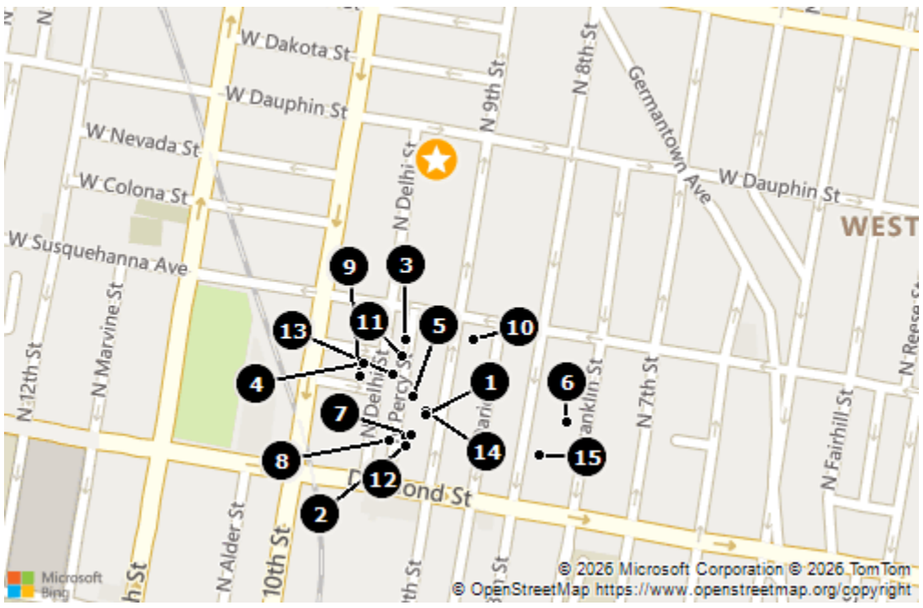
ICE SiteX Report

OrderID: 98444556

SiteX Property Information Report



Subject Property Location

2255 N DELHI ST, PHILADELPHIA, PA 19133-1553

County:	**PHILADELPHIA PA**	Census Tract:	421010165.001023
Property Use:	Residential-Vacant Land	Zoning:	RM1
Parcel Number:	37-1-1384-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$50,000**	FSD:	69	Common Confidence Score:	10
Value Range:	$15,500 - $84,500	ICE Confidence Score:	31		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$55,900	Market Land Value:	$55,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$782
Total Assessed Value:	$55,900	Total Assessor Market Value:	$55,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #37 Map Ref: 029N170067
Abbreviated Description: 450' N SUSQUEHANNA

Property Characteristics

Lot Size:	1,376 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/06/2026	Sales Price:	$690,000
Document #:	54517903 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/29/2024	Sales Price:	N/A
Document #:	54357088 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: WARD #37 Map Ref: 029N170067
Abbreviated Description: 450' N SUSQUEHANNA

Prior Transfer

Recording Date:	10/29/2024	Sales Price:	N/A
Document #:	54357088 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/22/2024		
Document Type:			
Legal Description:			

Abbreviated Description: 37TH WARD
City/Muni/Twp: PHILADELPHIA

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Prior Transfer

Recording Date:	10/16/2020	Sales Price:	$15,000
Document #:	53733923 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/30/2020		
Document Type:			

Legal Description:
Abbreviated Description: 37TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	06/07/2017	Sales Price:	$11,000
Document #:	53221476 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/20/2017		
Document Type:			

