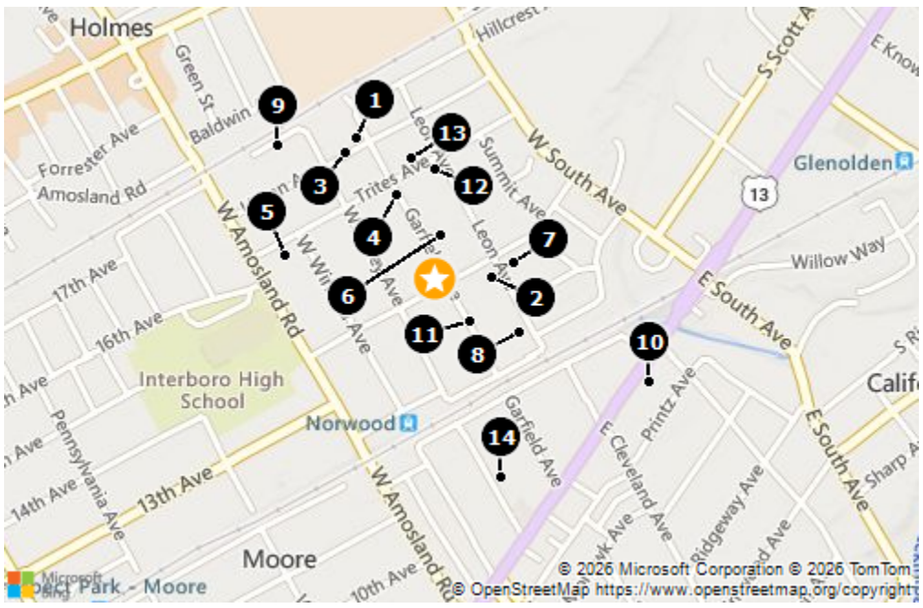
ICE SiteX Report

OrderID: 96445999

SiteX Property Information Report



Subject Property Location

301 SYLVAN AVE, NORWOOD, PA 19074-1625

County:	**DELAWARE PA**	Census Tract:	420454036.012010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	31-00-01386-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$369,000**	FSD:	24
Value Range:	$280,440 - $457,560	Confidence Score:	76

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2020	Tax Rate Code Area:	
Assd Land Value:	$42,520	Market Land Value:		Tax Year:	2025
Assd Improvement:	$184,350	Market Improvment Value:		Total Taxable Value:	$8,604
Total Assessed Value:	$226,870	Total Assessor Market Value:	$226,870	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 31 Map Ref: 31-04 -092:000
City/Muni/Twp: NORWOOD BORO

Property Characteristics

Lot Size:	5,310 SF	Bedrooms:	5	Pool:	
Building Area:	2074 SF	Baths:	2	Fireplace:	1
Year Built:	1924	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Masonry
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+AB	Number of Cars:		A/C:	Central
Style:	Colonial	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/06/2024	Loan Amount:	N/A
Document #:	2024026778 BK-PG 6991-4970	Loan Type:	FHA
TD Due Date:	06/01/2054	Type Finance:	

Legal Description:
Subdivision: CHESTER F BAKER
City/Muni/Twp: NORWOOD

Prior Transfer

Recording Date:	04/25/2023	Sales Price:	$146,520
Document #:	2023013854 BK-PG 5668-2039	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/02/2023	Sales Price:	N/A
Document #:	2023003861 BK-PG 5668-2039	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/05/2020	Loan Amount:	N/A
Document #:	2020022517 BK-PG 6506-1081	Loan Type:	Commercial
TD Due Date:		Type Finance:	

ICE SiteX Report

OrderID: 96445999

Legal Description:
City/Muni/Twp: NORWOOD

Mortgage Record

Recording Date:	09/06/2018	Loan Amount:	N/A
Document #:	2018044314 BK-PG 06220-2103	Loan Type:	FHA
TD Due Date:	08/01/2048	Type Finance:	

Legal Description:
City/Muni/Twp: NORWOOD

Prior Transfer

Recording Date:	09/06/2018	Sales Price:	$146,520
Document #:	2018044312 BK-PG 05668-2039	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/10/2015	Sales Price:	$114,900
Document #:	2015035631 BK-PG 05668-2035	Type of Sale:	Full Amount on Deed
Contract Date:	05/14/2015		
Document Type:			

Legal Description:
City/Muni/Twp: NORWOOD

Prior Transfer

Recording Date:	07/10/2015	Sales Price:	$114,900
Document #:	BK-PG 5668 -2035	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 31 Map Ref: 31-04 -092:000
City/Muni/Twp: NORWOOD BORO

Prior Transfer

Recording Date:	01/15/2015	Sales Price:	N/A
Document #:	2015002434 BK-PG 05593-1515	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/07/2015		
Document Type:			

