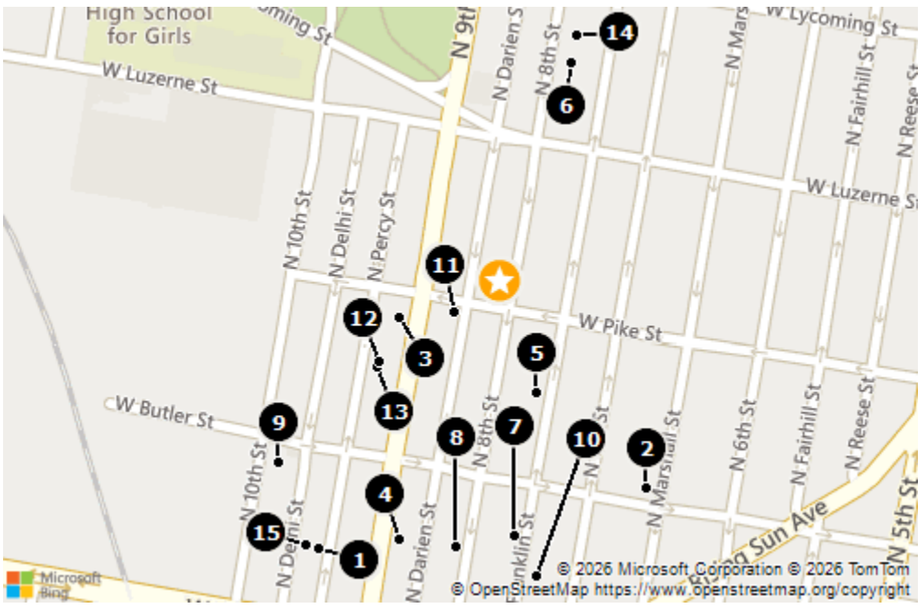
ICE SiteX Report

OrderID: 97841698

SiteX Property Information Report



Subject Property Location

3906 N 8TH ST, PHILADELPHIA, PA 19140-3208

County:	**PHILADELPHIA PA**	Census Tract:	421010198.003002
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	43-3-1189-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$137,000**	FSD:	29	Common Confidence Score:	24
Value Range:	$97,270 - $176,730	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$20,640	Market Land Value:	$20,640	Tax Year:	2025
Assd Improvement:	$82,560	Market Improvment Value:	$82,560	Total Taxable Value:	$1,445
Total Assessed Value:	$103,200	Total Assessor Market Value:	$103,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #43 Map Ref: 100N14 23
Abbreviated Description: 48'4 N PIKE ST

Property Characteristics

Lot Size:	1,050 SF	Bedrooms:	3	Pool:	
Building Area:	1260 SF	Baths:	1	Fireplace:	
Year Built:	1935	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/17/2026	Sales Price:	$105,000
Document #:	54520594 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/03/2023	Loan Amount:	N/A
Document #:	54155053 BK-PG -	Loan Type:	Commercial
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
District: 5
Abbreviated Description: 43RD WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	04/27/2022	Sales Price:	$72,000
Document #:	54031119 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #43 Map Ref: 100N14 23
Abbreviated Description: 48'4 N PIKE ST

ICE SiteX Report

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Prior Transfer

Recording Date:	04/27/2022	Sales Price:	$60,000
Document #:	54031119 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/22/2022		
Document Type:			

Legal Description:
Abbreviated Description: 43RD WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	05/12/1997	Sales Price:	N/A
Document #:	BK-PG 0301-0562	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/11/1996		
Document Type:			

