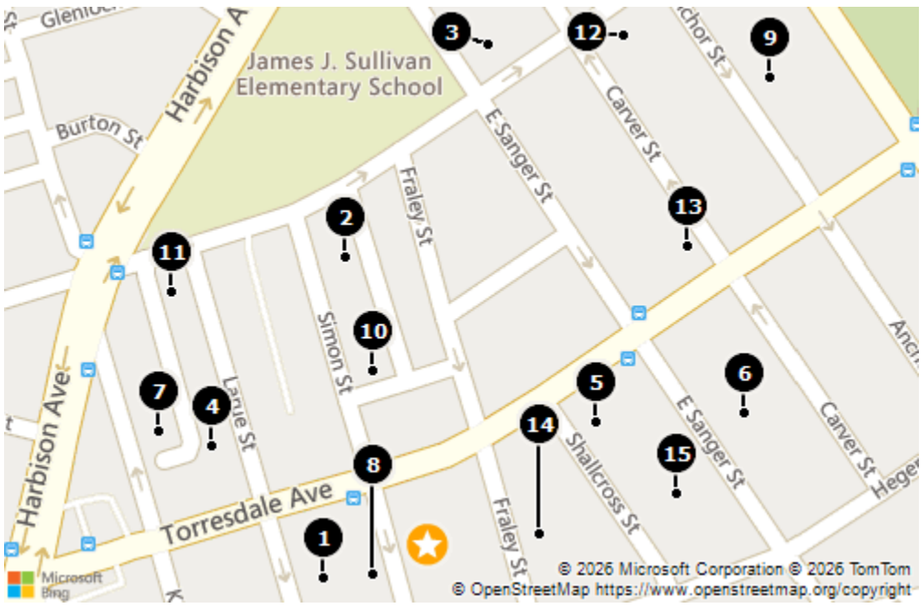
ICE SiteX Report

OrderID: 97841522

SiteX Property Information Report



Subject Property Location

2113 SIMON ST, PHILADELPHIA, PA 19124-2020

County:	**PHILADELPHIA PA**	Census Tract:	421010298.004012
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	41-1-0215-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$144,000**	FSD:	25	Common Confidence Score:	28
Value Range:	$108,000 - $180,000	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$26,200	Market Land Value:	$26,200	Tax Year:	2025
Assd Improvement:	$104,800	Market Improvment Value:	$104,800	Total Taxable Value:	$1,834
Total Assessed Value:	$131,000	Total Assessor Market Value:	$131,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #41 Map Ref: 112N210086
Abbreviated Description: 82'2 SE TORRESDALE

Property Characteristics

Lot Size:	967 SF	Bedrooms:	3	Pool:	
Building Area:	890 SF	Baths:	1	Fireplace:	
Year Built:	1930	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	Yes
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/05/2023	Sales Price:	$451,370
Document #:	54137415 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #41 Map Ref: 112N210086
Abbreviated Description: 82'2 SE TORRESDALE

Prior Transfer

Recording Date:	01/05/2023	Sales Price:	$451,370
			Multiple Parcels Involved in this transaction
Document #:	54137415 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/12/2022		
Document Type:			

Legal Description:
Abbreviated Description: 28TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	07/30/2015	Sales Price:	$48,000
Document #:	52947302 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	06/04/2015	Sales Price:	$54,000
Document #:	52923916 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/15/2015		
Document Type:			

Legal Description:
District: WARD 23
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	09/25/2013	Loan Amount:	N/A
Document #:	52699351 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	VAR

Legal Description:
District: WARD 23
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/01/2011	Sales Price:	$28,000
Document #:	52320319 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/23/2011		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA-23RD WARD

