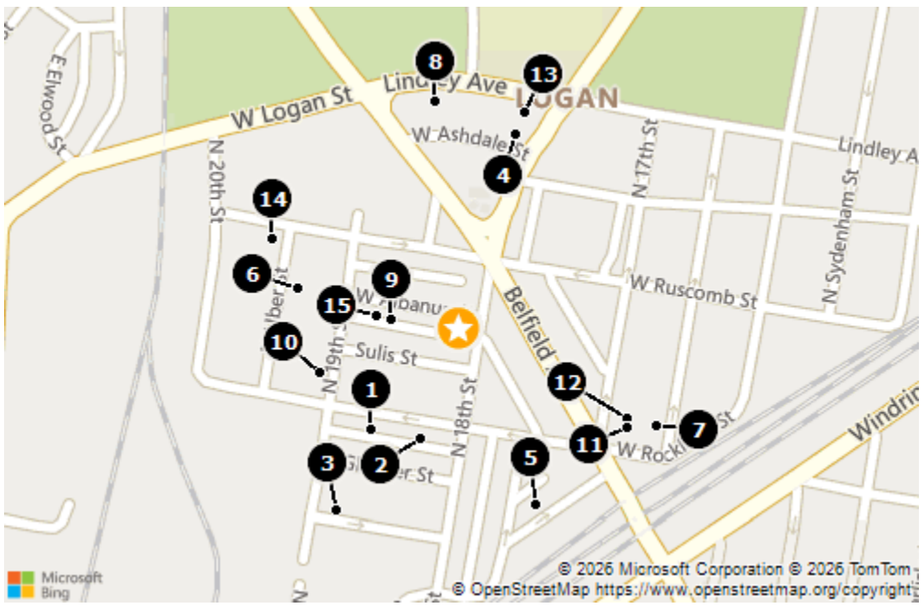
ICE SiteX Report

OrderID: 97524219

SiteX Property Information Report



Subject Property Location

1804 W ALBANUS ST, PHILADELPHIA, PA 19141-1005

County:	**PHILADELPHIA PA**	Census Tract:	421010280.003007
Property Use:	Row house (Residential)	Zoning:	RM1
Parcel Number:	17-1-0366-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$140,000**	FSD:	33	Common Confidence Score:	23
Value Range:	$93,800 - $186,200	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$29,060	Market Land Value:	$29,060	Tax Year:	2025
Assd Improvement:	$116,240	Market Improvment Value:	$116,240	Total Taxable Value:	$2,034
Total Assessed Value:	$145,300	Total Assessor Market Value:	$145,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #17 Map Ref: 119N010118
Abbreviated Description: 34'11 W OF 18TH ST

Property Characteristics

Lot Size:	1,068 SF	Bedrooms:	3	Pool:	
Building Area:	1270 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:	Underground	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/08/2025	Sales Price:	$146,250
Document #:	54410141 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/17/2022	Sales Price:	N/A
Document #:	54086244 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: WARD #17 Map Ref: 119N010118
Abbreviated Description: 34'11 W OF 18TH ST

Prior Transfer

Recording Date:	08/17/2022	Sales Price:	N/A
Document #:	54086244 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/10/2022		
Document Type:			
Legal Description:			

Abbreviated Description: 17TH WARD
City/Muni/Twp: PHILADELPHIA

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Mortgage Record

Recording Date:	04/15/2021	Loan Amount:	N/A
Document #:	53816166 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	03/31/2022	Type Finance:	

Legal Description:
Abbreviated Description: 17TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	08/02/2016	Sales Price:	$27,000
Document #:	53093294 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/22/2016		
Document Type:			

Legal Description:
District: WARD 17
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/03/2011	Sales Price:	$55,000
Document #:	52408654 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/28/2011		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA-17TH WARD

Area Sales Analysis

Total Area Sales	$2,137,000	Median # of Bedrooms	3
Median Lot Size	1,068 SF	Median # of Baths	1
Median Living Area	1,120 SF	Median Year Built	1925
Price Range - 2 Yrs	$24,000 to $258,000	Age Range	76 years to 111 years
Median Value	$145,000	Median Age	101 years

