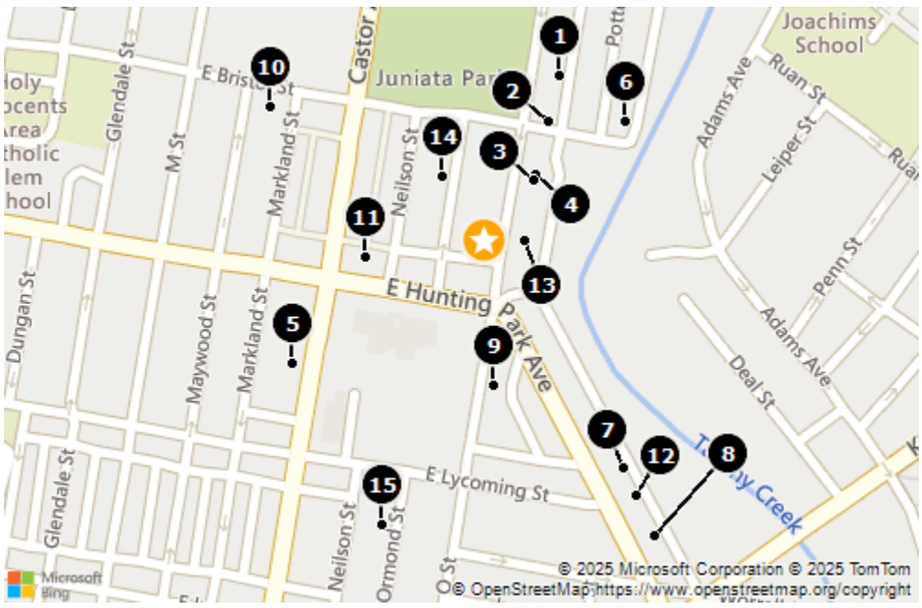
ICE SiteX Report

OrderID: 94088322

SiteX Property Information Report



Subject Property Location

4218 O ST, PHILADELPHIA, PA 19124-4924

County:	**PHILADELPHIA PA**	Census Tract:	421010190.003007
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	33-2-5461-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$190,000**	FSD:	22
Value Range:	$148,200 - $231,800	Confidence Score:	78

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$32,240	Market Land Value:	$32,240	Tax Year:	2024
Assd Improvement:	$128,960	Market Improvment Value:	$128,960	Total Taxable Value:	$2,256
Total Assessed Value:	$161,200	Total Assessor Market Value:	$161,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #33 Map Ref: 104N240191
Abbreviated Description: 338'7 3/8 S BRISTOL

Property Characteristics

Lot Size:	1,123 SF	Bedrooms:	3	Pool:	
Building Area:	1080 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:		Heating:	Yes
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/28/2023	Sales Price:	$127,441
Document #:	54153549 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/24/2022	Sales Price:	$127,441
Document #:	54007843 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/14/2022	Loan Amount:	N/A
Document #:	53972536 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2049	Type Finance:	
Legal Description:			

District: 5
Abbreviated Description: 33RD WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	04/09/2021	Sales Price:	$127,441
Document #:	53812216 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	04/02/2019	Sales Price:	$127,441
Document #:	53494483 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/09/2018	Sales Price:	$92,055
Document #:	53402311 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/30/2018	Sales Price:	$130,000
Document #:	53397290 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: WARD #33 Map Ref: 104N240191
Abbreviated Description: 338'7 3/8 S BRISTOL

Prior Transfer

Recording Date:	07/30/2018	Sales Price:	$130,000
Document #:	53397290 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/24/2018		
Document Type:	Deed		
Legal Description:			

District: WARD 33
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/23/2007	Sales Price:	$92,055
Document #:	51616795 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/30/2005	Sales Price:	$93,500
Document #:	51211172 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/13/2005		
Document Type:	Other		
Legal Description:			

City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	06/24/2003	Sales Price:	N/A
Document #:	50697079 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/01/2003		
Document Type:	Intra-family Transfer or Dissolution		
Legal Description:			

