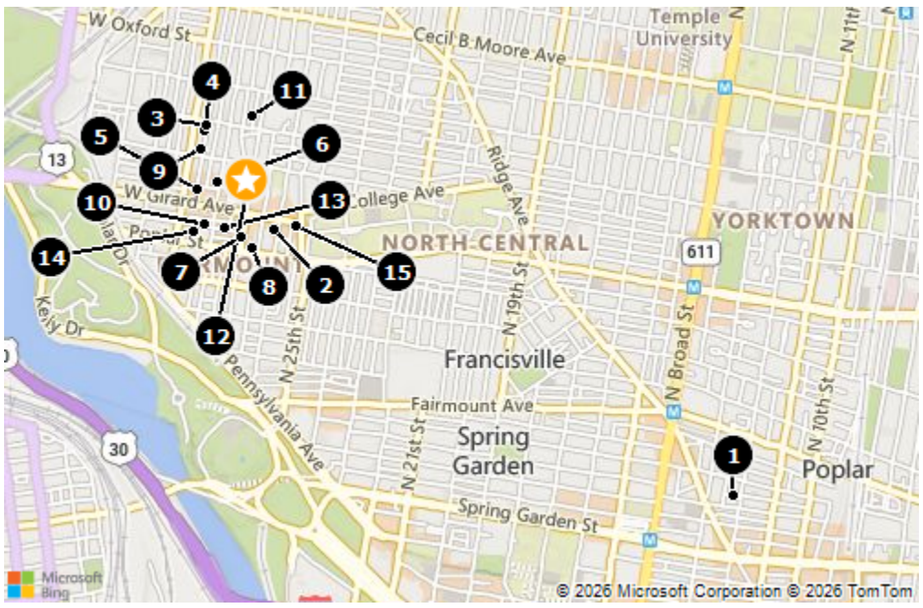
ICE SiteX Report

OrderID: 98262875

SiteX Property Information Report



Subject Property Location

2706 W CABOT ST, PHILADELPHIA, PA 19121-4610

County:	**PHILADELPHIA PA**	Census Tract:	421010137.022013
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	29-2-0338-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$414,000**	FSD:	23	Common Confidence Score:	34
Value Range:	$318,780 - $509,220	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$33,800	Market Land Value:	$33,800	Tax Year:	2025
Assd Improvement:	$135,400	Market Improvment Value:	$135,400	Total Taxable Value:	$2,368
Total Assessed Value:	$169,200	Total Assessor Market Value:	$169,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #29 Map Ref: 010N010171
Abbreviated Description: 52' 3/4 W 27TH ST

Property Characteristics

Lot Size:	971 SF	Bedrooms:	3	Pool:	
Building Area:	1136 SF	Baths:	1	Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/23/2024	Loan Amount:	N/A
Document #:	54355332 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Abbreviated Description: 29TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	10/17/2024	Sales Price:	N/A
Document #:	54353134 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/04/2024		
Document Type:			

Legal Description:
Abbreviated Description: 29TH WARD; PRIOR REF: 22-92263 05/27/2022
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	05/27/2022	Sales Price:	N/A
Document #:	54047803 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #29 Map Ref: 010N010171
Abbreviated Description: 52' 3/4 W 27TH ST

ICE SiteX Report

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Prior Transfer

Recording Date:	05/27/2022	Sales Price:	N/A
Document #:	54047803 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/14/2022		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$4,706,500	Median # of Bedrooms	3
Median Lot Size	1,006 SF	Median # of Baths	1
Median Living Area	1,038 SF	Median Year Built	1920
Price Range - 2 Yrs	$70,000 to $728,000	Age Range	16 years to 111 years
Median Value	$271,000	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**1215 LECOUNT ST** **PHILADELPHIA, PA 19121-4625**	07/31/2026	$400,000	$439	910	4/2/1	1920	1,170 SF	
		APN: 29-1-3664-00 Document #: 54580427 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:29TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.14Mi.	**938 N 26TH ST** **PHILADELPHIA, PA 19130-1302**	07/27/2026	$565,000	$560	1008	6/3/1	1925	1,344 SF	
		APN: 29-1-3553-00 Document #: 54579117 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:29TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.17Mi.	**2828 W MASTER ST** **PHILADELPHIA, PA 19121-3646**	07/15/2026	$280,000	$117	2376	//	1915	1,173 SF	
		APN: 29-2-0446-10 Document #: 54575868 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.16Mi.	**1346 N DOVER ST** **PHILADELPHIA, PA 19121-4525**	07/10/2026	$271,000	$282	960	6/3/1	1920	700 SF	
		APN: 29-2-1419-10 Document #: 54573847 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:29TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.13Mi.	**2840 W STILES ST** **PHILADELPHIA, PA 19121-4531**	06/25/2026	$325,000	$281	1153	6/3/1	1920	1,344 SF	
		APN: 29-2-0299-00 Document #: 54567362 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:TWENTY-NINTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.08Mi.	**1232 N 28TH ST** **PHILADELPHIA, PA 19121-4536**	06/24/2026	$82,500	$79	1038	6/3/1	1925	1,125 SF	
		APN: 29-2-1002-00 Document #: 54567075 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:29TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.12Mi.	**924 N 27TH ST** **PHILADELPHIA, PA 19130-1331**	06/24/2026	$459,500	$334	1374	5/2/2	2010	829 SF	
		APN: 29-2-0553-05 Document #: 54566873 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:29TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.17Mi.	**2629 POPLAR ST** **PHILADELPHIA, PA 19130-1321**	06/22/2026	$162,500	$177	914	6/3/1	1925	1,065 SF	
		APN: 29-1-0044-00 Document #: 54565836 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.13Mi.	**1308 N DOVER ST** **PHILADELPHIA, PA 19121-4525**	06/01/2026	$93,000	$102	910	6/3/1	1925	675 SF	
		APN: 29-2-1400-00 Document #: 54558419 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:29TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.15Mi.	**2815 CAMBRIDGE ST** **PHILADELPHIA, PA 19130-1208**	05/29/2026	$70,000	$96	728	5/2/1	1920	896 SF	
		APN: 29-2-0156-00 Document #: 54557501 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:29TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.16Mi.	**1418 N ETTING ST** **PHILADELPHIA, PA 19121-3710**	05/18/2026	$235,000	$299	784	6/2/2	1920	680 SF	
		APN: 29-2-0690-00 Document #: 54553265 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:29TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.04Mi.	**1224 N 27TH ST** **PHILADELPHIA, PA 19121-4640**	05/18/2026	$200,000	$133	1503	//	1920	900 SF	
		APN: 29-2-0564-00 Document #: 54553499 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:TWENTY-NINTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.13Mi.	**2729 CAMBRIDGE ST** **PHILADELPHIA, PA 19130-1206**	05/18/2026	$575,000	$396	1452	/4/1	1920	1,006 SF	
		APN: 29-2-0147-00 Document #: 54553285 Document Type: Price Code: D								

