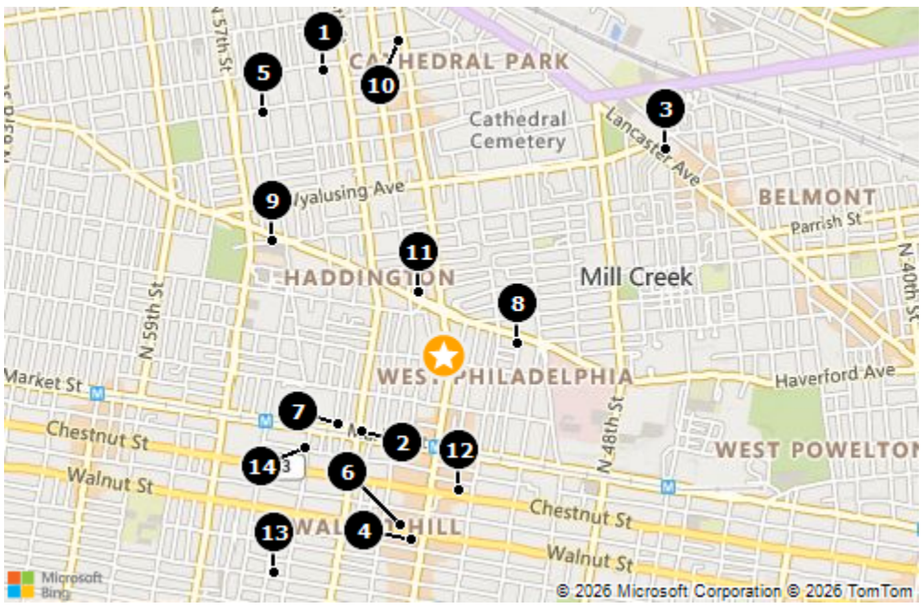
ICE SiteX Report

OrderID: 97841942

SiteX Property Information Report



Subject Property Location

204 N 52ND ST, PHILADELPHIA, PA 19139-1501

County:	**PHILADELPHIA PA**	Census Tract:	421010093.005001
Property Use:	Commercial/Office/Residential (mixed use)	Zoning:	RSA5
Parcel Number:	87-1-2041-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$27,060	Market Land Value:	$27,060	Tax Year:	2025
Assd Improvement:	$108,240	Market Improvment Value:	$108,240	Total Taxable Value:	$1,894
Total Assessed Value:	$135,300	Total Assessor Market Value:	$135,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #44 Map Ref: 060N190051
Abbreviated Description: 50' N RACE ST

Property Characteristics

Lot Size:	1,780 SF	Bedrooms:		Pool:	
Building Area:	2295 SF	Baths:		Fireplace:	
Year Built:	1903	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/19/2025	Sales Price:	$387,750
Document #:	54393483 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/24/2022	Sales Price:	$224,964
Document #:	54088800 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/01/2022	Loan Amount:	N/A
Document #:	54078330 BK-PG -	Loan Type:	Commercial
TD Due Date:	08/01/2052	Type Finance:	
Legal Description:			
District: 11			
City/Muni/Twp: PHILADELPHIA			

Prior Transfer

Recording Date:	12/21/2021	Sales Price:	$162,115
Document #:	53924572 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
District: WARD #44 Map Ref: 060N190051
Abbreviated Description: 50' N RACE ST

Prior Transfer

Recording Date:	12/21/2021	Sales Price:	$162,115
Document #:	53924572 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/09/2021		
Document Type:			

Legal Description:
Abbreviated Description: 44TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/26/2008	Sales Price:	$74,250
Document #:	51996261 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/21/2008		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/16/1999	Sales Price:	N/A
Document #:	BK-PG 0972-0505	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/01/1999		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,997,500	Median # of Bedrooms	
Median Lot Size	1,473 SF	Median # of Baths	
Median Living Area	2,082 SF	Median Year Built	1925
Price Range - 2 Yrs	$25,000 to $625,000	Age Range	49 years to 111 years
Median Value	$197,500	Median Age	101 years

Comparable Sales Data

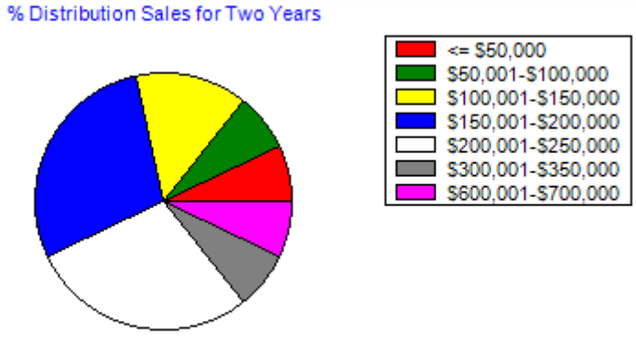
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.77Mi.	**5424 MASTER ST** **PHILADELPHIA, PA 19131-4204**	05/08/2026	$195,000	$96	2028	//	1920	1,126 SF	
		APN: 87-1-5073-60 Document #: 54549808 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.27Mi.	**5343 MARKET ST** **PHILADELPHIA, PA 19139-3365**	04/08/2026	$200,000	$50	3970	//	1925	1,456 SF	
		APN: 87-1-2017-50 Document #: 54538161 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: Abbreviated Description:FORTY-FOURTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.75Mi.	**4617 LANCASTER AVE** **PHILADELPHIA, PA 19131-4619**	02/25/2026	$250,000	$112	2220	//	1915	1,333 SF	
		APN: 87-1-2998-10 Document #: 54523731 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: Abbreviated Description:6TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.46Mi.	**5214 WALNUT ST** **PHILADELPHIA, PA 19139-4026**	02/09/2026	$190,000	$105	1800	//	1925	1,328 SF	
		APN: 87-1-5810-50 Document #: 54518758 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.76Mi.	**1262 N 56TH ST** **PHILADELPHIA, PA 19131-4122**	02/05/2026	$25,000	$11	2135	//	1920	1,328 SF	
		APN: 87-1-0567-50 Document #: 54517760 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: Abbreviated Description:6TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.43Mi.	**5235 WALNUT ST** **PHILADELPHIA, PA 19139-4027**	01/28/2026	$210,000	$131	1600	//	1925	1,680 SF	
		APN: 87-1-5809-90 Document #: 54514585 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: Abbreviated Description:60TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.32Mi.	**5425 MARKET ST** **PHILADELPHIA, PA 19139-3303**	11/20/2025	$60,000	$40	1488	//	1925	999 SF	
		APN: 87-1-0520-00 Document #: 54492549 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.18Mi.	**5030 HAVERFORD AVE** **PHILADELPHIA, PA 19139-1621**	09/19/2025	$127,500	$54	2326	//	1925	1,530 SF	
		APN: 87-1-2022-00 Document #: 54469854 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.51Mi.	**5612 HAVERFORD AVE** **PHILADELPHIA, PA 19131-4816**	09/18/2025	$230,000	$118	1934	//	1920	1,489 SF	
		APN: 87-1-0550-50 Document #: 54469190 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use)								

