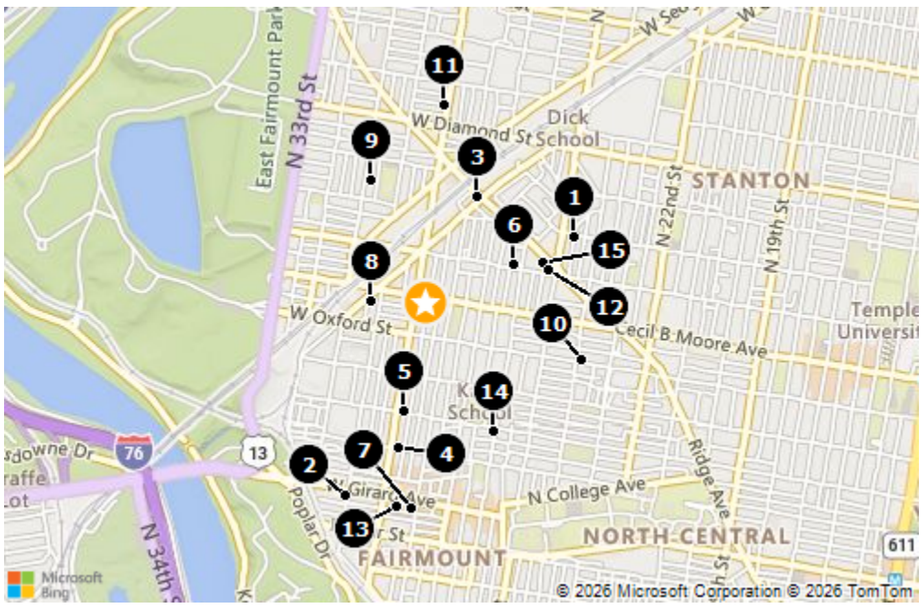
ICE SiteX Report

OrderID: 98722647

SiteX Property Information Report



Subject Property Location

2832 CECIL B MOORE AVE, PHILADELPHIA, PA 19121-2762

County:	**PHILADELPHIA PA**	Census Tract:	421010149.004003
Property Use:	Commercial/Office/Residential (mixed use)	Zoning:	RM1
Parcel Number:	87-1-5430-10	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$31,680	Market Land Value:	$31,680	Tax Year:	2025
Assd Improvement:	$126,720	Market Improvment Value:	$126,720	Total Taxable Value:	$2,217
Total Assessed Value:	$158,400	Total Assessor Market Value:	$158,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #32 Map Ref: 013N130353
Abbreviated Description: 30'6 W DOVER ST

Property Characteristics

Lot Size:	1,080 SF	Bedrooms:		Pool:	
Building Area:	2402 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:	05/08/2026	Sales Price:	$517,750
Document #:	54549717 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/24/2023	Sales Price:	$405,455
Document #:	54143180 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/05/2022	Loan Amount:	N/A
Document #:	54127259 BK-PG -	Loan Type:	Commercial
TD Due Date:	12/01/2052	Type Finance:	
Legal Description:			
City/Muni/Twp: PHILADELPHIA			

Prior Transfer

Recording Date:	06/06/2022	Sales Price:	$270,000
Document #:	54051882 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
District: WARD #32 Map Ref: 013N130353
Abbreviated Description: 30'6 W DOVER ST

