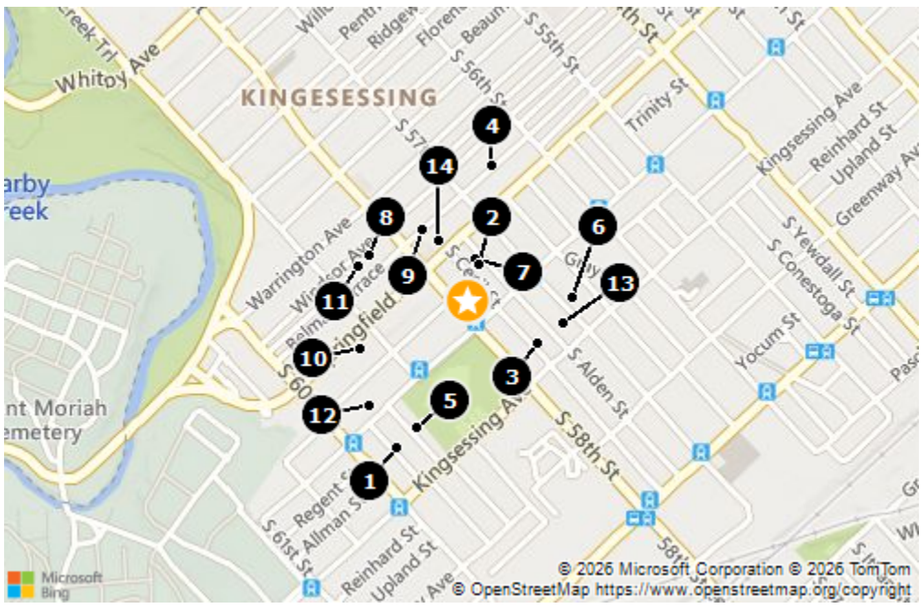
ICE SiteX Report

OrderID: 98504756

SiteX Property Information Report



Subject Property Location

1829 S 58TH ST, PHILADELPHIA, PA 19143-5501

County:	**PHILADELPHIA PA**	Census Tract:	421010071.011003
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	40-1-0481-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$191,000**	FSD:	46	Common Confidence Score:	15
Value Range:	$103,140 - $278,860	ICE Confidence Score:	54		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$24,380	Market Land Value:	$24,380	Tax Year:	2025
Assd Improvement:	$97,520	Market Improvment Value:	$97,520	Total Taxable Value:	$1,706
Total Assessed Value:	$121,900	Total Assessor Market Value:	$121,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #40 Map Ref: 28S130111
Abbreviated Description: 267'10 1/2 S

Property Characteristics

Lot Size:	1,453 SF	Bedrooms:	4	Pool:	
Building Area:	1904 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/02/2024	Sales Price:	$132,750
Document #:	54367669 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/14/2022	Sales Price:	$147,500
Document #:	54055548 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: WARD #40 Map Ref: 28S130111
Abbreviated Description: 267'10 1/2 S

Prior Transfer

Recording Date:	06/14/2022	Sales Price:	$147,500
Document #:	54055548 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/06/2022		
Document Type:			
Legal Description:			

Abbreviated Description: 40TH WARD
City/Muni/Twp: PHILADELPHIA

ICE SiteX Report

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Prior Transfer

Recording Date:	06/15/1995	Sales Price:	$9,000
Document #:	BK-PG 0901-0361	Type of Sale:	Full Amount on Deed
Contract Date:	05/23/1995		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/24/1995	Sales Price:	N/A
Document #:	BK-PG 0790-0161	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/16/1994		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	09/09/1994	Sales Price:	$20,000
Document #:	000312 BK-PG 0673-0154	Type of Sale:	Full Amount on Deed
Contract Date:	08/29/1994		
Document Type:			

Legal Description:
Abbreviated Description: SITUATE NE SIDE 58TH ST DIST 128 FT 9 NORTHWESTWARD FR NW SIDE CHESTER AVE 40TH WARD
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,384,400	Median # of Bedrooms	3
Median Lot Size	973 SF	Median # of Baths	1
Median Living Area	1,246 SF	Median Year Built	1922
Price Range - 2 Yrs	$35,000 to $310,000	Age Range	101 years to 106 years
Median Value	$157,450	Median Age	104 years