City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,456,500	Median # of Bedrooms	3
Median Lot Size	1,275 SF	Median # of Baths	1
Median Living Area	1,200 SF	Median Year Built	1925
Price Range - 2 Yrs	$12,000 to $254,900	Age Range	65 years to 100 years
Median Value	$208,000	Median Age	100 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**4319 O ST** **PHILADELPHIA, PA 19124-6105**	03/04/2025	$210,000	$182	1152	6/3/1	1955	1,600 SF	
		APN: 33-2-5558-00 Document #: 54398033 Document Type: Special Warranty Deed Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.08Mi.	**4301 O ST** **PHILADELPHIA, PA 19124-6105**	02/25/2025	$56,000	$48	1152	6/3/1	1955	2,427 SF	
		APN: 33-2-5549-00 Document #: 54395666 Document Type: Special Warranty Deed Price Code: D Land Use: Row house (Residential) Legal:								
3	.05Mi.	**4245 O ST** **PHILADELPHIA, PA 19124-4923**	02/03/2025	$250,000	$223	1120	6/3/1	1950	1,125 SF	
		APN: 33-2-5541-00 Document #: 54388726 Document Type: Deed Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:THIRTY-THIRD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.05Mi.	**4247 O ST** **PHILADELPHIA, PA 19124-4923**	12/17/2024	$50,000	$44	1120	6/3/1	1950	1,115 SF	
		APN: 33-2-5542-00 Document #: 54373808 Document Type: Deed Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:THIRTY-THIRD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.14Mi.	**4136 CASTOR AVE**	12/11/2024	$12,000	$10	1200	6/3/1	1925	1,110 SF	

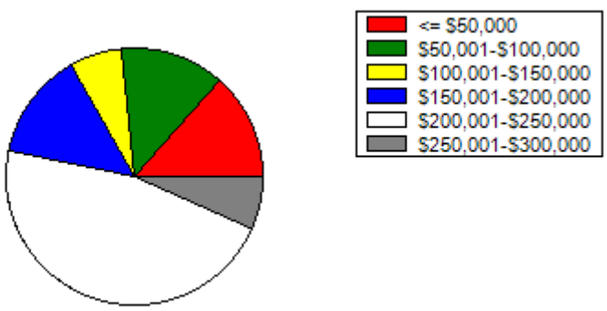
ICE SiteX Report

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		PHILADELPHIA, PA 19124-5356							
	APN: 33-2-5093-00 Document #: 54371876								
	Document Type: Deed Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:THIRTY-THIRD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.12Mi.	**4307 POTTER ST**	12/05/2024	$215,000	$186	1152	6/3/1	1925	1,591 SF
		PHILADELPHIA, PA 19124-4427							
	APN: 33-2-5630-00 Document #: 54369739								
	Document Type: Deed Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:33RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.17Mi.	**1667 E HUNTING PARK AVE**	11/04/2024	$68,000	$55	1226	7/3/1	1925	1,275 SF
		PHILADELPHIA, PA 19124-4419							
	APN: 33-2-0898-00 Document #: 54359798								
	Document Type: Deed Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:THIRTH-THIRD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.21Mi.	**1717 E HUNTING PARK AVE**	11/04/2024	$254,900	$205	1242	6/3/1	1925	1,275 SF
		PHILADELPHIA, PA 19124-4421							
	APN: 33-2-0915-00 Document #: 54359329								
	Document Type: Deed Price Code: D								
	Land Use: Row house (Residential)								
	Legal: District: 5 Abbreviated Description: District:5 Abbreviated Description:33RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.09Mi.	**4139 O ST**	10/15/2024	$208,000	$157	1320	6/3/1	1960	1,125 SF
		PHILADELPHIA, PA 19124-5346							
	APN: 33-2-5509-00 Document #: 54352236								
	Document Type: Deed Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:THIRTY-THIRD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.15Mi.	**1424 E BRISTOL ST**	10/04/2024	$219,000	$178	1224	6/3/1	1925	1,620 SF
		PHILADELPHIA, PA 19124-6102							
	APN: 33-2-0965-00 Document #: 54349144								
	Document Type: Deed Price Code: D								
	Land Use: Row house (Residential)								
	Legal: District: 5 Abbreviated Description: District:5 Abbreviated Description:33RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.08Mi.	**1509 E HUNTING PARK AVE**	09/27/2024	$220,000	$174	1260	6/3/1	1925	1,288 SF
		PHILADELPHIA, PA 19124-4914							
	APN: 33-2-0835-00 Document #: 54346546								
	Document Type: Deed Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:33RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.19Mi.	**1679 E HUNTING PARK AVE**	09/19/2024	$133,600	$108	1226	6/3/1	1925	1,275 SF
		PHILADELPHIA, PA 19124-4419							
	APN: 33-2-0905-00 Document #: 54343857								
	Document Type: Deed Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:33RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.02Mi.	**4221 O ST**	09/18/2024	$190,000	$169	1120	6/3/1	1950	1,123 SF
		PHILADELPHIA, PA 19124-4923							
	APN: 33-2-5529-00 Document #: 54343652								
	Document Type: Deed Price Code: D								
	Land Use: Row house (Residential)								
	Legal: District: 5 Abbreviated Description: District:5 Abbreviated Description:THIRTY THIRD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.05Mi.	**4244 ORMOND ST**	09/13/2024	$210,000	$175	1200	6/3/2	1950	810 SF
		PHILADELPHIA, PA 19124-4926							
	APN: 33-2-5360-00 Document #: 54341663								
	Document Type: Deed Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:33RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.19Mi.	**4042 ORMOND ST**	08/13/2024	$160,000	$133	1200	6/3/1	1925	900 SF
		PHILADELPHIA, PA 19124-5307							
	APN: 33-2-5335-00 Document #: 54330761								
	Document Type: Deed Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:33RD 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.

