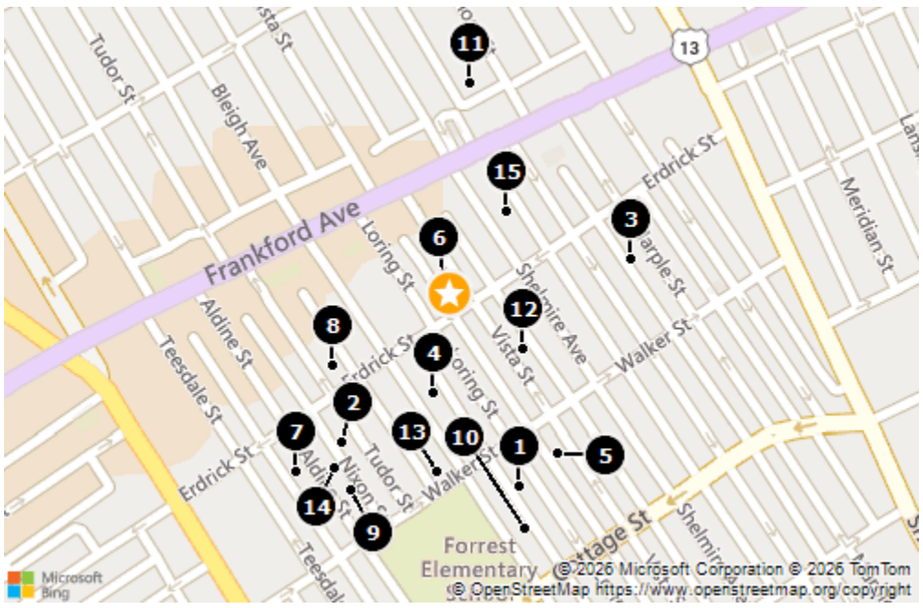
ICE SiteX Report

OrderID: 98012116

SiteX Property Information Report



Subject Property Location

4036 VISTA ST, PHILADELPHIA, PA 19136-3621

County:	**PHILADELPHIA PA**	Census Tract:	421010330.003001
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	41-2-1902-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$221,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$196,690 - $245,310	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$38,200	Market Land Value:	$38,200	Tax Year:	2025
Assd Improvement:	$152,800	Market Improvment Value:	$152,800	Total Taxable Value:	$2,674
Total Assessed Value:	$191,000	Total Assessor Market Value:	$191,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #41 Map Ref: 140N140103
Abbreviated Description: 320'1 SE FRANKFORD

Property Characteristics

Lot Size:	1,007 SF	Bedrooms:	3	Pool:	
Building Area:	1200 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	Yes
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:	10/28/2024	Sales Price:	$150,289
Document #:	54356671 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/24/2023	Sales Price:	$157,500
Document #:	54183135 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/12/2023	Sales Price:	N/A
Document #:	54179453 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: WARD #41 Map Ref: 140N140103
Abbreviated Description: 320'1 SE FRANKFORD

Prior Transfer

Recording Date:	05/12/2023	Sales Price:	N/A
Document #:	54179453 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/02/2023		

ICE SiteX Report

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Document Type:
Legal Description:
Abbreviated Description: 41ST WARD
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	07/30/2021	Loan Amount:	N/A
Document #:	53863757 BK-PG -	Loan Type:	Commercial
TD Due Date:	06/01/2022	Type Finance:	

Legal Description:
District: 14
Abbreviated Description: 41ST WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	10/15/2019	Sales Price:	$83,000
Document #:	53578475 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/25/2019		
Document Type:			

Legal Description:
Abbreviated Description: 41ST WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	12/26/2012	Sales Price:	N/A
Document #:	52577723 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/18/2012		
Document Type:			

Legal Description:
District: 41
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	12/21/2012	Sales Price:	$49,327
Document #:	52576485 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/11/2011	Sales Price:	$54,150
Document #:	52346014 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/26/2011	Loan Amount:	N/A
Document #:	52340230 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2026	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/02/2002	Sales Price:	$57,000
Document #:	50537039 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/17/2002		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	12/10/1998	Sales Price:	$49,900
Document #:	BK-PG 0875-0554	Type of Sale:	Full Amount on Deed
Contract Date:	11/27/1998		
Document Type:			