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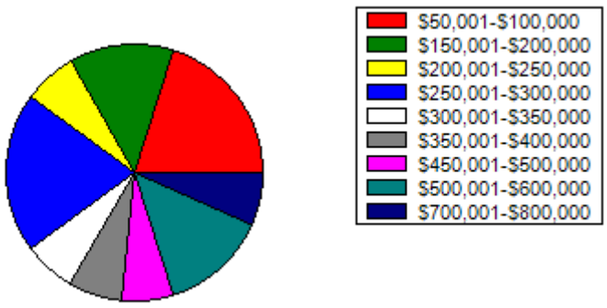
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:29TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

14 .18Mi. **2832 CAMBRIDGE ST** 05/12/2026 $260,000 $247 1052 5/2/1 1925 1,194 SF
PHILADELPHIA, PA 19130-1209
APN: 29-2-0124-00 Document #: 54551016
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:19TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

15 .17Mi. **2530 W GIRARD AVE** 05/06/2026 $728,000 $280 2600 /4/2 1915 1,005 SF
PHILADELPHIA, PA 19130-1314
APN: 29-1-0165-00 Document #: 54549182
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: 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.	**2706 W CABOT ST**	**05/27/2022**	$169,200	$169,200	1,136	6/3/1	1925	971 SF	
.01Mi.	**2704 W CABOT ST**	**06/03/2016**	$228,600	$228,600	1,800		1925	1,850 SF	
.01Mi.	**2712 W CABOT ST**	**02/01/2021**	$485,000	$485,000	1,702	8/3/2	2018	1,850 SF	
.01Mi.	**2711 W STILES ST**	**08/13/2020**	$497,400	$497,400	1,875	12/3/2	2017	950 SF	
.02Mi.	**2713 W CABOT ST**	**09/18/1990**	$118,500	$118,500	736	4/2/1	1925	545 SF	
.02Mi.	**2715 W CABOT ST**	**01/15/2021**	$255,600	$255,600	736	4/2/1	1920	545 SF	
.02Mi.	**2715 W STILES ST**	**10/02/2018**	$598,800	$598,800	2,143	12/4/2	2019	953 SF	
.02Mi.	**2717 W CABOT ST**	**12/07/1956**	$165,100	$165,100	736	4/2/1	1925	560 SF	
.02Mi.	**2720 W CABOT ST**	**08/06/2020**	$685,100	$685,100	2,016	6/3/2	2018	1,058 SF	
.02Mi.	**2717 W STILES ST**	**12/14/2020**	$131,200	$131,200	777		1925	792 SF	
.03Mi.	**1227 N ETTING ST**	**05/18/2022**	$408,000	$408,000	1,412	12/3/2	2019	500 SF	
.03Mi.	**2719 W STILES ST**	**04/30/2002**	$181,900	$181,900	540		1925	726 SF	
.03Mi.	**2724 W CABOT ST**	**08/08/1968**	$164,300	$164,300	676	4/2/1	1920	667 SF	
.03Mi.	**2712 W THOMPSON ST**	**08/30/2002**	$161,800	$161,800	650	4/2/1	1920	649 SF	
.03Mi.	**1225 N ETTING ST**	**06/11/2021**	$399,600	$399,600	1,383	6/3/2	2018	518 SF	
.03Mi.	**2714 W THOMPSON ST**	**12/13/1996**	$163,200	$163,200	650	4/2/1	1920	681 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:	Philadelphia City School District	Students:	120,057
Number of Schools:	220	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.33Mi.	**Vaux High School - Big Picture**	D-	Public	9 - 12
Number of Students: 284				
Student-Teacher Ratio: 20.91				
0.09Mi.	**Robert Morris School**	C	Public	KG - 8
Number of Students: 215				

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Student-Teacher Ratio: 14.38

1.27Mi.	**Benjamin Franklin High School**	D-	Public	9 - 12

Number of Students: 570
Student-Teacher Ratio: 14.02
Advanced Placement: Yes

Flood Report

The Subject Property of **2706 W CABOT ST, PHILADELPHIA, PA 19121-4610** 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

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