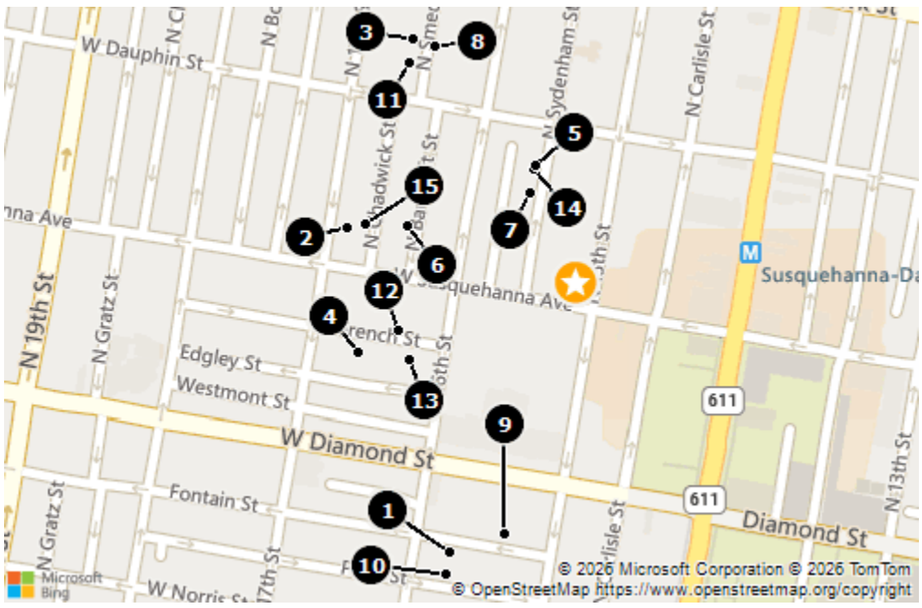
ICE SiteX Report

OrderID: 98504759

SiteX Property Information Report



Subject Property Location

2206 N 15TH ST, PHILADELPHIA, PA 19132-4414

County:	**PHILADELPHIA PA**	Census Tract:	421010167.024002
Property Use:	Row house (Residential)	Zoning:	RM1
Parcel Number:	16-1-0319-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$250,000**	FSD:	48	Common Confidence Score:	14
Value Range:	$130,000 - $370,000	ICE Confidence Score:	52		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$40,660	Market Land Value:	$40,660	Tax Year:	2025
Assd Improvement:	$162,640	Market Improvment Value:	$162,640	Total Taxable Value:	$2,846
Total Assessed Value:	$203,300	Total Assessor Market Value:	$203,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #16 Map Ref: 029N220246
Abbreviated Description: 48'6 N SUSQUEHANNA

Property Characteristics

Lot Size:	1,296 SF	Bedrooms:		Pool:	
Building Area:	1947 SF	Baths:		Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:	3	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:	$150,000
Document #:	54367684 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/21/2022	Sales Price:	$150,000
Document #:	54133136 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/28/2022	Loan Amount:	N/A
Document #:	54114814 BK-PG -	Loan Type:	Commercial
TD Due Date:	08/01/2052	Type Finance:	
Legal Description:			
Abbreviated Description: 28TH WARD			
City/Muni/Twp: PHILADELPHIA			

Prior Transfer

Recording Date:	08/15/2022	Sales Price:	$91,000
Document #:	54084627 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	01/08/2020	Loan Amount:	N/A
Document #:	53616425 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

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

Prior Transfer

Recording Date:	10/02/2017	Sales Price:	$10,000
Document #:	53272827 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #16 Map Ref: 029N220246
Abbreviated Description: 48'6 N SUSQUEHANNA

Prior Transfer

Recording Date:	10/02/2017	Sales Price:	$10,000
Document #:	53272827 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/15/2017		
Document Type:			