Comparable Sales Data

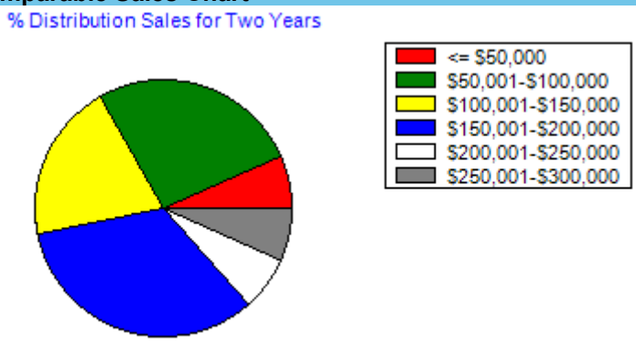
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**1834 W ROCKLAND ST** **PHILADELPHIA, PA 19141-1017**	04/28/2026	$145,000	$114	1270	6/3/1	1929	1,068 SF	
		APN: 17-1-0217-00 Document #: 54545974 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.07Mi.	**1812 W ROCKLAND ST** **PHILADELPHIA, PA 19141-1017**	03/20/2026	$90,000	$70	1272	6/3/1	1929	1,068 SF	
		APN: 17-1-0206-00 Document #: 54531723 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.13Mi.	**1841 W ELEANOR ST** **PHILADELPHIA, PA 19141-1010**	03/18/2026	$194,000	$174	1114	6/3/1	1950	1,130 SF	
		APN: 17-1-0144-00 Document #: 54530643 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.13Mi.	**1809 W ASHDALE ST** **PHILADELPHIA, PA 19141-1006**	03/04/2026	$110,000	$90	1216	6/3/1	1925	997 SF	
		APN: 17-1-0540-00 Document #: 54526414 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.12Mi.	**1719 WAGNER AVE** **PHILADELPHIA, PA 19141-1530**	02/05/2026	$95,000	$87	1080	6/3/1	1925	1,050 SF	
		APN: 17-1-0308-00 Document #: 54517529 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.1Mi.	**4935 N UBER ST** **PHILADELPHIA, PA 19141-1022**	02/03/2026	$24,000	$13	1800	7/4/1	1915	1,757 SF	
		APN: 17-2-3541-00 Document #: 54516518 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.14Mi.	**4910 N SMEDLEY ST** **PHILADELPHIA, PA 19141-1519**	12/29/2025	$214,000	$225	950	6/3/1	1925	1,005 SF	
		APN: 17-2-1642-00 Document #: 54504755 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.14Mi.	**1848 LINDLEY AVE** **PHILADELPHIA, PA 19141-1015**	11/07/2025	$258,000	$189	1360	6/3/1	1915	1,237 SF	
		APN: 17-1-0676-00 Document #: 54488182 Document Type: Price Code: D Land Use: Row house (Residential) Legal: MapRef: DOC 54409120 Abbreviated Description: Map Ref:DOC 54409120Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.04Mi.	**1832 W ALBANUS ST** **PHILADELPHIA, PA 19141-1005**	10/24/2025	$137,000	$107	1270	6/3/1	1925	1,068 SF	
		APN: 17-1-0380-00 Document #: 54482963 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.09Mi.	**4906 N 19TH ST** **PHILADELPHIA, PA 19141-1002**	09/29/2025	$155,000	$138	1120	6/3/1	1950	1,360 SF	
		APN: 17-2-3402-00 Document #: 54472681								

