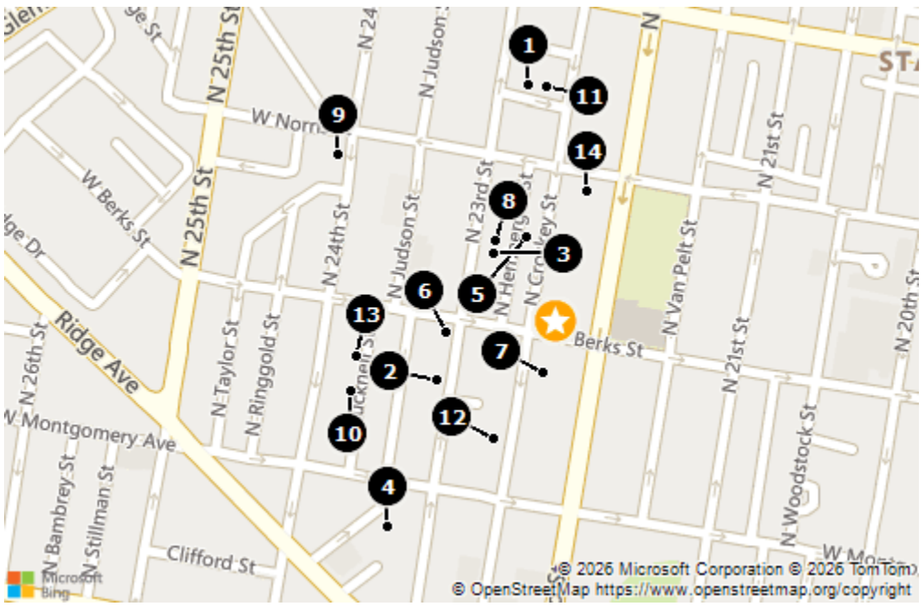
ICE SiteX Report

OrderID: 98444759

SiteX Property Information Report



Subject Property Location

2217 W BERKS ST, PHILADELPHIA, PA 19121-2053

County:	**PHILADELPHIA PA**	Census Tract:	421010152.002000
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	32-2-2316-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$263,000**	FSD:	51	Common Confidence Score:	13
Value Range:	$128,870 - $397,130	ICE Confidence Score:	49		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$293
Total Assessed Value:	$120,900	Total Assessor Market Value:	$120,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: WARD #32 Map Ref: 016N090228
Abbreviated Description: 123'4W OF 22ND ST

Property Characteristics

Lot Size:	936 SF	Bedrooms:		Pool:	
Building Area:	1690 SF	Baths:		Fireplace:	
Year Built:	1915	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:	03/20/2026	Sales Price:	$110,511
Document #:	54531941 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/29/2026	Sales Price:	$110,511
Document #:	54514825 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/13/2023	Loan Amount:	N/A
Document #:	54242287 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2062	Type Finance:	
Legal Description:			
Abbreviated Description: 48TH WARD			
City/Muni/Twp: PHILADELPHIA			

Prior Transfer

Recording Date:	03/07/2023	Sales Price:	$110,511
Document #:	54156315 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98444759

Legal Description:

Prior Transfer

Recording Date:	07/03/2020	Sales Price:	$110,511
Document #:	53686103 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/28/2014	Loan Amount:	N/A
Document #:	52809505 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	02/01/2044	Type Finance:	

Legal Description:
District: WARD 32
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	12/07/2011	Sales Price:	$110,511
Document #:	52420444 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/25/2010	Sales Price:	$112,000
Document #:	52228565 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #32 Map Ref: 016N090228
Abbreviated Description: 123'4W OF 22ND ST