Prior Transfer

Recording Date:	06/06/2022	Sales Price:	$270,000
Document #:	54051882 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/19/2022		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	12/18/2008	Sales Price:	$5,680
Document #:	52004762 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/14/2008		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	08/13/2007	Sales Price:	$90,000
Document #:	51751920 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2006	Sales Price:	$19,000
Document #:	51502895 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/03/2006		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/08/2005	Sales Price:	$1,000
Document #:	51309347 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/05/2005		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$3,623,420	Median # of Bedrooms	
Median Lot Size	1,165 SF	Median # of Baths	
Median Living Area	2,166 SF	Median Year Built	1915
Price Range - 2 Yrs	$30,000 to $625,000	Age Range	101 years to 111 years
Median Value	$210,000	Median Age	111 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**1866 N TAYLOR ST** **PHILADELPHIA, PA 19121-2019**	10/20/2026	$99,000	$55	1782	//	1915	848 SF	
		APN: 87-1-5421-30 Document #: 54609917 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.52Mi.	**3000 W GIRARD AVE** **PHILADELPHIA, PA 19130-1122**	09/23/2026	$625,000	$218	2856	//	1915	1,190 SF	
		APN: 87-1-1341-00 Document #: 54602151 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: Abbreviated Description:29TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.29Mi.	**2701 W GLENWOOD AVE** **PHILADELPHIA, PA 19121-1840**	08/25/2026	$500,000	$151	3297	//	1915	1,212 SF	
		APN: 87-1-5426-30 Document #: 54591480 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: Abbreviated Description:32ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.36Mi.	**1301 N 29TH ST** **PHILADELPHIA, PA 19121-4503**	07/07/2026	$250,000	$115	2166	//	1915	1,088 SF	
		APN: 87-1-5393-60 Document #: 54572098 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: Abbreviated Description:WARD 29 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.28Mi.	**1401 N 29TH ST** **PHILADELPHIA, PA 19121-3601**	06/03/2026	$140,420	$51	2711	6//	1915	1,165 SF	
		APN: 87-1-1339-00 Document #: 54559371 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.24Mi.	**2613 W MONTGOMERY AVE** **PHILADELPHIA, PA 19121-2607**	05/19/2026	$105,000	$59	1779	//	1915	749 SF	
		APN: 87-1-5421-70 Document #: 54554073 Document Type: Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: Abbreviated Description:THIRTY-SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.51Mi.	**2804 W GIRARD AVE** **PHILADELPHIA, PA 19130-1215**	03/18/2026	$482,000	$156	3084	//	1915	1,908 SF	

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APN: 87-1-4002-45 Document #: 54530871
Document Type: Price Code: D
Land Use: Commercial/Office/Residential (mixed use)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

8	.13Mi.	**3018 W GLENWOOD AVE** **PHILADELPHIA, PA 19121-**	03/13/2026	$105,000	$55	1890	//	1915	1,575 SF

APN: 87-1-5431-70 Document #: 54529432
Document Type: Price Code: D
Land Use: Commercial/Office/Residential (mixed use)
Legal: Abbreviated Description: Abbreviated Description:32ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

9	.33Mi.	**1931 N 31ST ST** **PHILADELPHIA, PA 19121-1703**	02/23/2026	$190,000	$97	1953	//	1915	969 SF

APN: 87-1-5428-40 Document #: 54522964
Document Type: Price Code: D
Land Use: Commercial/Office/Residential (mixed use)
Legal: Abbreviated Description: Abbreviated Description:THIRTY-SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

10	.41Mi.	**2349 W OXFORD ST** **PHILADELPHIA, PA 19121-2915**	12/22/2025	$30,000	$10	2862	//	1915	1,211 SF

APN: 87-1-5385-20 Document #: 54502968
Document Type: Price Code: D
Land Use: Commercial/Office/Residential (mixed use)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

11	.49Mi.	**2120 N 29TH ST** **PHILADELPHIA, PA 19121-1234**	11/03/2025	$75,000	$51	1470	//	1915	884 SF

APN: 87-1-5427-80 Document #: 54485641
Document Type: Price Code: D
Land Use: Commercial/Office/Residential (mixed use)
Legal: District: 10 Abbreviated Description: District:10 Abbreviated Description:THIRTY-SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

12	.32Mi.	**2508 RIDGE AVE** **PHILADELPHIA, PA 19121-2609**	10/15/2025	$268,000	$140	1906	//	1915	1,024 SF

APN: 87-1-6031-30 Document #: 54479173
Document Type: Price Code: D
Land Use: Commercial/Office/Residential (mixed use)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

13	.51Mi.	**2828 W GIRARD AVE** **PHILADELPHIA, PA 19130-1215**	09/30/2025	$319,000	$104	3051	//	1915	1,908 SF

APN: 87-1-5390-00 Document #: 54473729
Document Type: Price Code: D
Land Use: Commercial/Office/Residential (mixed use)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