Legal Description:
District: WARD 37
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$4,217,000	Median # of Bedrooms	
Median Lot Size	742 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$70,500 to $500,000	Age Range	
Median Value	$280,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**2124 N 9TH ST** **PHILADELPHIA, PA 19122-1314**	09/08/2026	$280,500			//		784 SF	
		APN: 20-2-1670-01 Document #: 54596601 Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: Abbreviated Description: Abbreviated Description:20TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.18Mi.	**2109 N PERCY ST** **PHILADELPHIA, PA 19122-1325**	09/08/2026	$280,500			//		616 SF	
		APN: 20-2-1694-01 Document #: 54596822 Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: Abbreviated Description: Abbreviated Description:20TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.12Mi.	**2152 N PERCY ST** **PHILADELPHIA, PA 19122-1326**	08/25/2026	$70,500			//		755 SF	
		APN: 20-2-1748-00 Document #: 54591255 Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.13Mi.	**926 FRENCH ST** **PHILADELPHIA, PA 19122-1324**	08/19/2026	$280,500			//		595 SF	
		APN: 20-1-0926-01 Document #: 54587944 Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: Abbreviated Description: Abbreviated Description:20TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.15Mi.	**2133 N PERCY ST** **PHILADELPHIA, PA 19122-1325**	08/12/2026	$280,500			//		616 SF	
		APN: 20-2-1706-00 Document #: 54584732 Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: Abbreviated Description: Abbreviated Description:20TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.18Mi.	**2138 N FRANKLIN ST** **PHILADELPHIA, PA 19122-1322**	08/06/2026	$500,000			//		992 SF	
		APN: 20-2-0730-01 Document #: 54582683 Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: Abbreviated Description: Abbreviated Description:20TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.17Mi.	**2113 N PERCY ST** **PHILADELPHIA, PA 19122-1325**	08/04/2026	$280,500			//		616 SF	
		APN: 20-2-1696-00 Document #: 54581414 Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: MapRef: DOC 53458204 Abbreviated Description: Map Ref:DOC 53458204City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.17Mi.	**2112 N PERCY ST** **PHILADELPHIA, PA 19122-1326**	07/28/2026	$280,500			//		742 SF	
		APN: 20-2-1728-00 Document #: 54579876 Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.14Mi.	**927 EDGLEY ST** **PHILADELPHIA, PA 19122-1319**	07/22/2026	$280,500			//		595 SF	
		APN: 20-1-0914-00 Document #: 54578494 Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.11Mi.	**2165 N 9TH ST** **PHILADELPHIA, PA 19122-1313**	07/06/2026	$280,500			//		808 SF	
		APN: 20-2-1625-01 Document #: 54571444 Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: Abbreviated Description: Abbreviated Description:20TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.13Mi.	**2146 N PERCY ST** **PHILADELPHIA, PA 19122-1326**	07/06/2026	$280,500			//		742 SF	
		APN: 20-2-1745-00 Document #: 54571503 Document Type: Price Code: D Land Use: Residential-Vacant Land								

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Legal: MapRef: DOC 54336899 Abbreviated Description: Map Ref:DOC 54336899City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

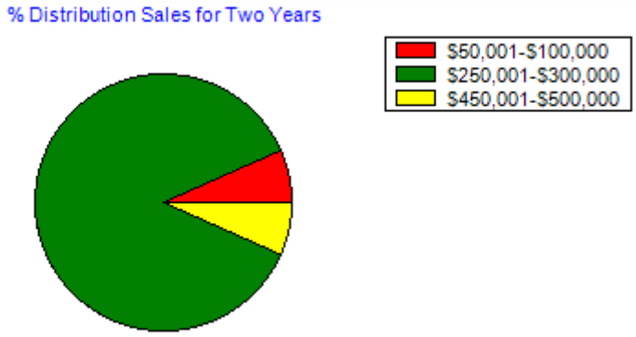
12 .18Mi. **2111 N PERCY ST** 06/29/2026 $280,500 // 616 SF
PHILADELPHIA, PA 19122-1325
APN: 20-2-1695-00 Document #: 54569254
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Abbreviated Description: Abbreviated Description:20TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

13 .13Mi. **2140 N PERCY ST** 06/24/2026 $280,500 // 742 SF
PHILADELPHIA, PA 19122-1326
APN: 20-2-1742-01 Document #: 54567060
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

