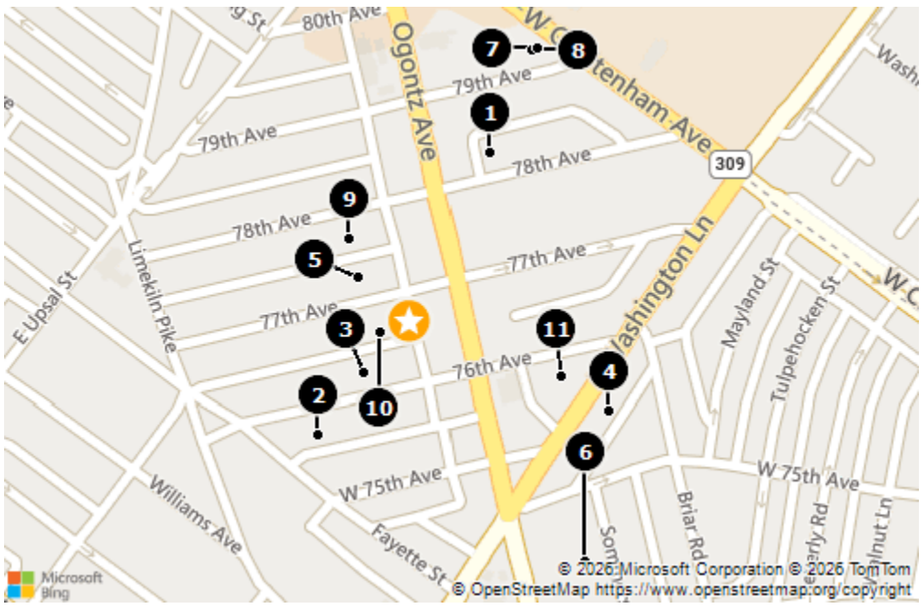
ICE SiteX Report

OrderID: 98161971

SiteX Property Information Report



Subject Property Location

2414 77TH AVE, PHILADELPHIA, PA 19150-1821

County:	**PHILADELPHIA PA**	Census Tract:	421010263.024008
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	50-1-4190-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$310,000**	FSD:	12	Common Confidence Score:	62
Value Range:	$272,800 - $347,200	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$47,360	Market Land Value:	$47,360	Tax Year:	2025
Assd Improvement:	$189,440	Market Improvment Value:	$189,440	Total Taxable Value:	$3,315
Total Assessed Value:	$236,800	Total Assessor Market Value:	$236,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #50 Map Ref: 142N180034
Abbreviated Description: 120' W OF OGONTZ AVE

Property Characteristics

Lot Size:	2,940 SF	Bedrooms:	4	Pool:	
Building Area:	1536 SF	Baths:	1	Fireplace:	
Year Built:	1930	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	Forced Air
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:	03/28/2025	Sales Price:	$229,500
Document #:	54406765 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/30/2024	Sales Price:	$197,500
Document #:	54265386 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/26/2024	Loan Amount:	N/A
Document #:	54264543 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: PHILADELPHIA			

Prior Transfer

Recording Date:	02/15/2023	Sales Price:	$150,000
Document #:	54150122 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
District: WARD #50 Map Ref: 142N180034
Abbreviated Description: 120' W OF OGONTZ AVE

Prior Transfer

Recording Date:	02/15/2023	Sales Price:	$150,000
Document #:	54150122 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/14/2023		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/19/2010	Sales Price:	N/A
Document #:	52168107 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/12/2010		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/08/2003	Sales Price:	N/A
Document #:	50666569 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/11/2002		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,651,898	Median # of Bedrooms	3
Median Lot Size	1,904 SF	Median # of Baths	1
Median Living Area	1,410 SF	Median Year Built	1930
Price Range - 2 Yrs	$63,000 to $360,000	Age Range	96 years to 101 years
Median Value	$250,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**2371 78TH AVE** **PHILADELPHIA, PA 19150-1811**	07/14/2026	$344,900	$299	1152	7/3/1	1930	1,920 SF	
		APN: 50-1-4438-00 Document #: 54575252 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.09Mi.	**2456 76TH AVE** **PHILADELPHIA, PA 19150-1808**	07/08/2026	$360,000	$277	1298	6/3/1	1930	1,960 SF	
		APN: 50-1-4103-00 Document #: 54572952 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.04Mi.	**2435 76TH AVE** **PHILADELPHIA, PA 19150-1807**	06/15/2026	$150,000	$95	1578	7/4/1	1930	1,960 SF	
		APN: 50-1-4138-15 Document #: 54563482 Document Type: Price Code: D Land Use: Row house (Residential) Legal: District: 15 Abbreviated Description: District:15 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.14Mi.	**2146 E WASHINGTON LN** **PHILADELPHIA, PA 19138-1346**	05/11/2026	$250,000	$156	1600	8/4/1	1929	1,653 SF	
		APN: 50-1-3898-15 Document #: 54550682 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.04Mi.	**2431 77TH AVE** **PHILADELPHIA, PA 19150-1820**	05/08/2026	$299,999	$212	1410	6/3/1	1930	1,895 SF	
		APN: 50-1-4287-00 Document #: 54549824 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Lot: 2431 Abbreviated Description: Lot:2431 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.18Mi.	**7448 SOMMERS RD** **PHILADELPHIA, PA 19138-1407**	03/27/2026	$250,000	$168	1488	6/3/1	1925	1,904 SF	
		APN: 50-1-3226-00 Document #: 54534427 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.18Mi.	**2315 79TH AVE** **PHILADELPHIA, PA 19150-1405**	03/20/2026	$184,000	$150	1224	6/3/1	1930	2,000 SF	
		APN: 50-1-4555-00 Document #: 54532043 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.18Mi.	**2317 79TH AVE** **PHILADELPHIA, PA 19150-1405**	01/23/2026	$63,000	$37	1664	7/4/1	1930	1,729 SF	
		APN: 50-1-4556-00 Document #: 54513745 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:15TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.06Mi.	**2432 78TH AVE** **PHILADELPHIA, PA 19150-1825**	12/29/2025	$205,000	$141	1450	6/3/1	1930	1,920 SF	
		APN: 50-1-4376-00 Document #: 54505308 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.02Mi.	**2424 77TH AVE** **PHILADELPHIA, PA 19150-1821**	12/11/2025	$329,999	$234	1410	6/3/1	1930	1,895 SF	