Legal Description:
Abbreviated Description: SURVEY & PLAN THEREOF MADE WILLIAM W BLANKLEY
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	08/04/1994	Sales Price:	$60,000
Document #:	000253 BK-PG 0643-0579	Type of Sale:	Full Amount on Deed
Contract Date:	07/28/1994		
Document Type:			

Legal Description:
Abbreviated Description: SITUATE SWLY SIDE VISTA ST DIST 320 FT 1 SOUTHEASTWARDLY FR SELY SIDE FRANKFORD AVE 41ST WARD
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$3,008,700	Median # of Bedrooms	3
Median Lot Size	1,185 SF	Median # of Baths	1
Median Living Area	1,204 SF	Median Year Built	1950
Price Range - 2 Yrs	$105,000 to $270,000	Age Range	71 years to 101 years
Median Value	$208,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**4310 LORING ST**	07/15/2026	$254,000	$235	1078	6/3/1	1955	1,079 SF	

ICE SiteX Report

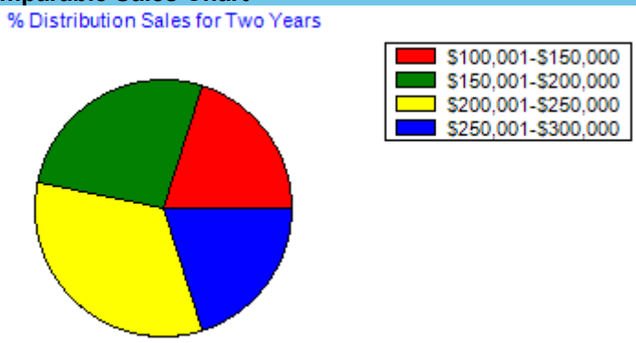
OrderID: 98012116

		PHILADELPHIA, PA 19136-3928							
	APN: 41-2-1677-00 Document #: 54575803								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.11Mi.	**4210 TUDOR ST**	06/27/2026	$208,000	$169	1224	6/3/1	1950	1,185 SF
		PHILADELPHIA, PA 19136-3925							
	APN: 41-2-1307-00 Document #: 54568874								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.12Mi.	**4214 MARPLE ST**	06/26/2026	$230,000	$219	1046	6/3/1	1950	1,157 SF
		PHILADELPHIA, PA 19136-3609							
	APN: 65-1-0889-00 Document #: 54568426								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.06Mi.	**4217 BLEIGH AVE**	06/04/2026	$105,000	$109	960	5/2/1	1950	1,166 SF
		PHILADELPHIA, PA 19136-3912							
	APN: 41-2-1531-00 Document #: 54560292								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.12Mi.	**4308 VISTA ST**	06/03/2026	$162,000	$150	1078	6/3/1	1950	977 SF
		PHILADELPHIA, PA 19136-3627							
	APN: 41-2-1933-00 Document #: 54559411								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.01Mi.	**4032 VISTA ST**	05/21/2026	$235,000	$195	1200	6/3/1	1950	1,007 SF
		PHILADELPHIA, PA 19136-3621							
	APN: 41-2-1900-00 Document #: 54555117								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: District: 14 Abbreviated Description: District:14 Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/ Twp: PHILADELPHIA								
7	.15Mi.	**4210 ALDINE ST**	05/20/2026	$162,500	$134	1204	6/3/1	1950	1,199 SF
		PHILADELPHIA, PA 19136-3909							
	APN: 41-2-1113-00 Document #: 54554477								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: District: 8 Abbreviated Description: District:8 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.08Mi.	**4039 TUDOR ST**	05/19/2026	$155,000	$130	1188	6/3/1	1950	1,346 SF
		PHILADELPHIA, PA 19136-3922							
	APN: 41-2-1374-00 Document #: 54553733								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: District: 8 Abbreviated Description: District:8 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.14Mi.	**4227 ALDINE ST**	05/06/2026	$134,700	$111	1204	6/3/1	1950	1,185 SF
		PHILADELPHIA, PA 19136-3908							
	APN: 41-2-1238-00 Document #: 54549108								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.15Mi.	**4323 BLEIGH AVE**	05/04/2026	$244,000	$198	1228	6/3/2	1950	1,215 SF
		PHILADELPHIA, PA 19136-3926							
	APN: 41-2-1558-00 Document #: 54548121								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.13Mi.	**3556 OAKMONT ST**	04/28/2026	$270,000	$169	1592	7/4/1	1925	1,835 SF
		PHILADELPHIA, PA 19136-3521							
	APN: 64-2-1896-00 Document #: 54545942								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:64TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.06Mi.	**4223 VISTA ST**	04/23/2026	$147,500	$124	1184	6/3/1	1950	997 SF
		PHILADELPHIA, PA 19136-3622							
	APN: 41-2-2047-00 Document #: 54544165								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.11Mi.	**4238 BLEIGH AVE**	04/15/2026	$266,000	$214	1242	5/2/1	1950	1,458 SF
		PHILADELPHIA, PA 19136-3913							
	APN: 41-2-1471-00 Document #: 54541192								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:FORTY-FIRST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.13Mi.	**4217 ALDINE ST**	03/27/2026	$185,000	$153	1204	6/3/1	1950	1,199 SF
		PHILADELPHIA, PA 19136-3908							
	APN: 41-2-1233-00 Document #: 54534501								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.06Mi.	**4017 SHELMIRE AVE**	03/23/2026	$250,000	$175	1424	6/3/1	1950	1,352 SF
		PHILADELPHIA, PA 19136-3616							
	APN: 65-1-0420-00 Document #: 54532600								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:65TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								