Comparable Sales Data

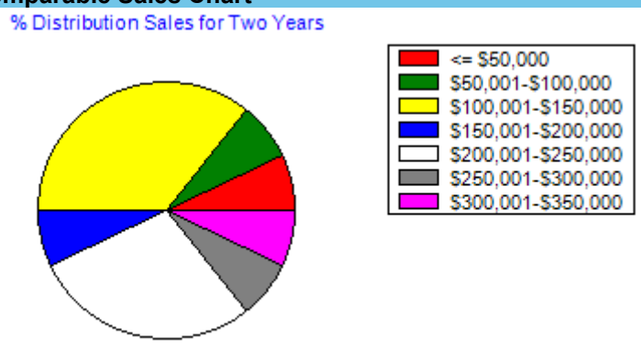
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**1927 S SALFORD ST** **PHILADELPHIA, PA 19143-5525**	09/29/2026	$35,000	$41	840	6/3/1	1920	889 SF	
		APN: 40-1-0732-00 Document #: 54604379 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.05Mi.	**1820 S ALDEN ST** **PHILADELPHIA, PA 19143-5504**	09/22/2026	$70,000	$54	1293	6/3/1	1925	795 SF	
		APN: 40-1-0198-00 Document #: 54601419 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:FORTIETH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.1Mi.	**1941 S CECIL ST** **PHILADELPHIA, PA 19143-5507**	08/26/2026	$120,000	$100	1199	6/3/1	1920	795 SF	
		APN: 40-1-0325-00 Document #: 54592051 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.17Mi.	**5637 BELMAR TER** **PHILADELPHIA, PA 19143-4712**	08/20/2026	$220,000	$214	1024	6/3/1	1925	992 SF	
		APN: 51-4-0948-00 Document #: 54588928 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:FIFTY-FIRST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.17Mi.	**1923 S REDFIELD ST** **PHILADELPHIA, PA 19143-5523**	08/18/2026	$165,000	$158	1040	7/4/1	1920	868 SF	
		APN: 40-1-0617-01 Document #: 54587379 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.13Mi.	**1929 S 57TH ST** **PHILADELPHIA, PA 19143-5311**	08/05/2026	$130,000	$95	1368	6/3/3	1920	1,280 SF	
		APN: 51-4-0526-00 Document #: 54581925 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:51ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.05Mi.	**1816 S ALDEN ST** **PHILADELPHIA, PA 19143-5504**	07/20/2026	$149,900	$115	1293	6/3/1	1925	795 SF	
		APN: 40-1-0196-00 Document #: 54577501 Document Type: Price Code: D Land Use: Row house (Residential) Legal: MapRef: MB 87 PG 405 Abbreviated Description: Map Ref:MB 87 PG 405Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.13Mi.	**5822 WINDSOR AVE** **PHILADELPHIA, PA 19143-5220**	07/16/2026	$260,000	$238	1088	6/3/1	1925	973 SF	
		APN: 03-4-0954-00 Document #: 54576357 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:3RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.12Mi.	**5721 BELMAR TER** **PHILADELPHIA, PA 19143-5230**	07/13/2026	$122,500	$153	798	6/3/1	1925	838 SF	
		APN: 51-4-0973-00 Document #: 54574422 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.15Mi.	**5914 SPRINGFIELD AVE** **PHILADELPHIA, PA 19143-5235**	05/19/2026	$310,000	$194	1596	6/3/3	1920	1,449 SF	
		APN: 40-1-0961-00 Document #: 54553957								