Legal Description:
City/Muni/Twp: NORWOOD

Prior Transfer

Recording Date:	10/03/2013	Sales Price:	$54,100
Document #:	2013068235 BK-PG 04039-2005	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/09/2013	Sales Price:	$216,400
Document #:	2013047126 BK-PG 04039-1987	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/15/2013	Sales Price:	$54,100
Document #:	2013023766 BK-PG 04039-2005	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/29/2007	Sales Price:	$239,900
Document #:	2007028179 BK-PG 03498-0873	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/28/2007	Loan Amount:	N/A
Document #:	2007019275 BK-PG 04039-2005	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2022	Type Finance:	

Legal Description:
City/Muni/Twp: NORWOOD

Prior Transfer

Recording Date:	02/28/2007	Sales Price:	$270,500
Document #:	2007019273 BK-PG 04039-1984	Type of Sale:	Full Amount on Deed
Contract Date:	02/28/2007		
Document Type:			

Legal Description:
City/Muni/Twp: NORWOOD

Prior Transfer

Recording Date:	05/31/2005	Sales Price:	$239,900
Document #:	2005049113 BK-PG 03498-0869	Type of Sale:	Full Amount on Deed
Contract Date:	05/16/2005		
Document Type:			

Legal Description:
City/Muni/Twp: NORWOOD

ICE SiteX Report

OrderID: 96445999

Area Sales Analysis

Total Area Sales	$4,193,000	Median # of Bedrooms	3
Median Lot Size	5,136 SF	Median # of Baths	1
Median Living Area	1,525 SF	Median Year Built	1925
Price Range - 2 Yrs	$72,000 to $550,000	Age Range	51 years to 149 years
Median Value	$299,500	Median Age	101 years

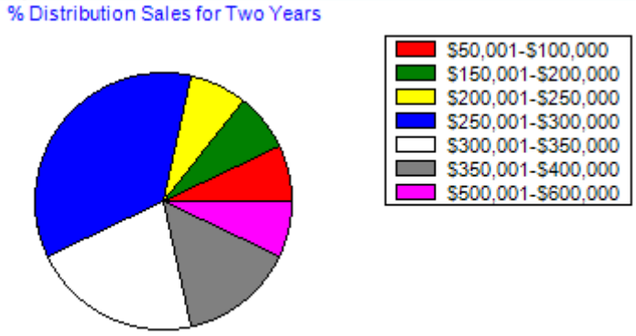
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**303 URBAN AVE** **NORWOOD, PA 19074-1526**	12/31/2025	$320,000	$220	1448	6/3/1	1925	5,110 SF	
		APN: 31-00-01562-00 Document #: 2025048865 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORWOOD City/Muni/Twp: NORWOOD								
2	.07Mi.	**122 LEON AVE** **NORWOOD, PA 19074-1615**	12/18/2025	$300,000	$246	1216	6/3/1	1966	3,289 SF	
		APN: 31-00-00660-02 Document #: 2025047600 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORWOOD City/Muni/Twp: NORWOOD								
3	.22Mi.	**311 URBAN AVE** **NORWOOD, PA 19074-1526**	12/01/2025	$302,500	$222	1358	6/3/1	1925	9,300 SF	
		APN: 31-00-01558-00 Document #: 2025044708 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORWOOD City/Muni/Twp: NORWOOD								
4	.11Mi.	**240 GARFIELD AVE** **NORWOOD, PA 19074-1604**	10/30/2025	$292,000	$136	2144	12/5/1	1877	11,539 SF	
		APN: 31-00-00520-00 Document #: 2025040292 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.18Mi.	**416 TRITES AVE** **NORWOOD, PA 19074-1524**	10/20/2025	$365,000	$225	1620	7/4/1	1975	6,382 SF	
		APN: 31-00-01544-02 Document #: 2025038746 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	.05Mi.	**217 GARFIELD AVE** **NORWOOD, PA 19074-1643**	09/04/2025	$550,000	$222	2470	10/4/2	1920	10,977 SF	
		APN: 31-00-00487-00 Document #: 2025032363 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35&41 Abbreviated Description: Lot:35&41 City/Muni/Twp:NORWOOD City/Muni/Twp: NORWOOD								
7	.1Mi.	**107 LEON AVE** **NORWOOD, PA 19074-1616**	08/27/2025	$380,000	$231	1645	7/3/1	1928	11,238 SF	
		APN: 31-00-00625-00 Document #: 2025031358 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORWOOD City/Muni/Twp: NORWOOD								
8	.12Mi.	**96 LEON AVE** **NORWOOD, PA 19074-1612**	07/14/2025	$299,000	$224	1334	6/3/1	1930	3,868 SF	
		APN: 31-00-00653-00 Document #: 2025024798 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 153 Abbreviated Description: Lot:153								
9	.24Mi.	**404 BREBANT AVE** **NORWOOD, PA 19074-1505**	07/02/2025	$280,000	$222	1260	6/3/1	1923	3,119 SF	
		APN: 31-00-00057-00 Document #: 2025023190 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORWOOD City/Muni/Twp: NORWOOD								
10	.3Mi.	**118 CHESTER PIKE** **NORWOOD, PA 19074-1702**	05/15/2025	$242,500	$206	1173	6/3/1	1930	5,162 SF	
		APN: 31-00-00143-00 Document #: 2025016683 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
11	.08Mi.	**115 GARFIELD AVE** **NORWOOD, PA 19074-1603**	04/24/2025	$330,000	$216	1525	6/3/1	1930	7,209 SF	
		APN: 31-00-00475-00 Document #: 2025013784 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 114 Abbreviated Description: Lot:114 City/Muni/Twp:NORWOOD City/Muni/Twp: NORWOOD								
12	.13Mi.	**200 TRITES AVE** **NORWOOD, PA 19074-1629**	03/11/2025	$275,000	$152	1799	6/3/2	1925	2,962 SF	
		APN: 31-00-01525-00 Document #: 2025008219 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORWOOD City/Muni/Twp: NORWOOD								
13	.15Mi.	**211 TRITES AVE** **NORWOOD, PA 19074-1630**	12/30/2024	$72,000	$47	1524	6/3/1	1925	3,149 SF	
		APN: 31-00-01512-00 Document #: 2024045659 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORWOOD City/Muni/Twp: NORWOOD								
14	.26Mi.	**31 W RIDLEY AVE** **NORWOOD, PA 19074-1421**	12/27/2024	$185,000	$78	2350	8/3/1	1890	4,021 SF	
		APN: 31-00-01227-00 Document #: 2024045450 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORWOOD City/Muni/Twp: NORWOOD								