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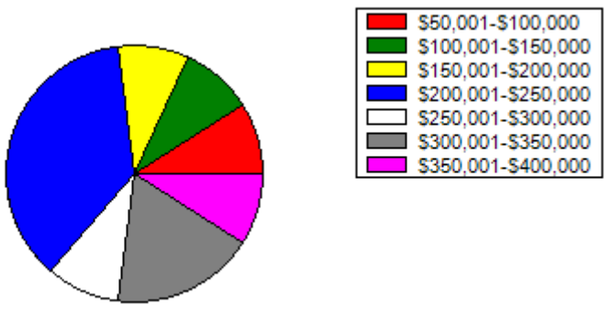
APN: 50-1-4195-00 Document #: 54499448
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

11	.1Mi.	**2308 76TH AVE** **PHILADELPHIA, PA 19150-1806**	12/08/2025	$215,000	$158	1354	6/3/1	1930	1,404 SF

APN: 50-1-4076-00 Document #: 54497844
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: District: 5 Abbreviated Description: District:5 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.	**2414 77TH AVE**	**02/15/2023**	$236,800	$236,800	1,536	7/4/1	1930	2,940 SF	
0Mi.	**2416 77TH AVE**	**05/02/1994**	$215,400	$215,400	1,410	6/3/1	1930	1,895 SF	
.01Mi.	**2418 77TH AVE**	**09/18/2019**	$215,400	$215,400	1,410	6/3/2	1930	1,895 SF	
.01Mi.	**2420 77TH AVE**	**06/13/1977**	$215,400	$215,400	1,410	6/3/1	1930	1,895 SF	
.01Mi.	**2422 77TH AVE**	**08/30/1999**	$214,400	$214,400	1,410	6/3/1	1930	1,895 SF	
.02Mi.	**2424 77TH AVE**	**07/30/2025**	$215,400	$215,400	1,410	6/3/1	1930	1,895 SF	
.02Mi.	**2426 77TH AVE**	**09/05/2014**	$215,400	$215,400	1,410	6/3/1	1930	1,895 SF	
.02Mi.	**2428 77TH AVE**	**02/10/2005**	$215,400	$215,400	1,410	6/3/1	1930	1,895 SF	
.02Mi.	**2415 76TH AVE**	**01/04/2007**	$246,800	$246,800	1,696	7/4/1	1930	2,940 SF	
.02Mi.	**2417 76TH AVE**	**12/23/2021**	$225,300	$225,300	1,578	7/4/1	1930	1,960 SF	
.02Mi.	**2419 76TH AVE**	**11/13/2019**	$143,000	$143,000	1,578	7/3/2	1930	1,960 SF	
.02Mi.	**2421 76TH AVE**	**02/04/2009**	$225,300	$225,300	1,578	7/4/2	1930	1,960 SF	
.02Mi.	**2430 77TH AVE**	**04/10/2015**	$136,700	$136,700	1,410	6/3/1	1930	1,895 SF	
.03Mi.	**2423 76TH AVE**	**01/09/2024**	$234,400	$234,400	1,709	9/4/2	1930	1,960 SF	
.03Mi.	**2425 76TH AVE**	**11/30/1972**	$225,300	$225,300	1,578	7/4/1	1930	1,960 SF	
.03Mi.	**2432 77TH AVE**	**03/07/1977**	$214,400	$214,400	1,410	6/3/1	1930	1,895 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	42.7 years old	Households:	9,765
Median Household Income:	$70,163	Households w/Family:	57%
Household Income Per Capita:	$36,889	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

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
0.36Mi.	**Samuel W. Pennypacker School** Number of Students: 328 Student-Teacher Ratio: 12.43	C	Public	KG - 8
0.99Mi.	**Martin Luther King High School** Number of Students: 527 Student-Teacher Ratio: 15.45	F	Public	9 - 12

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Flood Report

The Subject Property of **2414 77TH AVE, PHILADELPHIA, PA 19150-1821** 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	105%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	76%	NOTABLY LOWER
FORCIBLE ROBBERY	43%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	38%	SIGNIFICANTLY LOWER
MURDER	59%	NOTABLY LOWER
OVERALL	59%	NOTABLY 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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