Prior Transfer

Recording Date:	06/25/2010	Sales Price:	$112,000
Document #:	52228565 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2010		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/12/2010	Sales Price:	N/A
Document #:	52165715 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/12/2010		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	09/23/2009	Sales Price:	$10,000
Document #:	52121868 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/22/2009		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	10/28/2008	Sales Price:	N/A
Document #:	51985224 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/24/2008		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,229,399	Median # of Bedrooms	3
Median Lot Size	1,043 SF	Median # of Baths	1
Median Living Area	1,320 SF	Median Year Built	1915
Price Range - 2 Yrs	$50,000 to $250,000	Age Range	101 years to 111 years
Median Value	$180,000	Median Age	111 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**2235 PAGE ST** **PHILADELPHIA, PA 19121-1322**	08/27/2026	$206,000	$154	1336	6/3/1	1915	1,020 SF	
		APN: 32-2-2582-00 Document #: 54593070 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								
2	.08Mi.	**1840 N 23RD ST** **PHILADELPHIA, PA 19121-2031**	06/29/2026	$60,000	$28	2130	//	1915	1,094 SF	
		APN: 32-2-1165-00 Document #: 54569135 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								
3	.06Mi.	**1925 N 23RD ST** **PHILADELPHIA, PA 19121-2024**	06/23/2026	$169,999	$91	1851	//	1915	1,144 SF	
		APN: 32-2-1117-00 Document #: 54566241 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 98444759

Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

4	.16Mi.	**1730 N JUDSON ST** **PHILADELPHIA, PA 19121-3018**	06/17/2026	$92,500	$82	1126	6/3/1	1925	1,017 SF

APN: 47-2-1913-00 Document #: 54565229
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:47TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

5	.05Mi.	**1934 N CROSKEY ST** **PHILADELPHIA, PA 19121-2027**	06/16/2026	$100,000	$84	1184	6/3/1	1915	1,009 SF

APN: 32-2-1070-00 Document #: 54563901
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

6	.07Mi.	**1860 N 23RD ST** **PHILADELPHIA, PA 19121-2031**	05/01/2026	$239,000	$112	2130	/5/2	1915	1,094 SF

APN: 32-2-1175-00 Document #: 54547253
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

7	.03Mi.	**1853 N CROSKEY ST** **PHILADELPHIA, PA 19121-2034**	04/16/2026	$226,000	$200	1128	6/3/1	1915	1,065 SF

APN: 32-2-0989-00 Document #: 54541613
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:23ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

8	.06Mi.	**1931 N 23RD ST** **PHILADELPHIA, PA 19121-2024**	03/25/2026	$250,000	$142	1755	//	1915	1,144 SF

APN: 32-2-1120-00 Document #: 54533539
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

9	.17Mi.	**1952 N 24TH ST** **PHILADELPHIA, PA 19121-2042**	03/19/2026	$245,000	$171	1430	6/3/2	1915	2,269 SF

APN: 32-2-1521-00 Document #: 54531632
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:322ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

10	.14Mi.	**1832 N BUCKNELL ST** **PHILADELPHIA, PA 19121-2033**	02/02/2026	$75,000	$73	1018	6/3/1	1915	658 SF

APN: 32-2-1384-00 Document #: 54516227
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

11	.14Mi.	**2227 PAGE ST** **PHILADELPHIA, PA 19121-1322**	01/14/2026	$190,000	$142	1336	6/3/2	1915	1,020 SF

APN: 32-2-2578-00 Document #: 54510739
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:26TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

12	.08Mi.	**1822 N CROSKEY ST** **PHILADELPHIA, PA 19121-2035**	09/30/2025	$245,900	$199	1230	6/3/3	1915	1,095 SF

APN: 32-2-1040-00 Document #: 54473389
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

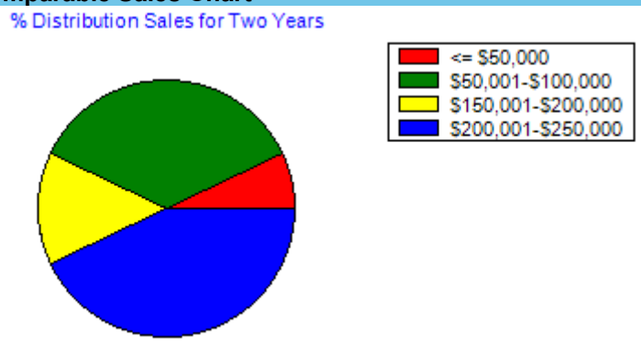
13	.13Mi.	**1848 N BUCKNELL ST** **PHILADELPHIA, PA 19121-2033**	09/12/2025	$50,000	$57	870	6/3/1	1915	651 SF

APN: 32-2-1392-00 Document #: 54466887
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.	**2210 W NORRIS ST** **PHILADELPHIA, PA 19121-2023**	09/08/2025	$80,000	$61	1304	6/3/1	1915	889 SF

APN: 32-2-2423-01 Document #: 54464935
Document Type: Price Code: D
Land Use: Row house (Residential)
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.