ICE SiteX Report

OrderID: 96445999

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.	**301 SYLVAN AVE**	**07/10/2015**	$226,870	$226,870	2,074	8/5/2	1924	5,310 SF	
.01Mi.	**206 GARFIELD AVE**	**12/26/2002**	$165,800	$165,800	1,440	7/3/1	1927	4,792 SF	
.02Mi.	**303 SYLVAN AVE**	**12/06/2024**	$166,390	$166,390	1,366	6/3/1	1920	4,901 SF	
.02Mi.	**300 SYLVAN AVE**	**08/26/1993**	$199,510	$199,510	2,050	8/4/1	1927	17,411 SF	
.03Mi.	**305 SYLVAN AVE**	**07/11/2024**	$176,300	$176,300	1,456	7/4/1	1970	7,318 SF	
.03Mi.	**205 GARFIELD AVE**	**12/16/1981**	$198,130	$198,130	2,046	7/4/1	1920	10,372 SF	
.04Mi.	**205 W RIDLEY AVE**	**01/13/2016**	$271,850	$271,850	3,298	10/6/1	1890	9,592 SF	
.04Mi.	**126 GARFIELD AVE**	**11/19/2013**	$168,280	$168,280	1,436	6/3/2	1920	7,501 SF	
.04Mi.	**129 GARFIELD AVE**	**05/06/2002**	$220,460	$220,460	2,026	8/3/1	1920	8,329 SF	
.04Mi.	**207 W RIDLEY AVE**	**11/26/2018**	$179,010	$179,010	1,696	8/5/1	1970	4,840 SF	
.04Mi.	**209 W RIDLEY AVE**	**03/18/2015**	$187,940	$187,940	1,829	8/4/1	1920	7,309 SF	
.04Mi.	**127 GARFIELD AVE**	**12/06/1993**	$209,080	$209,080	1,876	8/3/1	1920	7,431 SF	
.05Mi.	**218 GARFIELD AVE**	**07/08/1983**	$168,110	$168,110	2,250	10/5/1	1888	8,699 SF	
.05Mi.	**145 W RIDLEY AVE**	**06/01/1984**	$303,890	$303,890	3,413	12/6/2	1898	20,621 SF	
.05Mi.	**211 W RIDLEY AVE**	**05/13/1992**	$284,380	$284,380	3,354	9/6/2	1920	7,331 SF	
.05Mi.	**125 GARFIELD AVE**	**10/30/1973**	$221,110	$221,110	2,264	8/4/1	1920	8,939 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	42.0 years old	Households:	2,442
Median Household Income:	$86,335	Households w/Family:	69%
Household Income Per Capita:	$39,812	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Interboro School District	Students:	3,286
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.67Mi.	**Norwood School** Number of Students: 538 Student-Teacher Ratio: 11.28	B-	Public	1 - 8
0.50Mi.	**Kindergarten Academy** Number of Students: 211 Student-Teacher Ratio: 9.77	NA	Public	KG - KG
0.24Mi.	**Interboro High School** Number of Students: 1,074 Student-Teacher Ratio: 13.24	C-	Public	9 - 12

ICE SiteX Report

OrderID: 96445999

Flood Report

The Subject Property of **301 SYLVAN AVE, NORWOOD, PA 19074-1625** 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	86%	LOWER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	159%	NOTABLY HIGHER
AGGRAVATED ASSAULT	56%	NOTABLY LOWER
FORCIBLE RAPE	159%	NOTABLY HIGHER
MURDER	91%	LOWER
OVERALL	79%	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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