Legal Description:
Abbreviated Description: SURVEY & PLAN MADE WALTER BRINTON ESQUIRE
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$1,699,879	Median # of Bedrooms	3
Median Lot Size	816 SF	Median # of Baths	1
Median Living Area	1,050 SF	Median Year Built	1935
Price Range - 2 Yrs	$2,000 to $215,000	Age Range	84 years to 126 years
Median Value	$130,000	Median Age	91 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**3726 N PERCY ST** **PHILADELPHIA, PA 19140-3127**	06/22/2026	$165,000	$171	960	6/3/1	1920	720 SF	
		APN: 43-2-3389-00 Document #: 54565900 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:43RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.15Mi.	**3802 N MARSHALL ST** **PHILADELPHIA, PA 19140-3216**	06/04/2026	$79,000	$75	1050	6/3/1	1940	1,360 SF	
		APN: 43-2-2726-00 Document #: 54559880 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.07Mi.	**3854 N 9TH ST** **PHILADELPHIA, PA 19140-3102**	06/04/2026	$215,000	$223	960	6/3/1	1915	816 SF	
		APN: 43-2-3320-00 Document #: 54560276 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:43RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.17Mi.	**3737 N 9TH ST** **PHILADELPHIA, PA 19140-3120**	05/27/2026	$50,000	$50	992	6/3/1	1925	739 SF	
		APN: 43-2-3230-00 Document #: 54556757 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:FORTY-THIRD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.07Mi.	**3834 N FRANKLIN ST** **PHILADELPHIA, PA 19140-3229**	05/26/2026	$75,000	$71	1050	6/3/1	1940	945 SF	
		APN: 43-2-2967-00 Document #: 54556266 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.14Mi.	**4031 N 8TH ST** **PHILADELPHIA, PA 19140-2233**	05/21/2026	$35,879	$28	1260	6/3/1	1935	1,110 SF	
		APN: 43-3-1171-00 Document #: 54555225 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.15Mi.	**3750 N FRANKLIN ST** **PHILADELPHIA, PA 19140-3237**	05/08/2026	$160,000	$161	990	6/3/1	1940	900 SF	
		APN: 43-2-2948-00 Document #: 54549940 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.16Mi.	**3738 N 8TH ST** **PHILADELPHIA, PA 19140-3221**	05/01/2026	$89,000	$79	1120	6/3/1	1935	736 SF	
		APN: 43-2-3054-00 Document #: 54547616 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.18Mi.	**3757 N 10TH ST** **PHILADELPHIA, PA 19140-3122**	04/20/2026	$168,000	$131	1280	6/3/1	1900	816 SF	
		APN: 43-2-3575-00 Document #: 54542458 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Lot: 3757 Abbreviated Description: Lot:3757 Abbreviated Description:FORTY THIRD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.18Mi.	**3737 N FRANKLIN ST** **PHILADELPHIA, PA 19140-3236**	04/20/2026	$150,000	$142	1050	6/3/1	1940	900 SF	
		APN: 43-2-2885-00 Document #: 54542325 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:43RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.03Mi.	**3860 N DARIEN ST** **PHILADELPHIA, PA 19140-3227**	04/14/2026	$2,000	$1	1618	7/4/1	1940	735 SF	
		APN: 43-2-3214-00 Document #: 54540663 Document Type: Price Code: D								

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Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:43RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

12	.09Mi.	**3835 N PERCY ST** **PHILADELPHIA, PA 19140-3116**	04/08/2026	$130,000	$116	1120	6/3/1	1920	720 SF

APN: 43-2-3365-00 Document #: 54538093
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

13	.09Mi.	**3833 N PERCY ST** **PHILADELPHIA, PA 19140-3116**	04/07/2026	$130,000	$116	1120	6/3/1	1920	720 SF

APN: 43-2-3364-00 Document #: 54537933
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:43RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

14	.16Mi.	**4043 N 8TH ST** **PHILADELPHIA, PA 19140-2233**	03/31/2026	$210,000	$166	1260	6/3/1	1935	1,110 SF

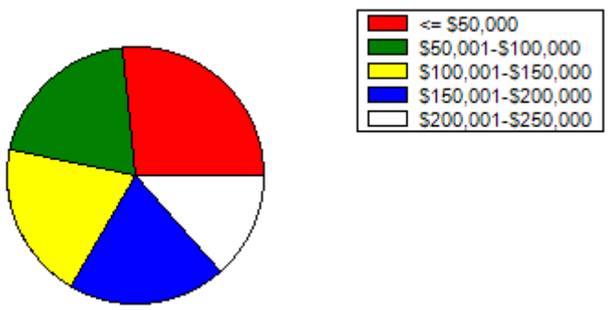
APN: 43-3-1177-00 Document #: 54535342
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:FORTY THIRD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

