ICE SiteX Report

OrderID: 98262979

SiteX Property Information Report



Subject Property Location

4526 VAN KIRK ST, PHILADELPHIA, PA 19135-4035

County:	**PHILADELPHIA PA**	Census Tract:	421010321.003013
Property Use:	Single Family Residential	Zoning:	RSA5
Parcel Number:	41-1-0917-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$318,000**	FSD:	14	Common Confidence Score:	51
Value Range:	$273,480 - $362,520	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$58,900	Market Land Value:	$58,900	Tax Year:	2025
Assd Improvement:	$235,600	Market Improvment Value:	$235,600	Total Taxable Value:	$4,122
Total Assessed Value:	$294,500	Total Assessor Market Value:	$294,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #41 Map Ref: 117N090209
Abbreviated Description: 178'1 SE HARBISON

Property Characteristics

Lot Size:	2,500 SF	Bedrooms:	4	Pool:	
Building Area:	1440 SF	Baths:	3	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/24/2025	Sales Price:	N/A
Document #:	54493602 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/20/2025		
Document Type:			

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

Prior Transfer

Recording Date:	09/11/2024	Sales Price:	$264,550
Document #:	54341008 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/06/2022	Sales Price:	$10,000
Document #:	54127996 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/09/2022	Sales Price:	$230,743
Document #:	54118780 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	10/27/2022	Sales Price:	$292,000
Document #:	54114521 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #41 Map Ref: 117N090209
Abbreviated Description: 178'1 SE HARBISON

Prior Transfer

Recording Date:	10/27/2022	Sales Price:	$292,000
Document #:	54114521 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/26/2022		
Document Type:			

Legal Description:
Abbreviated Description: FORTY FIRST WARD
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	05/20/2020	Loan Amount:	N/A
Document #:	53669332 BK-PG -	Loan Type:	Purchase Money Mortgage
TD Due Date:	05/11/2035	Type Finance:	

Legal Description:
Abbreviated Description: FORTY FIST WARD
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	05/20/2020	Loan Amount:	N/A
Document #:	53669331 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/20/2020	Sales Price:	$235,000
Document #:	53669330 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/24/2020		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/16/2019	Sales Price:	$79,000
Document #:	53565608 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/30/2019		
Document Type:			

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

Prior Transfer

Recording Date:	05/08/2015	Sales Price:	$131,577
Document #:	52913354 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/13/2011	Sales Price:	$135,000
Document #:	52304515 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/07/2011		
Document Type:			

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

Prior Transfer

Recording Date:	01/13/2011	Sales Price:	N/A
Document #:	52304514 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/07/2011		
Document Type:			

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

Area Sales Analysis

Total Area Sales	$2,974,900	Median # of Bedrooms	3
Median Lot Size	1,880 SF	Median # of Baths	1
Median Living Area	1,140 SF	Median Year Built	1920
Price Range - 2 Yrs	$130,000 to $315,000	Age Range	76 years to 106 years
Median Value	$241,000	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**5737 VANDIKE ST PHILADELPHIA, PA 19135-4118**	07/28/2026	$270,000	$236	1140	6/3/1	1920	1,463 SF	

APN: 41-1-3398-19 Document #: 54579688
Document Type: Price Code: D
Land Use: Single Family Residential

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Legal: MapRef: DOC 54262729 Abbreviated Description: Map Ref:DOC 54262729Abbreviated Description:23 WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

2	.17Mi.	**5706 VANDIKE ST** **PHILADELPHIA, PA 19135-4119**	03/25/2026	$253,000	$221	1140	6/3/1	1920	1,450 SF

APN: 41-1-3254-00 Document #: 54533230
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:51ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

3	.07Mi.	**5736 HARBISON AVE** **PHILADELPHIA, PA 19135-4008**	02/27/2026	$315,000	$246	1280	//	1940	2,783 SF

APN: 62-2-4719-10 Document #: 54524562
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:62ND WARD City/Muni/Twp:PHILLADELPHIA City/Muni/Twp: PHILLADELPHIA

4	0Mi.	**4524 VAN KIRK ST** **PHILADELPHIA, PA 19135-4035**	01/12/2026	$210,000	$145	1440	6/3/1	1920	2,500 SF

APN: 41-1-0916-00 Document #: 54509288
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

5	.16Mi.	**5726 VANDIKE ST** **PHILADELPHIA, PA 19135-4119**	12/15/2025	$260,000	$228	1140	6/3/1	1920	1,450 SF

APN: 41-1-3264-00 Document #: 54500722
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

6	.18Mi.	**5739 VANDIKE ST** **PHILADELPHIA, PA 19135-4118**	12/15/2025	$218,000	$191	1140	6/3/1	1920	1,500 SF

APN: 41-1-3398-20 Document #: 54500608
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

7	.12Mi.	**4416 E HOWELL ST** **PHILADELPHIA, PA 19135-4023**	10/20/2025	$259,900	$240	1080	6/3/1	1925	2,500 SF

APN: 55-2-0004-00 Document #: 54480753
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:55TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

8	.16Mi.	**5732 VANDIKE ST** **PHILADELPHIA, PA 19135-4119**	10/17/2025	$241,000	$211	1140	6/3/1	1920	1,450 SF

APN: 41-1-3268-00 Document #: 54480211
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