Area Sales Analysis

Total Area Sales	$2,020,230	Median # of Bedrooms	3
Median Lot Size	1,091 SF	Median # of Baths	1
Median Living Area	938 SF	Median Year Built	1930
Price Range - 2 Yrs	$45,000 to $210,330	Age Range	76 years to 106 years
Median Value	$130,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**2113 LARUE ST** **PHILADELPHIA, PA 19124-2018**	06/23/2026	$130,000	$148	874	6/3/1	1930	990 SF	
		APN: 41-1-0145-00 Document #: 54566320 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.09Mi.	**2061 SIMON ST** **PHILADELPHIA, PA 19124-2014**	06/22/2026	$170,000	$189	896	6/3/1	1930	1,161 SF	
		APN: 41-1-0197-00 Document #: 54565894 Document Type: Price Code: D Land Use: Row house (Residential) Legal: District: 10 Abbreviated Description: District:10 Abbreviated Description:23RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.16Mi.	**2039 E SANGER ST** **PHILADELPHIA, PA 19124-1534**	06/11/2026	$80,000	$73	1084	6/3/1	1935	1,158 SF	
		APN: 41-1-0376-00 Document #: 54562438 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.07Mi.	**2086 LARUE ST** **PHILADELPHIA, PA 19124-2006**	06/10/2026	$95,000	$101	938	6/3/1	1930	1,116 SF	
		APN: 41-1-0105-00 Document #: 54561921 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.06Mi.	**5445 TORRESDALE AVE** **PHILADELPHIA, PA 19124-1634**	05/06/2026	$45,000	$36	1246	6/3/1	1950	1,225 SF	
		APN: 41-1-3036-00 Document #: 54548869 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.11Mi.	**2123 E SANGER ST** **PHILADELPHIA, PA 19124-1620**	05/01/2026	$180,000	$153	1170	6/3/1	1920	1,091 SF	
		APN: 41-1-0406-00 Document #: 54547569 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.09Mi.	**2079 KENNEDY ST** **PHILADELPHIA, PA 19124-1563**	04/30/2026	$210,330	$233	900	6/3/1	1935	1,241 SF	
		APN: 41-1-0067-00 Document #: 54546639 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:FORTY-FIRST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.02Mi.	**2114 SIMON ST** **PHILADELPHIA, PA 19124-2021**	04/30/2026	$175,100	$214	816	6/3/1	1930	990 SF	
		APN: 41-1-0181-00 Document #: 54546957 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:FORTY-FIRST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.18Mi.	**2081 ANCHOR ST** **PHILADELPHIA, PA 19124-1632**	04/23/2026	$100,000	$104	954	6/3/1	1950	915 SF	
		APN: 41-1-0638-00 Document #: 54544476 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.06Mi.	**2085 SIMON ST** **PHILADELPHIA, PA 19124-2014**	04/15/2026	$205,000	$228	896	6/3/1	1930	1,161 SF	
		APN: 41-1-0209-00 Document #: 54540830								

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Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: District: 10 Tract No: 2250 Abbreviated Description: District:10 Tract No:2250 Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

11	.11Mi.	**2054 LARUE ST** **PHILADELPHIA, PA 19124-2006**	04/08/2026	$155,000	$172	900	6/3/1	1930	1,080 SF

APN: 41-1-0089-00 Document #: 54538457
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

12	.17Mi.	**2053 CARVER ST** **PHILADELPHIA, PA 19124-1628**	03/24/2026	$99,900	$102	976	6/3/1	1930	915 SF

APN: 41-1-0500-00 Document #: 54533014
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

13	.12Mi.	**5514 TORRESDALE AVE** **PHILADELPHIA, PA 19124-1625**	12/19/2025	$145,900	$127	1140	6/3/1	1920	1,137 SF

APN: 41-1-2810-00 Document #: 54502553
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