14	.36Mi.	**1344 N 26TH ST** **PHILADELPHIA, PA 19121-4638**	07/09/2025	$210,000	$134	1560	//	1925	885 SF

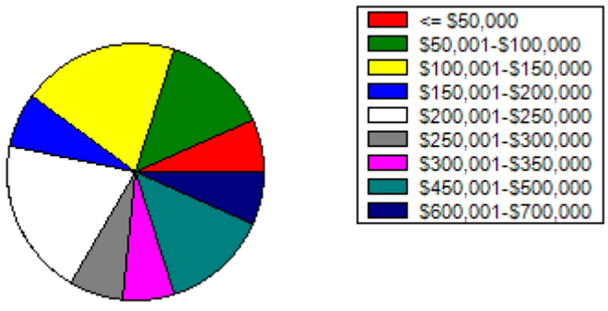
APN: 87-1-5389-30 Document #: 54443653
Document Type: Price Code: D
Land Use: Commercial/Office/Residential (mixed use)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

15	.31Mi.	**2522 RIDGE AVE** **PHILADELPHIA, PA 19121-2600**	06/18/2025	$225,000	$99	2272	//	1915	1,192 SF

APN: 87-1-5421-90 Document #: 54435487
Document Type: Price Code: D
Land Use: Commercial/Office/Residential (mixed use)
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.

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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.	**2832 CECIL B MOORE AVE**	**06/06/2022**	$158,400	$158,400	2,402		1915	1,080 SF	
0Mi.	**2834 CECIL B MOORE AVE**	**01/05/2006**	$276,700	$276,700	1,950		1915	1,086 SF	
0Mi.	**2830 CECIL B MOORE AVE**	**04/30/2018**	$200,700	$200,700	1,950		1915	1,107 SF	
.01Mi.	**2836 CECIL B MOORE AVE**	**07/28/1972**	$300,000	$300,000				1,086 SF	
.01Mi.	**2828 CECIL B MOORE AVE**	**12/16/2004**	$213,400	$213,400	2,250		1915	1,116 SF	
.01Mi.	**2838 CECIL B MOORE AVE**	**07/18/2023**	$300,000	$300,000				1,080 SF	
.01Mi.	**1646 N DOVER ST**	**05/18/1989**	$112,600	$112,600	1,050	6/3/1	1925	819 SF	
.01Mi.	**2840 CECIL B MOORE AVE**	**01/05/1987**	$69,600	$69,600				1,080 SF	
.01Mi.	**1644 N DOVER ST**	**10/11/2022**	$228,000	$228,000	1,050	6/3/1	1925	793 SF	
.01Mi.	**1647 N 29TH ST**	**01/04/2017**	$70,600	$70,600				1,001 SF	
.01Mi.	**2842 CECIL B MOORE AVE**	**07/07/2017**	$88,400	$88,400				1,104 SF	
.02Mi.	**1642 N DOVER ST**	**11/28/1955**	$112,600	$112,600	1,050	6/3/1	1925	793 SF	
.02Mi.	**1645 N 29TH ST**	**08/09/1973**	$70,600	$70,600				1,001 SF	
.02Mi.	**2824 CECIL B MOORE AVE**	**04/17/2024**	$437,300	$437,300					
.02Mi.	**1643 N 29TH ST**	**07/29/2009**	$146,500	$146,500	1,875		1915	1,007 SF	
.02Mi.	**1640 N DOVER ST**	**05/20/2025**	$112,600	$112,600	1,050	6/3/1	1925	793 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:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.53Mi.	**Vaux High School - Big Picture** Number of Students: 284 Student-Teacher Ratio: 20.91	F	Public	9 - 12
0.11Mi.	**William D. Kelley School** Number of Students: 211 Student-Teacher Ratio: 7.98	D-	Public	KG - 8
0.61Mi.	**Strawberry Mansion High School** Number of Students: 309 Student-Teacher Ratio: 10.99	F	Public	9 - 12

Flood Report

The Subject Property of **2832 CECIL B MOORE AVE, PHILADELPHIA, PA 19121-2762** 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

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