9	.13Mi.	**1951 E CHELTENHAM AVE** **PHILADELPHIA, PA 19124-1519**	09/22/2025	$228,000	$178	1276	6/3/1	1940	1,880 SF

APN: 62-2-1644-00 Document #: 54470138
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:62ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

10	.13Mi.	**1949 E CHELTENHAM AVE** **PHILADELPHIA, PA 19124-1519**	08/28/2025	$130,000	$94	1380	6/3/1	1940	1,880 SF

APN: 62-2-1643-00 Document #: 54462001
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

11	.09Mi.	**5825-27 DITMAN ST** **PHILADELPHIA, PA 19135-4006**	08/21/2025	$270,000	$260	1035	4/2/1	1950	7,000 SF

APN: 41-1-2262-00 Document #: 54459092
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

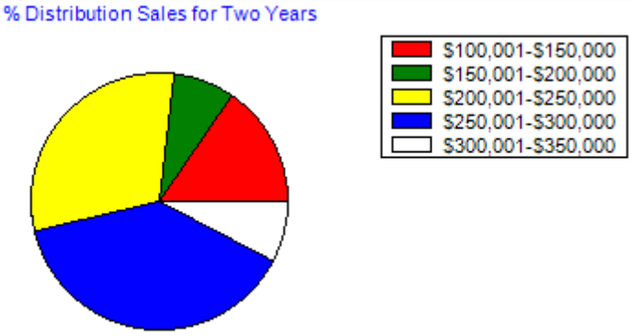
12	.17Mi.	**5708 VANDIKE ST** **PHILADELPHIA, PA 19135-4119**	07/24/2025	$150,000	$131	1140	6/3/1	1920	1,450 SF

APN: 41-1-3255-00 Document #: 54448898
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

13	.07Mi.	**5734 HARBISON AVE** **PHILADELPHIA, PA 19135-4008**	06/06/2025	$170,000	$107	1584	//	1940	2,370 SF

APN: 62-2-4719-05 Document #: 54431281
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

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.

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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.	**4526 VAN KIRK ST**	**10/27/2022**	$294,500	$294,500	1,440	6/4/3	1920	2,500 SF	
0Mi.	**4524 VAN KIRK ST**	**12/26/2019**	$216,800	$216,800	1,440	6/3/1	1920	2,500 SF	
.01Mi.	**4520-22 VAN KIRK ST**	**11/29/2018**	$251,300	$251,300	1,125	7/4/2	1920	8,883 SF	
.01Mi.	**4532 VAN KIRK ST**	**07/29/2009**	$216,800	$216,800	1,440	6/3/1	1920	2,500 SF	
.02Mi.	**5700 DITMAN ST**	**09/29/2017**	$307,100	$307,100	1,818	6/3/2	1920	12,350 SF	
.02Mi.	**4536 VAN KIRK ST**	**06/16/2009**	$216,800	$216,800	1,440	6/3/1	1920	2,500 SF	
.03Mi.	**4538 VAN KIRK ST**	**12/10/1984**	$213,000	$213,000	1,350	6/3/1	1920	2,500 SF	
.03Mi.	**4519 VAN KIRK ST**	**03/02/2007**	$280,500	$280,500	1,575	8/5/1	1920	5,000 SF	
.03Mi.	**4521 VAN KIRK ST**	**06/05/2025**	$261,900	$261,900	1,800	7/4/2	1920	5,000 SF	
.03Mi.	**4523 VAN KIRK ST**	**10/03/2008**	$244,900	$244,900	1,960	7/4/1	1920	2,500 SF	
.03Mi.	**4515 VAN KIRK ST**	**01/23/2023**	$216,800	$216,800	1,440	6/3/1	1920	2,500 SF	
.03Mi.	**4525 VAN KIRK ST**	**10/05/2005**	$236,100	$236,100	1,856	6/3/1	1920	2,500 SF	
.03Mi.	**4513 VAN KIRK ST**	**08/03/2001**	$216,800	$216,800	1,440	6/3/1	1920	2,500 SF	
.04Mi.	**4529 VAN KIRK ST**	**06/11/2003**	$212,800	$212,800	1,344	6/3/1	1920	2,500 SF	
.04Mi.	**4531 VAN KIRK ST**	**05/30/2019**	$212,800	$212,800	1,344	6/3/1	1920	2,500 SF	
.04Mi.	**4600 VAN KIRK ST**	**05/28/2014**	$196,500	$196,500	1,200	6/3/1	1920	2,500 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	34.0 years old	Households:	12,528
Median Household Income:	$56,769	Households w/Family:	62%
Household Income Per Capita:	$26,278	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

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
1.20Mi.	**Frankford High School** Number of Students: 907 Student-Teacher Ratio: 14.17 Advanced Placement: Yes	D+	Public	9 - 12
0.23Mi.	**James J. Sullivan School** Number of Students: 373 Student-Teacher Ratio: 14.73	C-	Public	KG - 5
0.67Mi.	**Warren G. Harding Middle School** Number of Students: 570 Student-Teacher Ratio: 12.53	C-	Public	6 - 8

Flood Report

The Subject Property of **4526 VAN KIRK ST, PHILADELPHIA, PA 19135-4035** 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	101%	SIMILAR
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	99%	SIMILAR
OVERALL	97%	SIMILAR

Disaster Alerts

No alerts noted

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