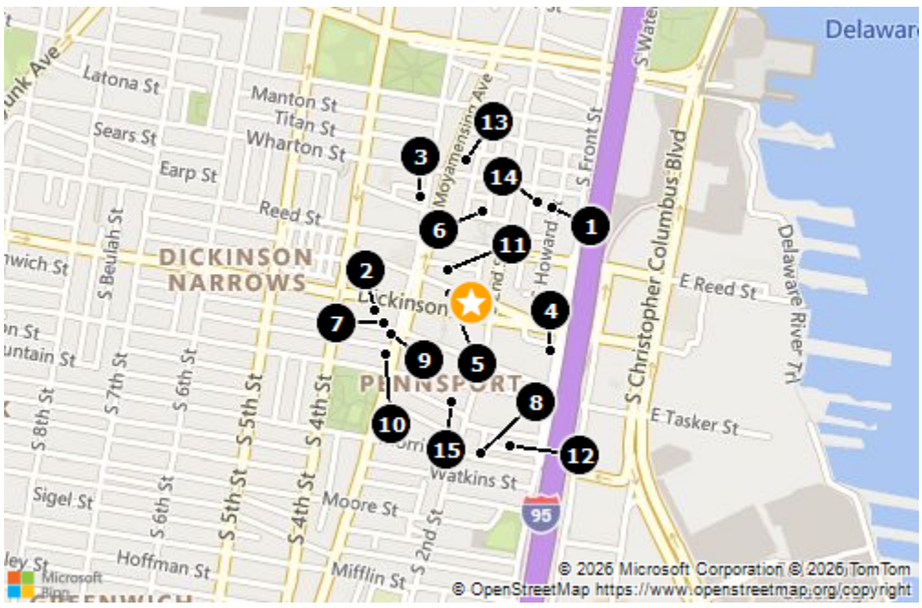
ICE SiteX Report

OrderID: 98472058

SiteX Property Information Report



Subject Property Location

212 WILDER ST, PHILADELPHIA, PA 19147-6022

County:	**PHILADELPHIA PA**	Census Tract:	421010027.022015
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	01-1-0229-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$239,000**	FSD:	31	Common Confidence Score:	23
Value Range:	$164,910 - $313,090	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$51,400	Market Land Value:	$51,400	Tax Year:	2025
Assd Improvement:	$205,600	Market Improvment Value:	$205,600	Total Taxable Value:	$3,597
Total Assessed Value:	$257,000	Total Assessor Market Value:	$257,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #01 Map Ref: 10S11 22
Abbreviated Description: 120'5 5/8 W 2ND ST

Property Characteristics

Lot Size:	521 SF	Bedrooms:	2	Pool:	
Building Area:	840 SF	Baths:	1	Fireplace:	
Year Built:	1944	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/07/2025	Sales Price:	$221,250
Document #:	54442187 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/06/2024	Loan Amount:	N/A
Document #:	54328211 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	08/01/2054	Type Finance:	

Legal Description:
Abbreviated Description: 1ST WARD
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	12/29/2022	Loan Amount:	N/A
Document #:	54135537 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Abbreviated Description: 1ST WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/13/2022	Sales Price:	$170,000

ICE SiteX Report

OrderID: 98472058

Document #:	53943598 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #01 Map Ref: 10S11 22
Abbreviated Description: 120'5 5/8 W 2ND ST

Prior Transfer

Recording Date:	01/13/2022	Sales Price:	$170,000
Document #:	53943598 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/03/2021		
Document Type:			