15	.2Mi.	**3727 N DELHI ST** **PHILADELPHIA, PA 19140-3124**	03/26/2026	$41,000	$42	960	6/3/1	1942	720 SF

APN: 43-2-3446-00 Document #: 54534006
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:FORTY- THIRD WARD 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.	**3906 N 8TH ST**	**04/27/2022**	$103,200	$103,200	1,260	6/3/1	1935	1,050 SF	
0Mi.	**3908 N 8TH ST**	**11/07/2022**	$103,200	$103,200	1,260	6/3/1	1935	1,050 SF	
0Mi.	**3904 N 8TH ST**	**08/01/1980**	$103,200	$103,200	1,260	6/3/1	1935	1,050 SF	
.01Mi.	**3910 N 8TH ST**	**08/13/2018**	$103,200	$103,200	1,260	6/3/1	1935	1,050 SF	
.01Mi.	**3902 N 8TH ST**	**03/07/2025**	$65,700	$65,700	1,260	6/3/1	1935	1,050 SF	
.01Mi.	**3912 N 8TH ST**	**03/26/2025**	$103,200	$103,200	1,260	6/4/1	1935	1,050 SF	
.01Mi.	**3900 N 8TH ST**	**09/23/1992**	$93,600	$93,600	1,144	6/3/1	1935	751 SF	
.01Mi.	**3907 N DARIEN ST**	**07/07/2007**	$94,200	$94,200	1,120	6/3/1	1940	720 SF	
.01Mi.	**3909 N DARIEN ST**	**10/20/2017**	$94,200	$94,200	1,120	6/3/1	1940	720 SF	
.01Mi.	**3905 N DARIEN ST**	**03/21/2011**	$91,800	$91,800	1,060	6/3/1	1935	720 SF	
.01Mi.	**3911 N DARIEN ST**	**01/26/2023**	$91,800	$91,800	1,060	6/3/1	1940	720 SF	
.01Mi.	**3903 N DARIEN ST**	**10/06/2006**	$91,800	$91,800	1,060	6/3/1	1935	720 SF	
.01Mi.	**3914 N 8TH ST**	**04/08/2010**	$92,400	$92,400	1,120	6/3/1	1935	736 SF	
.01Mi.	**3913 N DARIEN ST**	**07/06/2010**	$94,200	$94,200	1,120	6/3/1	1940	720 SF	
.01Mi.	**3901 N DARIEN ST**	**12/14/2018**	$95,400	$95,400	1,144	6/3/1	1935	735 SF	
.02Mi.	**3916 N 8TH ST**	**11/14/2003**	$92,400	$92,400	1,120	6/3/1	1935	736 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	40.6 years old	Households:	18,126
Median Household Income:	$32,122	Households w/Family:	61%
Household Income Per Capita:	$17,652	Households w/Family Married:	21%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Philadelphia City School District	Students:	120,057
Number of Schools:	220	Rating:	C+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.69Mi.	**Roberto Clemente Middle School** Number of Students: 259 Student-Teacher Ratio: 10.94	C	Public	6 - 8
0.32Mi.	**Alexander K. McClure School** Number of Students: 437 Student-Teacher Ratio: 12.45	D+	Public	KG - 5
0.63Mi.	**Thomas A. Edison High School** Number of Students: 983 Student-Teacher Ratio: 15.92 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **3906 N 8TH ST, PHILADELPHIA, PA 19140-3208** 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	109%	SIMILAR
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	60%	NOTABLY LOWER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	87%	LOWER
MURDER	84%	LOWER
OVERALL	124%	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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