Legal Description:
District: WARD 16
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	10/29/2008	Sales Price:	$1,250
Document #:	51985726 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	09/30/2008		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/06/2004	Sales Price:	$1,084
Document #:	50836696 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	11/18/2003		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	04/10/2002	Sales Price:	$1,114
Document #:	50438214 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/20/2002		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	07/05/2001	Sales Price:	$1,114
Document #:	50287424 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	06/27/2001		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	04/10/1997	Sales Price:	$1,500
Document #:	BK-PG 0278-0013	Type of Sale:	Full Amount on Deed
Contract Date:	03/03/1997		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$1,992,000	Median # of Bedrooms	3
Median Lot Size	812 SF	Median # of Baths	1
Median Living Area	1,108 SF	Median Year Built	1915
Price Range - 2 Yrs	$40,000 to $675,000	Age Range	3 years to 111 years
Median Value	$75,000	Median Age	111 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**1542 FONTAIN ST** **PHILADELPHIA, PA 19121-2315**	09/03/2026	$675,000	$239	2824	6/10/10	2023	812 SF	
		APN: 32-1-0275-00 Document #: 54595918 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description:THIRTY-SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.15Mi.	**2215 N 17TH ST** **PHILADELPHIA, PA 19132-4404**	08/05/2026	$75,000	$52	1440	6/3/1	1915	983 SF	
		APN: 16-1-1468-00 Document #: 54582129 Document Type: Price Code: D Land Use: Row house (Residential)								

ICE SiteX Report

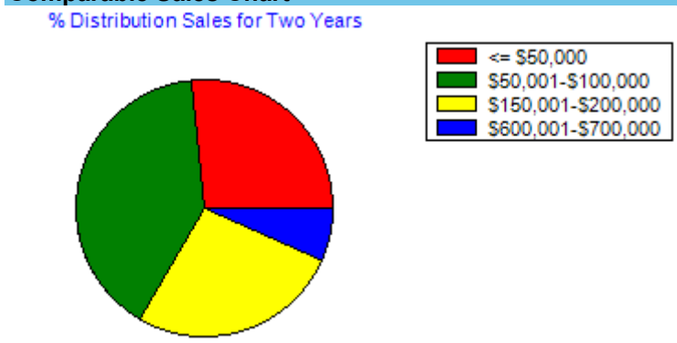
OrderID: 98504759

	Legal: Abbreviated Description: Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.18Mi.	**2316 N SMEDLEY ST** **PHILADELPHIA, PA 19132-4412**	07/27/2026	$80,000	$51	1548	7/4/2	1915	1,146 SF
	APN: 16-1-1189-00 Document #: 54579304 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.14Mi.	**1636 FRENCH ST** **PHILADELPHIA, PA 19121-1613**	06/17/2026	$48,000	$44	1072	6/3/1	1915	783 SF
	APN: 32-1-0560-00 Document #: 54565117 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:32ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.08Mi.	**2258 N SYDENHAM ST** **PHILADELPHIA, PA 19132-4429**	05/28/2026	$71,000	$84	840	6/3/1	1915	630 SF
	APN: 16-1-0516-00 Document #: 54557084 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.11Mi.	**2222 N BANCROFT ST** **PHILADELPHIA, PA 19132-4420**	04/01/2026	$170,000	$153	1108	6/3/1	1915	685 SF
	APN: 16-1-1042-00 Document #: 54536335 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.06Mi.	**2244 N SYDENHAM ST** **PHILADELPHIA, PA 19132-4429**	03/30/2026	$40,000	$43	914	6/3/1	1915	630 SF
	APN: 16-1-0509-00 Document #: 54535226 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.16Mi.	**2307 N SMEDLEY ST** **PHILADELPHIA, PA 19132-4413**	03/16/2026	$50,000	$82	609	6/3/1	1915	1,133 SF
	APN: 16-1-1162-00 Document #: 54529602 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.16Mi.	**1521 FONTAIN ST** **PHILADELPHIA, PA 19121-2314**	01/28/2026	$200,000	$133	1498	6/3/1	1915	975 SF
	APN: 32-1-0302-00 Document #: 54514075 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.2Mi.	**1545 PAGE ST** **PHILADELPHIA, PA 19121-2317**	01/22/2026	$155,000	$146	1060	6/4/1	1915	812 SF
	APN: 32-1-0236-00 Document #: 54513438 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.17Mi.	**2306 N SMEDLEY ST** **PHILADELPHIA, PA 19132-4412**	01/08/2026	$65,000	$41	1548	7/4/1	1915	1,146 SF
	APN: 16-1-1184-00 Document #: 54508112 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.11Mi.	**1619 FRENCH ST** **PHILADELPHIA, PA 19121-1612**	12/24/2025	$163,000	$140	1160	6/3/1	1915	827 SF
	APN: 32-1-0592-00 Document #: 54503910 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:THIRTY-SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.11Mi.	**1612 FRENCH ST** **PHILADELPHIA, PA 19121-1613**	12/05/2025	$70,000	$62	1128	6/3/1	1915	870 SF
	APN: 32-1-0548-00 Document #: 54497527 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:32ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.08Mi.	**2256 N SYDENHAM ST** **PHILADELPHIA, PA 19132-4429**	10/09/2025	$90,000	$107	840	8/4/2	1915	630 SF
	APN: 16-1-0515-00 Document #: 54477411 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.13Mi.	**2220 N CHADWICK ST** **PHILADELPHIA, PA 19132-4422**	09/25/2025	$40,000	$42	932	6/3/1	1915	693 SF
	APN: 16-1-1340-00 Document #: 54471743 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								