Legal Description:
Abbreviated Description: 1ST WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	12/15/2016	Sales Price:	$50,000
Document #:	53148674 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/30/2006	Sales Price:	N/A
Document #:	51475352 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/20/2006		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$6,785,000	Median # of Bedrooms	3
Median Lot Size	764 SF	Median # of Baths	1
Median Living Area	1,260 SF	Median Year Built	1920
Price Range - 2 Yrs	$140,000 to $920,000	Age Range	11 years to 106 years
Median Value	$395,000	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**1304 S HOWARD ST** **PHILADELPHIA, PA 19147-6115**	09/02/2026	$350,000	$335	1044	4/2/1	1920	506 SF	
		APN: 01-1-0553-00 Document #: 54595632 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:1ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.12Mi.	**312 DICKINSON ST** **PHILADELPHIA, PA 19147-6515**	08/19/2026	$900,000	$680	1323	7/4/2	2009	1,360 SF	
		APN: 01-1-2646-00 Document #: 54587772 Document Type: Price Code: D Land Use: Row house (Residential) Legal: MapRef: DOC 50431761 Abbreviated Description: Map Ref:DOC 50431761City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.15Mi.	**1314 S 3RD ST** **PHILADELPHIA, PA 19147-6030**	08/11/2026	$296,500	$205	1440	/3/2	1920	512 SF	
		APN: 01-1-3023-00 Document #: 54584141 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:1ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.11Mi.	**120 DICKINSON ST** **PHILADELPHIA, PA 19147-6100**	08/05/2026	$720,000	$243	2960	/3/2	2003	1,080 SF	
		APN: 01-1-0285-75 Document #: 54581942 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Subdivision: SOUTH VILLAGE COURT Legal Unit: 14 MapRef: DOC 51164739 Abbreviated Description: Subdivision:SOUTH VILLAGE COURT Legal Unit:14 Map Ref:DOC 51164739Abbreviated Description:FIRST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.03Mi.	**230 WILDER ST** **PHILADELPHIA, PA 19147-6022**	08/04/2026	$140,000	$166	840	5/2/1	1924	692 SF	
		APN: 01-1-0236-00 Document #: 54581105 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.12Mi.	**215 EARP ST** **PHILADELPHIA, PA 19147-6005**	07/22/2026	$285,000	$371	768	4/2/1	1920	430 SF	
		APN: 01-1-0051-00 Document #: 54578527 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA CITY City/Muni/Twp: PHILADELPHIA CITY								
7	.11Mi.	**309 GREENWICH ST** **PHILADELPHIA, PA 19147-6520**	06/26/2026	$635,000	$334	1899	6/3/2	1920	773 SF	
		APN: 01-1-2698-00 Document #: 54568540 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:1ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.18Mi.	**143 MORRIS ST** **PHILADELPHIA, PA 19148-1312**	06/25/2026	$395,000	$313	1260	/3/2	1920	581 SF	
		APN: 01-1-1088-00 Document #: 54568042 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.11Mi.	**1514 E MOYAMENSING AVE** **PHILADELPHIA, PA 19147-6028**	06/24/2026	$920,000	$418	2200	7/3/2	1965	1,539 SF	
		APN: 01-1-3005-00 Document #: 54567010 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 98472058

Land Use: Row house (Residential)
Legal: District: 2 Abbreviated Description: District:2 Abbreviated Description:1ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

10	.13Mi.	**1528 E MOYAMENSING AVE** **PHILADELPHIA, PA 19147-6029**	06/15/2026	$257,500	$164	1570	7/4/1	1925	864 SF

APN: 01-1-3012-00 Document #: 54563806
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

11	.05Mi.	**226 GERRITT ST** **PHILADELPHIA, PA 19147-6013**	06/12/2026	$400,000	$352	1134	6/2/1	1920	764 SF

APN: 01-1-0173-00 Document #: 54562962
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:FIRST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

12	.18Mi.	**123 MOUNTAIN ST** **PHILADELPHIA, PA 19148-1317**	06/11/2026	$206,000	$286	720	4/2/1	1920	560 SF

APN: 01-1-0993-00 Document #: 54562643
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:1ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

13	.18Mi.	**1237 E MOYAMENSING AVE** **PHILADELPHIA, PA 19147-5326**	06/04/2026	$400,000	$327	1220	/2/1	1920	1,300 SF

APN: 02-1-3930-00 Document #: 54560118
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

