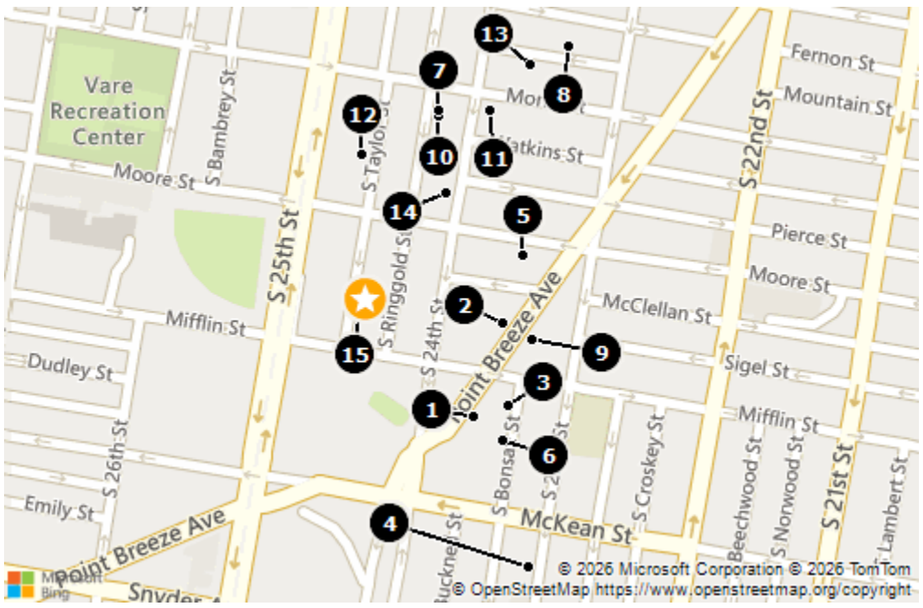
ICE SiteX Report

OrderID: 97573570

SiteX Property Information Report



Subject Property Location

1835 S TAYLOR ST, PHILADELPHIA, PA 19145-1814

County:	**PHILADELPHIA PA**	Census Tract:	421010036.001001
Property Use:	Row house (Residential)	Zoning:	RM1
Parcel Number:	48-2-3268-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$226,000**	FSD:	42	Common Confidence Score:	16
Value Range:	$131,080 - $320,920	ICE Confidence Score:	58		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$49,580	Market Land Value:	$49,580	Tax Year:	2025
Assd Improvement:	$198,320	Market Improvment Value:	$198,320	Total Taxable Value:	$3,470
Total Assessed Value:	$247,900	Total Assessor Market Value:	$247,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #48 Map Ref: 014S170129
Abbreviated Description: 242'8S MOORE ST

Property Characteristics

Lot Size:	708 SF	Bedrooms:	2	Pool:	
Building Area:	972 SF	Baths:	2	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
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:	06/09/2025	Sales Price:	$191,400
Document #:	54432105 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/15/2024	Sales Price:	$191,400
Document #:	54363681 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/04/2022	Sales Price:	$170,210
Document #:	54034798 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/10/2021	Loan Amount:	N/A
Document #:	53914644 BK-PG -	Loan Type:	Commercial
TD Due Date:	09/01/2051	Type Finance:	

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Legal Description:
Abbreviated Description: 48TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	05/18/2021	Sales Price:	$170,000
Document #:	53834238 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #48 Map Ref: 014S170129
Abbreviated Description: 242'8S MOORE ST

Prior Transfer

Recording Date:	05/18/2021	Sales Price:	$170,000
Document #:	53834238 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/16/2021		
Document Type:			

Legal Description:
Abbreviated Description: 48TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/11/2021	Sales Price:	$48,750
Document #:	53801869 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/28/2015	Sales Price:	N/A
Document #:	52959521 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/12/2015		
Document Type:			

Legal Description:
District: WARD 48
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	02/10/2015	Sales Price:	$39,600
Document #:	52880265 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/05/2014	Sales Price:	$44,000
Document #:	52857458 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/24/2014		
Document Type:			