ICE SiteX Report

OrderID: 98444759

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.	**2217 W BERKS ST**	**06/25/2010**	$120,900	$120,900	1,690		1915	936 SF	
0Mi.	**2219 W BERKS ST**	**09/29/2020**	$254,500	$254,500	2,565		1915	936 SF	
.01Mi.	**2213 W BERKS ST**	**04/03/2017**	$120,900	$120,900	1,690		1915	936 SF	
.01Mi.	**1909 N CROSKEY ST**	**03/21/1946**	$95,600	$95,600	1,300	6/3/1	1915	1,008 SF	
.01Mi.	**2211 W BERKS ST**	**05/08/2000**	$213,700	$213,700	1,690		1915	936 SF	
.01Mi.	**1911 N CROSKEY ST**	**04/04/1955**	$95,600	$95,600	1,300	6/3/1	1915	1,008 SF	
.02Mi.	**1915 N CROSKEY ST**	**05/13/1999**	$96,300	$96,300	1,300	6/3/1	1920	1,050 SF	
.02Mi.	**1906 N 22ND ST**	**11/20/2015**	$149,800	$149,800	2,112		1915	1,164 SF	
.02Mi.	**1908 N 22ND ST**	**11/02/2004**	$158,800	$158,800	2,112		1915	1,616 SF	
.02Mi.	**1917 N CROSKEY ST**	**11/26/2018**	$48,700	$48,700	1,048	6/3/1	1915	950 SF	
.02Mi.	**2212 W BERKS ST**	**03/14/2000**	$146,400	$146,400	1,254	6/3/1	1915	843 SF	
.02Mi.	**2216 W BERKS ST**	**12/19/2011**	$150,900	$150,900	1,254	6/3/1	1915	999 SF	
.02Mi.	**2218 W BERKS ST**	**03/10/2000**	$150,900	$150,900	1,254	6/3/1	1915	999 SF	
.02Mi.	**1919 N CROSKEY ST**	**07/18/2024**	$96,600	$96,600	1,300	6/3/1	1915	1,069 SF	
.02Mi.	**2214 W BERKS ST**	**05/24/2013**	$93,500	$93,500	1,254	6/3/1	1915	999 SF	
.02Mi.	**2220 W BERKS ST**	**11/12/1971**	$94,100	$94,100	1,254	6/3/1	1915	1,034 SF	

Rent vs. Own

Households Occupied by Renters:	57%	Households Occupied by Owners:	26%

Demographics & Income

Median Age:	29.4 years old	Households:	16,254
Median Household Income:	$49,257	Households w/Family:	41%
Household Income Per Capita:	$28,077	Households w/Family Married:	11%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Frederick Douglass Mastery Charter School	Students:	528
Number of Schools:	1	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.09Mi.	**Mastery Charter School at Frederick Douglass** Number of Students: 528 Student-Teacher Ratio: 16	F	Public	KG - 8
4.63Mi.	**Roxborough High School** Number of Students: 613 Student-Teacher Ratio: 12.24 Advanced Placement: Yes	F	Public	9 - 12
0.83Mi.	**Strawberry Mansion High School** Number of Students: 309 Student-Teacher Ratio: 10.99	F	Public	9 - 12

Flood Report

The Subject Property of **2217 W BERKS ST, PHILADELPHIA, PA 19121-2053** 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	146%	NOTABLY HIGHER
BURGLARY	146%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	164%	NOTABLY HIGHER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	161%	NOTABLY HIGHER
FORCIBLE RAPE	146%	NOTABLY HIGHER
MURDER	159%	NOTABLY HIGHER
OVERALL	161%	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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ICE SiteX Report

OrderID: 98444759

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