14	.15Mi.	**1307 S HANCOCK ST** **PHILADELPHIA, PA 19147-6118**	06/04/2026	$710,000	$271	2615	7/3/	2015	902 SF

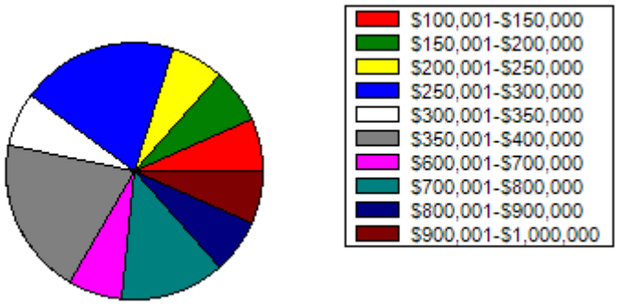
APN: 01-1-0584-30 Document #: 54560366
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Lot: 98&99 District: 120 Subdivision: NATE TOROK SUBDIVIDER Abbreviated Description: Lot:98&99 District:120 Subdivision:NATE TOROK SUBDIVIDER City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

15	.13Mi.	**219 FERNON ST** **PHILADELPHIA, PA 19148-1306**	06/04/2026	$170,000	$155	1096	6/3/1	1920	743 SF

APN: 01-1-0915-00 Document #: 54559976
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:FIRST 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.	**212 WILDER ST**	**01/13/2022**	$257,000	$257,000	840	6/2/1	1944	521 SF	
0Mi.	**214 WILDER ST**	**12/31/2021**	$425,000	$425,000	1,505	7/3/2	1981	7,651 SF	
0Mi.	**210 WILDER ST**	**09/24/2012**	$207,300	$207,300	672	/2/1	1920	493 SF	
.01Mi.	**216 WILDER ST**	**01/20/2017**	$398,100	$398,100	2,552	/3/2	2005	736 SF	
.01Mi.	**208 WILDER ST**	**09/16/2004**	$218,800	$218,800	672	4/2/1	1944	649 SF	
.01Mi.	**215 DICKINSON ST**	**05/07/2014**	$300,700	$300,700	1,488	/4/1	1900	741 SF	
.01Mi.	**213 DICKINSON ST**	**01/12/2024**	$234,400	$234,400	840	6/3/1	1924	800 SF	
.01Mi.	**217 DICKINSON ST**	**11/07/1991**	$325,600	$325,600	1,488	/4/1	1900	736 SF	
.01Mi.	**218 WILDER ST**	**07/12/1990**	$232,200	$232,200	720	/2/1	1920	664 SF	
.01Mi.	**206 WILDER ST**	**02/27/2020**	$290,000	$290,000	882	/2/2	1920	602 SF	
.01Mi.	**219 DICKINSON ST**	**12/19/2018**	$307,000	$307,000	1,440	/2/1	1915	751 SF	
.01Mi.	**211 DICKINSON ST**	**08/13/2019**	$318,900	$318,900	1,016	6/2/1	1900	643 SF	
.01Mi.	**221 DICKINSON ST**	**09/11/2003**	$291,300	$291,300	1,280	6/3/1	1900	899 SF	
.01Mi.	**223 DICKINSON ST**	**10/16/1967**	$324,600	$324,600	1,280	6/3/1	1900	1,541 SF	
.01Mi.	**209 DICKINSON ST**	**04/26/2023**	$480,000	$480,000	1,184	6/3/2	1900	589 SF	
.02Mi.	**225 DICKINSON ST**	**11/29/1977**	$420,200	$420,200	2,160	7/4/1	1900	1,604 SF	

ICE SiteX Report

OrderID: 98472058

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	37.1 years old	Households:	18,348
Median Household Income:	$105,421	Households w/Family:	42%
Household Income Per Capita:	$67,022	Households w/Family Married:	34%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	19%

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
0.40Mi.	**Horace Furness High School** Number of Students: 896 Student-Teacher Ratio: 19.67	D-	Public	9 - 12
0.36Mi.	**Vare-Washington School** Number of Students: 375 Student-Teacher Ratio: 11.4	C-	Public	KG - 8

Flood Report

The Subject Property of **212 WILDER ST, PHILADELPHIA, PA 19147-6022** 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	108%	SIMILAR
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	59%	NOTABLY LOWER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	50%	SIGNIFICANTLY LOWER
MURDER	116%	HIGHER
OVERALL	106%	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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