ICE SiteX Report

OrderID: 98504759

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.	**2206 N 15TH ST**	**10/02/2017**	$203,300	$203,300	1,947		1925	1,296 SF	
0Mi.	**2208 N 15TH ST**	**12/29/2023**	$203,300	$203,300	1,947		1925	1,296 SF	
0Mi.	**2204 N 15TH ST**	**04/14/2005**	$24,600	$24,600	1,947	4/2/1	1915	1,296 SF	
.01Mi.	**2210 N 15TH ST**	**04/14/2005**	$24,600	$24,600	2,409	4/2/1	1915	1,601 SF	
.01Mi.	**2212 N 15TH ST**	**04/14/2005**	$24,600	$24,600	1,947	4/2/1	1915	1,601 SF	
.01Mi.	**2214 N 15TH ST**	**05/18/2005**	$24,600	$24,600	1,947		1925	1,592 SF	
.02Mi.	**2218 N 15TH ST**	**07/07/1971**	$215,600	$215,600	2,051		1925	1,597 SF	
.02Mi.	**2209 N SYDENHAM ST**	**06/02/2022**	$178,000	$178,000	1,230	6/3/1	1915	1,038 SF	
.02Mi.	**2220 N 15TH ST**	**04/14/2005**	$24,600	$24,600	1,632	7/4/1	1925	1,462 SF	
.02Mi.	**2211 N SYDENHAM ST**	**07/18/2019**	$64,300	$64,300	1,130	6/3/1	1915	1,038 SF	
.02Mi.	**2213 N SYDENHAM ST**	**08/11/1988**	$47,600	$47,600	1,130	6/3/1	1915	1,038 SF	
.02Mi.	**2222 N 15TH ST**	**04/14/2005**	$24,600	$24,600	1,718	7/4/1	1925	1,462 SF	
.02Mi.	**2215 N SYDENHAM ST**	**04/07/2009**	$197,800	$197,800	1,130	6/5/2	1915	1,038 SF	
.02Mi.	**2215 N 15TH ST**	**05/18/2005**	$24,600	$24,600	1,634	//1	2006	1,275 SF	
.03Mi.	**2217 N SYDENHAM ST**	**12/06/2023**	$221,200	$221,200	1,130	6/5/2	1915	1,038 SF	
.03Mi.	**2219 N SYDENHAM ST**	**05/04/2016**	$159,500	$159,500	1,204	6/4/2	1915	1,377 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	41.4 years old	Households:	13,568
Median Household Income:	$36,580	Households w/Family:	45%
Household Income Per Capita:	$22,461	Households w/Family Married:	11%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

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
0.11Mi.	**Tanner G. Duckrey School** Number of Students: 418 Student-Teacher Ratio: 12.95	F	Public	KG - 8
1.89Mi.	**Mastery Charter School at Gratz** Number of Students: 1,048 Student-Teacher Ratio: 14.97	D-	Public	7 - 12

Flood Report

The Subject Property of **2206 N 15TH ST, PHILADELPHIA, PA 19132-4414** 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.

ICE SiteX Report

OrderID: 98504759

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	119%	HIGHER
BURGLARY	152%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	52%	NOTABLY LOWER
AGGRAVATED ASSAULT	156%	NOTABLY HIGHER
FORCIBLE RAPE	59%	NOTABLY LOWER
MURDER	121%	HIGHER
OVERALL	157%	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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