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	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.19Mi.	**1418 N 52ND ST** **PHILADELPHIA, PA 19131-4020**	09/17/2025	$625,000	$60	10368	//	1915	3,456 SF
	APN: 88-2-0097-70 Document #: 54468883 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: Abbreviated Description:44TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.17Mi.	**5221 HAVERFORD AVE** **PHILADELPHIA, PA 19139-1401**	09/03/2025	$155,000	$72	2150	//	1977	1,679 SF
	APN: 44-1-2232-05 Document #: 54463553 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.34Mi.	**5117 CHESTNUT ST** **PHILADELPHIA, PA 19139-3430**	08/06/2025	$150,000	$69	2160	//	1925	1,491 SF
	APN: 87-1-2503-50 Document #: 54453504 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.68Mi.	**5517 SPRUCE ST** **PHILADELPHIA, PA 19139-3932**	06/23/2025	$350,000	$187	1868	//	1925	1,840 SF
	APN: 60-4-0000-02 Document #: 54437073 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.42Mi.	**26 S 55TH ST** **PHILADELPHIA, PA 19139-3246**	06/06/2025	$230,000	$159	1440	//	1925	879 SF
	APN: 87-1-5819-70 Document #: 54431288 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: 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.	**204 N 52ND ST**	**12/21/2021**	$135,300	$135,300	2,295		1903	1,780 SF	
0Mi.	**202 N 52ND ST**	**05/14/2019**	$46,800	$46,800				1,780 SF	
0Mi.	**206 N 52ND ST**	**01/05/2012**	$84,900	$84,900	1,750	7/4/1	1903	1,780 SF	
.01Mi.	**208 N 52ND ST**	**10/03/2000**	$125,100	$125,100	1,650	7/4/1	1903	1,780 SF	
.01Mi.	**200 N 52ND ST**	**02/13/2023**	$76,900	$76,900	1,538		1903	1,405 SF	
.01Mi.	**210 N 52ND ST**	**02/23/2022**	$125,100	$125,100	1,650	7/4/1	1903	1,780 SF	
.01Mi.	**5201-05 RACE ST**	**08/12/1943**	$17,100	$17,100				620 SF	
.01Mi.	**212 N 52ND ST**	**05/02/2014**	$197,900	$197,900	3,540		1903	1,780 SF	
.02Mi.	**201 N WILTON ST**	**06/21/2004**	$104,100	$104,100	1,200	6/3/1	1925	896 SF	
.02Mi.	**203 N WILTON ST**	**12/05/1985**	$105,000	$105,000	1,188	6/3/1	1925	960 SF	
.02Mi.	**205 N WILTON ST**	**12/31/2021**	$142,300	$142,300	1,188	6/3/1	1925	960 SF	
.02Mi.	**207 N WILTON ST**	**07/19/2022**	$105,000	$105,000	1,188	6/3/1	1925	960 SF	
.02Mi.	**214 N 52ND ST**	**12/05/2007**	$125,100	$125,100	1,650	7/4/1	1903	1,780 SF	
.02Mi.	**209 N WILTON ST**	**10/09/1970**	$105,000	$105,000	1,188	6/3/1	1925	960 SF	
.02Mi.	**211 N WILTON ST**	**01/24/2000**	$69,500	$69,500	1,188	6/3/1	1925	960 SF	
.02Mi.	**156 N 52ND ST**	**03/06/2008**	$157,900	$157,900	2,640		1925	1,488 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	35%

Demographics & Income

Median Age:	34.5 years old	Households:	17,518
Median Household Income:	$44,317	Households w/Family:	52%
Household Income Per Capita:	$25,820	Households w/Family Married:	16%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

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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
1.43Mi.	**Overbrook High School** Number of Students: 440 Student-Teacher Ratio: 19.3	D	Public	9 - 12
0.36Mi.	**James Rhoads Elementary School** Number of Students: 421 Student-Teacher Ratio: 9.66	C-	Public	KG - 8

Flood Report

The Subject Property of **204 N 52ND ST, PHILADELPHIA, PA 19139-1501** 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	123%	HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	145%	NOTABLY HIGHER
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	152%	NOTABLY HIGHER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	131%	NOTABLY HIGHER
OVERALL	149%	NOTABLY 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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