Legal Description:
District: WARD 48
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	12/12/2006	Sales Price:	$44,000
Document #:	51591445 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/30/2006		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	10/06/2006	Sales Price:	$30,000
Document #:	51545479 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/18/2006		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	04/16/2002	Sales Price:	$39,900
Document #:	50440855 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/28/2002		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$3,336,900	Median # of Bedrooms	3
Median Lot Size	708 SF	Median # of Baths	1
Median Living Area	1,036 SF	Median Year Built	1920
Price Range - 2 Yrs	$110,000 to $408,000	Age Range	101 years to 106 years
Median Value	$237,900	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**1917 POINT BREEZE AVE PHILADELPHIA, PA 19145-2611**	05/08/2026	$195,000	$213	912	6/3/1	1925	840 SF	

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APN: 48-2-2670-00 Document #: 54550106
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:48TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

2	.09Mi.	**1826 POINT BREEZE AVE** **PHILADELPHIA, PA 19145-1836**	05/06/2026	$286,000	$269	1063	5/2/1	1925	840 SF

APN: 48-2-2684-00 Document #: 54549051
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:48TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

3	.11Mi.	**1908 S BONSALL ST** **PHILADELPHIA, PA 19145-2604**	04/15/2026	$140,000	$156	896	6/3/1	1920	700 SF

APN: 48-2-2818-00 Document #: 54540900
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:48TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

4	.19Mi.	**2016 S 23RD ST** **PHILADELPHIA, PA 19145-2602**	04/13/2026	$310,000	$299	1036	6/3/1	1920	798 SF

APN: 48-2-2606-00 Document #: 54539727
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:48TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

5	.1Mi.	**2322 MOORE ST** **PHILADELPHIA, PA 19145-1822**	04/09/2026	$267,000	$220	1210	5/2/2	1920	870 SF

APN: 48-2-0056-00 Document #: 54538944
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:48TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

6	.12Mi.	**1924 S BONSALL ST** **PHILADELPHIA, PA 19145-2604**	04/08/2026	$245,000	$273	896	5/2/2	1920	700 SF

APN: 48-2-2826-00 Document #: 54538357
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:FORTY-EIGHTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

7	.12Mi.	**1709 S RINGGOLD ST** **PHILADELPHIA, PA 19145-1808**	04/07/2026	$110,000	$118	928	6/3/1	1920	672 SF

APN: 36-4-1588-00 Document #: 54537669
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

8	.2Mi.	**2321 MOUNTAIN ST** **PHILADELPHIA, PA 19145-1324**	03/11/2026	$250,000	$239	1044	6/3/1	1925	667 SF

APN: 36-4-0781-00 Document #: 54528464
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

9	.11Mi.	**1831 POINT BREEZE AVE** **PHILADELPHIA, PA 19145-1826**	03/02/2026	$408,000	$348	1170	7/4/3	1920	1,470 SF

APN: 48-2-2657-00 Document #: 54525305
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:48TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

10	.12Mi.	**1711 S RINGGOLD ST** **PHILADELPHIA, PA 19145-1808**	02/19/2026	$237,900	$241	984	6/3/1	1920	672 SF

APN: 36-4-1589-00 Document #: 54521779
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

11	.14Mi.	**1705 S 24TH ST** **PHILADELPHIA, PA 19145-1803**	02/03/2026	$137,000	$107	1280	6/3/1	1925	1,016 SF

APN: 36-4-1391-00 Document #: 54516908
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

12	.09Mi.	**1734 S TAYLOR ST** **PHILADELPHIA, PA 19145-1813**	02/02/2026	$246,000	$250	984	6/3/1	1925	680 SF

APN: 36-4-1928-00 Document #: 54516422
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

13	.18Mi.	**2336 MOUNTAIN ST** **PHILADELPHIA, PA 19145-1325**	01/13/2026	$180,000	$172	1044	6/3/1	1925	667 SF

APN: 36-4-0802-00 Document #: 54509635
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

14	.08Mi.	**1740 S 24TH ST** **PHILADELPHIA, PA 19145-1804**	12/02/2025	$170,000	$150	1128	6/3/1	1925	825 SF

APN: 36-4-1494-00 Document #: 54495722
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:36TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