14	.04Mi.	**2119 FRALEY ST** **PHILADELPHIA, PA 19124-1616**	12/17/2025	$127,000	$155	816	6/3/1	1920	991 SF

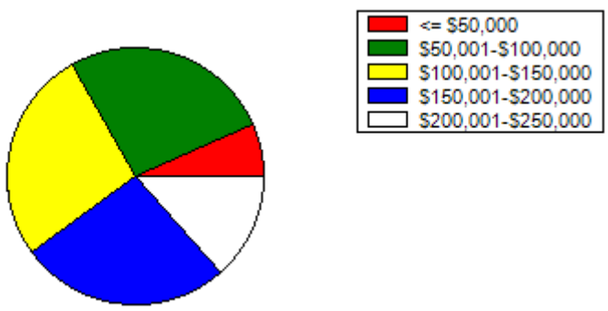
APN: 41-1-0280-00 Document #: 54501424
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

15	.08Mi.	**2130 E SANGER ST** **PHILADELPHIA, PA 19124-1621**	12/11/2025	$102,000	$86	1186	6/3/1	1920	1,003 SF

APN: 41-1-0350-00 Document #: 54499372
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:41ST 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.	**2113 SIMON ST**	**01/05/2023**	$131,000	$131,000	890	6/3/1	1930	967 SF	
0Mi.	**2115 SIMON ST**	**02/14/2006**	$131,000	$131,000	890	6/3/1	1930	967 SF	
0Mi.	**2111 SIMON ST**	**07/19/1974**	$131,400	$131,400	890	6/3/1	1930	990 SF	
.01Mi.	**2117 SIMON ST**	**03/29/2019**	$131,000	$131,000	890	6/3/1	1930	967 SF	
.01Mi.	**2119 SIMON ST**	**10/18/2021**	$127,900	$127,900	890	6/3/1	1930	967 SF	
.01Mi.	**2121 SIMON ST**	**06/09/2021**	$131,000	$131,000	890	6/3/1	1930	967 SF	
.01Mi.	**2123 SIMON ST**	**08/18/1998**	$131,000	$131,000	890	6/3/1	1930	967 SF	
.01Mi.	**2112 FRALEY ST**	**04/13/2010**	$122,600	$122,600	816	6/3/1	1920	1,096 SF	
.01Mi.	**2110 FRALEY ST**	**10/06/2021**	$123,900	$123,900	837	6/3/1	1920	1,121 SF	
.01Mi.	**2114 FRALEY ST**	**02/19/2020**	$121,100	$121,100	816	6/3/1	1920	1,096 SF	
.01Mi.	**2116 FRALEY ST**	**10/05/2021**	$121,100	$121,100	816	6/3/1	1920	1,096 SF	
.02Mi.	**2118 FRALEY ST**	**05/10/2019**	$122,600	$122,600	816	6/3/1	1920	1,096 SF	
.02Mi.	**2125 SIMON ST**	**03/09/2010**	$131,000	$131,000	890	6/3/1	1930	967 SF	
.02Mi.	**2120 FRALEY ST**	**04/08/2022**	$166,600	$166,600	816	6/3/1	1920	1,096 SF	
.02Mi.	**2127 SIMON ST**	**08/28/2001**	$131,000	$131,000	890	6/3/1	1930	967 SF	
.02Mi.	**2122 FRALEY ST**	**02/26/2022**	$121,100	$121,100	816	6/3/1	1920	1,096 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	58%

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Demographics & Income

Median Age:	33.0 years old	Households:	22,507
Median Household Income:	$42,377	Households w/Family:	64%
Household Income Per Capita:	$19,914	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

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
1.15Mi.	**Frankford High School** Number of Students: 907 Student-Teacher Ratio: 14.17 Advanced Placement: Yes	D+	Public	9 - 12
0.16Mi.	**James J. Sullivan School** Number of Students: 373 Student-Teacher Ratio: 14.73	C-	Public	KG - 5
0.43Mi.	**Warren G. Harding Middle School** Number of Students: 570 Student-Teacher Ratio: 12.53	C-	Public	6 - 8

Flood Report

The Subject Property of **2113 SIMON ST, PHILADELPHIA, PA 19124-2020** 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	110%	HIGHER
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	62%	NOTABLY LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	82%	LOWER
OVERALL	90%	LOWER

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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