ICE SiteX Report

OrderID: 98012116

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.	**4036 VISTA ST**	**05/12/2023**	$191,000	$191,000	1,200	6/3/1	1950	1,007 SF	
0Mi.	**4034 VISTA ST**	**06/27/2025**	$192,500	$192,500	1,200	6/3/1	1950	1,120 SF	
0Mi.	**4038 VISTA ST**	**10/04/2000**	$190,900	$190,900	1,200	6/3/1	1950	1,001 SF	
.01Mi.	**4032 VISTA ST**	**02/19/2016**	$191,000	$191,000	1,200	6/3/1	1950	1,007 SF	
.01Mi.	**4040 VISTA ST**	**10/01/2021**	$222,900	$222,900	1,836	6/3/1	1950	1,016 SF	
.01Mi.	**4030 VISTA ST**	**03/22/2016**	$191,000	$191,000	1,200	6/3/1	1950	1,004 SF	
.01Mi.	**4037 LORING ST**	**10/16/2003**	$190,600	$190,600	1,200	6/3/1	1950	1,001 SF	
.01Mi.	**4039 LORING ST**	**01/01/1978**	$190,700	$190,700	1,200	6/3/1	1950	1,005 SF	
.01Mi.	**4035 LORING ST**	**09/25/2002**	$190,700	$190,700	1,200	6/3/1	1950	1,006 SF	
.01Mi.	**4028 VISTA ST**	**07/29/1976**	$191,000	$191,000	1,200	6/3/1	1950	1,003 SF	
.01Mi.	**4041 LORING ST**	**01/31/2017**	$170,100	$170,100	1,836	6/3/1	1950	1,029 SF	
.01Mi.	**4033 LORING ST**	**04/07/2016**	$190,700	$190,700	1,200	6/3/1	1950	1,003 SF	
.01Mi.	**4031 LORING ST**	**01/18/2019**	$190,700	$190,700	1,200	6/3/1	1950	1,003 SF	
.02Mi.	**4026 VISTA ST**	**02/07/2022**	$191,000	$191,000	1,200	6/3/1	1950	1,007 SF	
.02Mi.	**4029 LORING ST**	**06/25/2004**	$190,700	$190,700	1,200	6/3/1	1950	1,003 SF	
.02Mi.	**4200 VISTA ST**	**08/20/2015**	$192,200	$192,200	1,224	6/3/1	1950	1,020 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	36.7 years old	Households:	12,715
Median Household Income:	$67,799	Households w/Family:	62%
Household Income Per Capita:	$30,230	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

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
0.57Mi.	**Abraham Lincoln High School** Number of Students: 2,472 Student-Teacher Ratio: 21 Advanced Placement: Yes	D+	Public	9 - 12
0.19Mi.	**Edwin Forrest Elementary School** Number of Students: 841 Student-Teacher Ratio: 17.5	C-	Public	KG - 5

Flood Report

The Subject Property of **4036 VISTA ST, PHILADELPHIA, PA 19136-3621** 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.

ICE SiteX Report

OrderID: 98012116

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	93%	SIMILAR
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	73%	NOTABLY LOWER
OVERALL	58%	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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