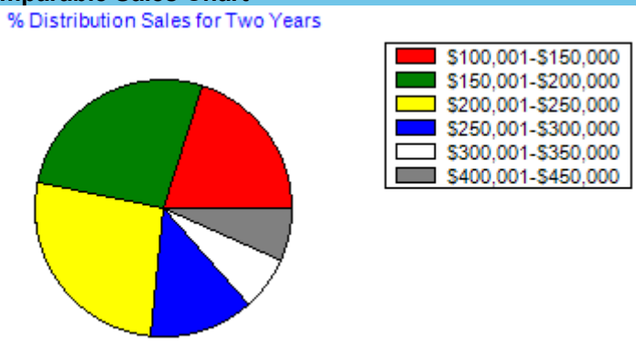
15	.01Mi.	**1839 S TAYLOR ST** **PHILADELPHIA, PA 19145-1814**	12/02/2025	$155,000	$159	972	6/3/1	1920	708 SF

APN: 48-2-3270-00 Document #: 54496100
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:FORTY EIGHT WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

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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.	**1835 S TAYLOR ST**	**05/18/2021**	$247,900	$247,900	972	6/2/2	1920	708 SF	
0Mi.	**1837 S TAYLOR ST**	**04/12/2001**	$143,600	$143,600	972	6/3/1	1920	708 SF	
0Mi.	**1833 S TAYLOR ST**	**09/02/2015**	$143,600	$143,600	972	6/3/1	1920	708 SF	
.01Mi.	**1831 S TAYLOR ST**	**04/07/2022**	$143,600	$143,600	972	6/3/1	1920	708 SF	
.01Mi.	**1839 S TAYLOR ST**	**11/14/2008**	$143,600	$143,600	972	6/3/1	1920	708 SF	
.01Mi.	**1841 S TAYLOR ST**	**04/26/2022**	$143,600	$143,600	972	6/3/1	1920	708 SF	
.01Mi.	**1829 S TAYLOR ST**	**10/10/2014**	$143,600	$143,600	972	6/3/1	1920	708 SF	
.01Mi.	**1834 S RINGGOLD ST**	**10/23/1997**	$144,200	$144,200	986	6/3/1	1920	708 SF	
.01Mi.	**1832 S RINGGOLD ST**	**04/23/2019**	$144,200	$144,200	986	6/3/1	1920	708 SF	
.01Mi.	**1836 S RINGGOLD ST**	**02/19/1986**	$144,200	$144,200	986	6/3/1	1920	708 SF	
.01Mi.	**1843 S TAYLOR ST**	**11/27/2012**	$143,600	$143,600	972	6/3/1	1920	708 SF	
.01Mi.	**1827 S TAYLOR ST**	**07/11/2022**	$143,600	$143,600	972	6/3/1	1920	708 SF	
.01Mi.	**1838 S RINGGOLD ST**	**11/17/2023**	$144,200	$144,200	986	6/3/1	1920	708 SF	
.01Mi.	**1830 S RINGGOLD ST**	**04/20/2022**	$270,400	$270,400	1,186	6/3/3	1920	708 SF	
.01Mi.	**1840 S RINGGOLD ST**	**01/06/2015**	$144,200	$144,200	986	6/3/1	1920	708 SF	
.01Mi.	**1828 S RINGGOLD ST**	**03/10/2014**	$144,200	$144,200	986	6/3/1	1920	708 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	39.2 years old	Households:	18,929
Median Household Income:	$68,645	Households w/Family:	53%
Household Income Per Capita:	$38,711	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

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
1.05Mi.	**South Philadelphia High School** Number of Students: 684 Student-Teacher Ratio: 13.26	C-	Public	9 - 12
0.26Mi.	**Delaplaine McDaniel School** Number of Students: 229 Student-Teacher Ratio: 10.73	C	Public	KG - 8

Flood Report

The Subject Property of **1835 S TAYLOR ST, PHILADELPHIA, PA 19145-1814** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	89%	LOWER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	32%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	63%	NOTABLY LOWER
MURDER	98%	SIMILAR
OVERALL	100%	SIMILAR

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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