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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.	**4218 O ST**	**07/30/2018**	$161,200	$161,200	1,080	6/3/1	1950	1,123 SF	
0Mi.	**4220 O ST**	**02/09/2006**	$161,300	$161,300	1,080	6/3/1	1950	1,127 SF	
0Mi.	**4216 O ST**	**01/22/2021**	$150,000	$150,000	1,080	6/3/1	1950	1,133 SF	
.01Mi.	**4222 O ST**	**10/15/2018**	$172,000	$172,000	1,080	6/3/1	1950	1,136 SF	
.01Mi.	**4214 O ST**	**03/28/2005**	$160,900	$160,900	1,080	6/3/1	1950	1,858 SF	
.01Mi.	**4224 O ST**	**01/12/2006**	$161,100	$161,100	1,080	6/3/1	1950	1,119 SF	
.01Mi.	**4226 O ST**	**09/27/2019**	$171,800	$171,800	1,080	6/3/1	1950	1,126 SF	
.01Mi.	**4221 ORMOND ST**	**05/10/1996**	$154,800	$154,800	1,200	6/3/1	1950	930 SF	
.01Mi.	**4223 ORMOND ST**	**12/07/2023**	$154,800	$154,800	1,200	6/3/1	1950	930 SF	
.02Mi.	**4219 ORMOND ST**	**01/22/2022**	$242,100	$242,100	1,200	6/4/1	1950	930 SF	
.02Mi.	**4225 ORMOND ST**	**08/26/2004**	$154,800	$154,800	1,200	6/3/1	1950	930 SF	
.02Mi.	**4217 ORMOND ST**	**07/29/2020**	$154,800	$154,800	1,200	6/3/1	1950	930 SF	
.02Mi.	**4227 ORMOND ST**	**09/09/2021**	$154,800	$154,800	1,200	6/3/1	1950	930 SF	
.02Mi.	**4228 O ST**	**11/22/2016**	$161,400	$161,400	1,080	6/3/1	1950	1,133 SF	
.02Mi.	**4215 ORMOND ST**	**09/03/1999**	$154,800	$154,800	1,200	6/3/1	1950	930 SF	
.02Mi.	**4229 ORMOND ST**	**04/01/2004**	$154,800	$154,800	1,200	6/3/1	1950	930 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	33.4 years old	Households:	22,473
Median Household Income:	$40,134	Households w/Family:	63%
Household Income Per Capita:	$19,717	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Philadelphia City School District	Students:	124,111
Number of Schools:	217	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.95Mi.	**Frankford High School** Number of Students: 898 Student-Teacher Ratio: 13.6 Advanced Placement: Yes	D+	Public	9 - 12
0.83Mi.	**Juniata Park Academy** Number of Students: 1,013 Student-Teacher Ratio: 15.74	C-	Public	KG - 8

Flood Report

The Subject Property of **4218 O ST, PHILADELPHIA, PA 19124-4924** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	114%	HIGHER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	92%	SIMILAR
OVERALL	96%	SIMILAR

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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Data deemed reliable, but not guaranteed.

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