEN ST**	**08/08/2019**	$135,900	$135,900	1,464	6/3/1	1925	1,159 SF	
.02Mi.	**1759 N 53RD ST**	**03/10/2017**	$121,700	$121,700	1,132	6/3/1	1925	1,056 SF	
.02Mi.	**1765 N 53RD ST**	**11/05/2003**	$121,700	$121,700	1,132	6/3/1	1925	1,056 SF	
.02Mi.	**1757 N 53RD ST**	**11/03/1998**	$121,700	$121,700	1,132	6/3/1	1925	1,056 SF	
.02Mi.	**1767 N 53RD ST**	**04/28/2022**	$121,700	$121,700	1,132	6/3/1	1925	1,056 SF	
.02Mi.	**1755 N 53RD ST**	**10/01/2024**	$121,700	$121,700	1,132	6/3/1	1925	1,056 SF	
.02Mi.	**1769 N 53RD ST**	**01/12/2007**	$121,700	$121,700	1,132	6/3/1	1925	1,056 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:	Mastery Charter School-Mann Campus	Students:	573
Number of Schools:	1	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.35Mi. **Mastery Charter School at Mann** Number of Students: 573 Student-Teacher Ratio: 15.49	D-	Public	KG - 6
0.61Mi. **Overbrook High School** Number of Students: 440 Student-Teacher Ratio: 19.3	F	Public	9 - 12
0.88Mi. **Rudolph Blankenburg Elementary School** Number of Students: 278 Student-Teacher Ratio: 9.04	F	Public	KG - 8

Flood Report

The Subject Property of **1764 N ABERDEEN ST, PHILADELPHIA, PA 19131-3613** 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

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