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	Document Type: Price Code: D Land Use: Row house (Residential) Legal: MapRef: DOC 52103004 Abbreviated Description: Map Ref:DOC 52103004								
11	.12Mi.	**4907 N 17TH ST** **PHILADELPHIA, PA 19141-1501**	09/17/2025	$100,000	$90	1110	6/3/1	1925	1,320 SF
	APN: 17-2-1823-00 Document #: 54468853 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.12Mi.	**4911 N 17TH ST** **PHILADELPHIA, PA 19141-1501**	08/13/2025	$175,000	$157	1110	6/3/1	1925	1,320 SF
	APN: 17-2-1825-00 Document #: 54456393 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.14Mi.	**1806 LINDLEY AVE** **PHILADELPHIA, PA 19141-1015**	07/08/2025	$170,000	$151	1120	6/3/1	1915	975 SF
	APN: 17-1-0655-00 Document #: 54442692 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.13Mi.	**1928 W RUSCOMB ST** **PHILADELPHIA, PA 19141-1025**	06/25/2025	$80,000	$102	778	6/2/1	1915	808 SF
	APN: 17-1-0492-35 Document #: 54437890 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.05Mi.	**1838 W ALBANUS ST** **PHILADELPHIA, PA 19141-1005**	06/03/2025	$190,000	$149	1270	6/3/2	1925	1,068 SF
	APN: 17-1-0383-00 Document #: 54429789 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD 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.

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.	**1804 W ALBANUS ST**	**08/17/2022**	$145,300	$145,300	1,270	6/3/1	1925	1,068 SF	
0Mi.	**1806 W ALBANUS ST**	**12/17/2021**	$145,300	$145,300	1,270	6/3/1	1925	1,068 SF	
0Mi.	**1802 W ALBANUS ST**	**06/23/2009**	$145,300	$145,300	1,270	6/3/1	1925	1,068 SF	
.01Mi.	**1808 W ALBANUS ST**	**01/08/1976**	$145,300	$145,300	1,270	6/3/1	1925	1,068 SF	
.01Mi.	**1810 W ALBANUS ST**	**03/27/2017**	$92,700	$92,700	1,272	6/3/1	1925	1,068 SF	
.01Mi.	**1812 W ALBANUS ST**	**06/03/2003**	$145,300	$145,300	1,270	6/3/1	1925	1,068 SF	
.01Mi.	**1805 SULIS ST**	**03/26/2025**	$145,600	$145,600	1,270	5/3/1	1947	1,068 SF	
.01Mi.	**1807 SULIS ST**	**12/06/2002**	$145,600	$145,600	1,270	6/3/1	1925	1,068 SF	
.01Mi.	**1803 SULIS ST**	**04/19/2021**	$144,900	$144,900	1,270	6/3/1	1925	1,068 SF	
.01Mi.	**1814 W ALBANUS ST**	**11/24/1970**	$146,000	$146,000	1,270	6/3/1	1925	1,068 SF	
.01Mi.	**1809 SULIS ST**	**10/31/1969**	$145,600	$145,600	1,270	6/3/1	1925	1,068 SF	
.01Mi.	**1801 SULIS ST**	**07/19/2012**	$201,600	$201,600	2,566	8/3/1	1925	1,376 SF	
.02Mi.	**1811 SULIS ST**	**07/02/2009**	$151,700	$151,700	1,342	6/3/1	1925	1,068 SF	
.02Mi.	**1816 W ALBANUS ST**	**04/05/2018**	$89,800	$89,800	1,270	6/3/1	1925	1,068 SF	
.02Mi.	**1813 SULIS ST**	**01/21/2021**	$144,900	$144,900	1,270	6/3/1	1925	1,068 SF	
.02Mi.	**1815 SULIS ST**	**09/20/1968**	$145,600	$145,600	1,270	6/3/1	1925	1,068 SF	

Rent vs. Own

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

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Demographics & Income

Median Age:	40.5 years old	Households:	11,920
Median Household Income:	$42,443	Households w/Family:	51%
Household Income Per Capita:	$24,095	Households w/Family Married:	17%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Philadelphia City School District	Students:	120,057
Number of Schools:	220	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.91Mi.	**Martin Luther King High School** Number of Students: 527 Student-Teacher Ratio: 15.45	D-	Public	9 - 12
0.14Mi.	**James Logan Elementary School** Number of Students: 264 Student-Teacher Ratio: 10.63	C	Public	KG - 5
1.72Mi.	**Roosevelt Elementary School** Number of Students: 400 Student-Teacher Ratio: 8.67	C	Public	KG - 8

Flood Report

The Subject Property of **1804 W ALBANUS ST, PHILADELPHIA, PA 19141-1005** 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	113%	HIGHER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	37%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	97%	SIMILAR
OVERALL	120%	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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