ICE SiteX Report

OrderID: 98504756

	Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
11	.14Mi.	**5836 WINDSOR AVE** **PHILADELPHIA, PA 19143-5220**	04/20/2026	$123,000	$113	1088	6/3/1	1925	973 SF	
	APN: 03-4-0961-00 Document #: 54542338 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:3RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
12	.18Mi.	**5941 CHESTER AVE** **PHILADELPHIA, PA 19143-5517**	04/17/2026	$225,000	$157	1429	6/3/2	1920	1,449 SF	
	APN: 40-1-1175-00 Document #: 54542094 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
13	.12Mi.	**1940 S 57TH ST** **PHILADELPHIA, PA 19143-5312**	04/15/2026	$215,000	$148	1450	6/3/1	1925	1,204 SF	
	APN: 40-1-0035-00 Document #: 54541003 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
14	.08Mi.	**5737 SPRINGFIELD AVE** **PHILADELPHIA, PA 19143-5225**	04/06/2026	$239,000	$172	1386	6/3/2	1920	1,384 SF	
	APN: 51-4-1200-00 Document #: 54537176 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:51ST 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.	**1829 S 58TH ST**	**06/14/2022**	$121,900	$121,900	1,904	7/4/1	1920	1,453 SF	
0Mi.	**1831 S 58TH ST**	**09/17/2013**	$121,900	$121,900	1,904	7/4/1	1920	1,453 SF	
.01Mi.	**1825 S 58TH ST**	**05/03/2018**	$126,200	$126,200	1,562	8/4/2	1920	1,743 SF	
.01Mi.	**1833 S 58TH ST**	**10/14/1987**	$132,300	$132,300	1,556	7/4/1	1920	1,453 SF	
.01Mi.	**1823 S 58TH ST**	**12/10/2021**	$132,500	$132,500	1,562	7/4/1	1920	1,453 SF	
.01Mi.	**1836 S CECIL ST**	**10/04/2011**	$93,900	$93,900	1,229	6/3/1	1920	795 SF	
.01Mi.	**1834 S CECIL ST**	**10/27/2016**	$93,900	$93,900	1,229	6/3/1	1920	795 SF	
.01Mi.	**1832 S CECIL ST**	**04/19/1971**	$93,900	$93,900	1,229	6/3/1	1920	795 SF	
.01Mi.	**1838 S CECIL ST**	**08/27/1974**	$93,900	$93,900	1,229	6/3/1	1920	795 SF	
.01Mi.	**1830 S CECIL ST**	**09/08/2020**	$93,900	$93,900	1,229	6/3/1	1920	795 SF	
.01Mi.	**1821 S 58TH ST**	**05/21/2008**	$132,500	$132,500	1,562	7/4/1	1920	1,453 SF	
.02Mi.	**1828 S CECIL ST**	**04/27/1978**	$93,900	$93,900	1,228	6/3/1	1920	795 SF	
.02Mi.	**1826 S CECIL ST**	**02/10/1998**	$93,900	$93,900	1,229	6/3/1	1920	795 SF	
.02Mi.	**1819 S 58TH ST**	**10/24/2006**	$132,500	$132,500	1,562	7/4/1	1920	1,453 SF	
.02Mi.	**5733 CHESTER AVE**	**05/06/1998**	$133,800	$133,800	2,042	7/4/1	1965	1,800 SF	
.02Mi.	**1824 S CECIL ST**	**02/24/2020**	$93,900	$93,900	1,229	6/3/1	1920	795 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	36.0 years old	Households:	24,451
Median Household Income:	$53,147	Households w/Family:	48%
Household Income Per Capita:	$28,273	Households w/Family Married:	21%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

ICE SiteX Report

OrderID: 98504756

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
1.03Mi.	**John Bartram High School** Number of Students: 583 Student-Teacher Ratio: 14.52	F	Public	9 - 12
0.28Mi.	**Mitchell Elementary School** Number of Students: 283 Student-Teacher Ratio: 10.48	F	Public	KG - 8

Flood Report

The Subject Property of **1829 S 58TH ST, PHILADELPHIA, PA 19143-5501** 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	112%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	55%	NOTABLY LOWER
AGGRAVATED ASSAULT	135%	NOTABLY HIGHER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	105%	SIMILAR
OVERALL	121%	HIGHER

Disaster Alerts

No alerts noted

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