14 .15Mi. **2126 N 9TH ST** 06/02/2026 $280,500 // 784 SF
PHILADELPHIA, PA 19122-1314
APN: 20-2-1671-00 Document #: 54558751
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

15 .19Mi. **2121 N 8TH ST** 06/02/2026 $280,500 // 1,065 SF
PHILADELPHIA, PA 19122-1311
APN: 20-2-1003-00 Document #: 54558676
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Abbreviated Description: Abbreviated Description:20TH WARD 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.	**2255 N DELHI ST**	**10/29/2024**	$55,900	$55,900				1,376 SF	
0Mi.	**2253 N DELHI ST**	**06/10/2024**	$156,700	$156,700	1,306	6/3/2	1925	1,376 SF	
.01Mi.	**2251 N DELHI ST**	**07/25/2019**	$70,700	$70,700				1,376 SF	
.01Mi.	**916 W DAUPHIN ST**	**05/12/2009**	$109,500	$109,500	1,320	6/3/1	1925	976 SF	
.01Mi.	**914 W DAUPHIN ST**	**09/20/2022**	$71,800	$71,800	1,320	6/3/1	1925	976 SF	
.01Mi.	**918 W DAUPHIN ST**	**03/22/2018**	$111,800	$111,800	1,348	6/3/1	1925	946 SF	
.01Mi.	**912 W DAUPHIN ST**	**04/08/2005**	$109,500	$109,500	1,320	6/3/1	1925	976 SF	
.01Mi.	**920 W DAUPHIN ST**	**03/22/2018**	$43,100	$43,100				976 SF	
.01Mi.	**910 W DAUPHIN ST**	**11/22/1991**	$109,500	$109,500	1,320	6/3/1	1925	976 SF	
.01Mi.	**908 W DAUPHIN ST**	**03/07/2022**	$151,200	$151,200	1,320	6/3/1	1925	976 SF	
.02Mi.	**906 W DAUPHIN ST**	**01/17/2023**	$109,500	$109,500	1,320	6/3/1	1925	976 SF	
.02Mi.	**2256 N 9TH ST**	**05/07/2021**	$611,500	$611,500				1,376 SF	
.02Mi.	**2254 N 9TH ST**	**10/30/2020**	$56,000	$56,000	1,192	6/3/1	1925	1,376 SF	
.02Mi.	**2252 N 9TH ST**	**05/08/2019**	$56,000	$56,000				1,376 SF	
.02Mi.	**904 W DAUPHIN ST**	**07/18/2023**	$40,800	$40,800				976 SF	
.02Mi.	**930 W DAUPHIN ST**	**05/06/2021**	$95,000	$95,000	1,462	6/3/1	1960	1,530 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	36.6 years old	Households:	8,849
Median Household Income:	$27,735	Households w/Family:	65%
Household Income Per Capita:	$16,640	Households w/Family Married:	19%
Most Common Education Level:	Some High School	Households w/Family Children:	33%

School District

School District Zone:	Philadelphia City School District	Students:	120,057
Number of Schools:	220	Rating:	D-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.15Mi.	**Kensington High School** Number of Students: 458 Student-Teacher Ratio: 10.84	F	Public	9 - 12
0.24Mi.	**John F. Hartranft School** Number of Students: 310 Student-Teacher Ratio: 9.58	F	Public	KG - 8
0.99Mi.	**Kensington Creative & Performing Arts High School** Number of Students: 510 Student-Teacher Ratio: 16.64 Advanced Placement: Yes	F	Public	9 - 12
1.06Mi.	**Kensington Health Sciences Academy** Number of Students: 457 Student-Teacher Ratio: 16.01 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **2255 N DELHI ST, PHILADELPHIA, PA 19133-1553** 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	120%	HIGHER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	143%	NOTABLY HIGHER
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	117%	HIGHER
OVERALL	150%	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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