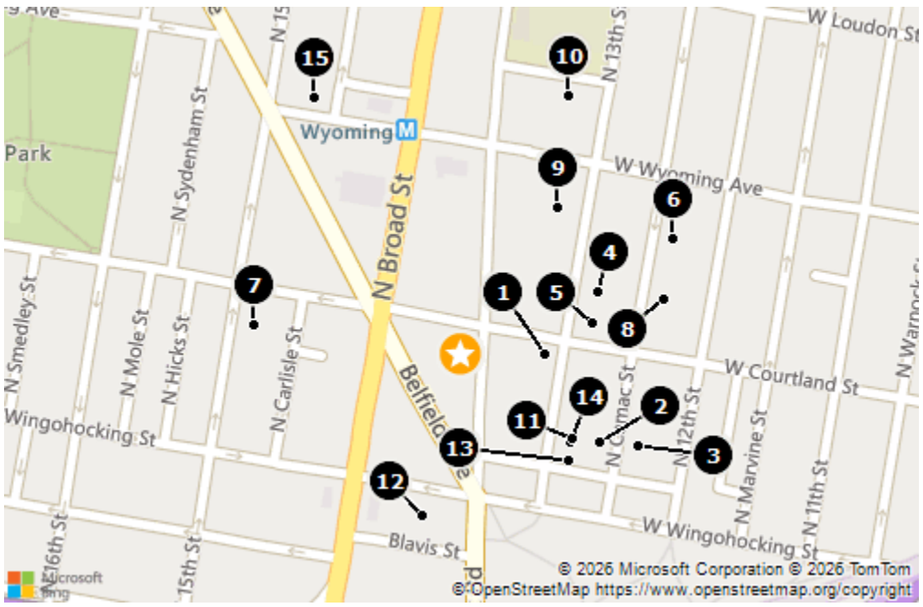
ICE SiteX Report

OrderID: 97841482

SiteX Property Information Report



Subject Property Location

4532 OLD YORK RD, PHILADELPHIA, PA 19140-1210

County:	**PHILADELPHIA PA**	Census Tract:	421010283.003006
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	49-1-5294-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$253,000**	FSD:	40	Common Confidence Score:	17
Value Range:	$151,800 - $354,200	ICE Confidence Score:	60		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	
Total Assessed Value:	$159,800	Total Assessor Market Value:	$159,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: WARD #49 Map Ref: 085N150150
Abbreviated Description: 326' 5/8 N OF

Property Characteristics

Lot Size:	1,271 SF	Bedrooms:	4	Pool:	
Building Area:	1756 SF	Baths:	1	Fireplace:	
Year Built:	1935	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/17/2022	Sales Price:	$10,000
Document #:	54109921 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #49 Map Ref: 085N150150
Abbreviated Description: 326' 5/8 N OF

Prior Transfer

Recording Date:	10/17/2022	Sales Price:	N/A
Document #:	54109921 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/06/2022		
Document Type:			

Legal Description:
Abbreviated Description: 49TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	08/26/2022	Sales Price:	N/A
Document #:	54089913 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	09/17/2019	Sales Price:	N/A
Document #:	53566434 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/16/2019		
Document Type:			

Legal Description:
Abbreviated Description: 49TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	05/16/2019	Sales Price:	N/A
Document #:	53513641 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/05/2019		
Document Type:			

Legal Description:
District: WARD 49
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	04/17/2019	Sales Price:	N/A
Document #:	53501859 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/05/2019		
Document Type:			

Legal Description:
District: WARD 49
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/14/2018	Sales Price:	$25,000
Document #:	53338456 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/22/2008	Loan Amount:	N/A
Document #:	52005756 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	VAR

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	05/20/2004	Sales Price:	N/A
Document #:	50931393 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/30/2004		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,239,500	Median # of Bedrooms	3
Median Lot Size	1,219 SF	Median # of Baths	1
Median Living Area	1,362 SF	Median Year Built	1935
Price Range - 2 Yrs	$66,000 to $270,000	Age Range	86 years to 96 years
Median Value	$145,000	Median Age	91 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**4560 N 13TH ST** **PHILADELPHIA, PA 19140-1204**	06/17/2026	$159,800	$104	1524	7/4/1	1935	1,164 SF	
		APN: 49-1-5099-00 Document #: 54564971 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:49TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.1Mi.	**4524 N CAMAC ST** **PHILADELPHIA, PA 19140-1208**	06/01/2026	$95,000	$85	1110	6/3/1	1935	1,217 SF	
		APN: 49-1-4823-00 Document #: 54558252 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:49TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.12Mi.	**4527 N CAMAC ST** **PHILADELPHIA, PA 19140-1207**	04/23/2026	$76,000	$66	1140	6/3/1	1935	1,217 SF	
		APN: 49-1-4680-00 Document #: 54544420 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:49TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.09Mi.	**4619 N 13TH ST** **PHILADELPHIA, PA 19140-1229**	03/23/2026	$99,900	$76	1306	6/3/1	1935	1,289 SF	
		APN: 49-1-4988-00 Document #: 54532632 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.08Mi.	**4605 N 13TH ST** **PHILADELPHIA, PA 19140-1229**	12/10/2025	$264,900	$202	1306	6/3/2	1935	1,289 SF	
		APN: 49-1-4981-00 Document #: 54498843 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:49TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.15Mi.	**4647 N CAMAC ST** **PHILADELPHIA, PA 19140-1231**	11/24/2025	$165,000	$137	1202	6/3/1	1940	1,213 SF	

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APN: 49-1-4721-00 Document #: 54493403
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:49TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

7	.13Mi.	**4555 N 15TH ST** **PHILADELPHIA, PA 19140-1101**	11/14/2025	$95,000	$65	1454	6/3/1	1940	1,219 SF

APN: 13-2-0439-00 Document #: 54490431
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

8	.13Mi.	**4621 N CAMAC ST** **PHILADELPHIA, PA 19140-1231**	10/01/2025	$66,000	$54	1202	6/3/1	1940	1,213 SF

APN: 49-1-4708-00 Document #: 54474007
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

9	.11Mi.	**4652 N 13TH ST** **PHILADELPHIA, PA 19140-1230**	09/11/2025	$145,000	$104	1390	6/3/1	1935	2,159 SF

APN: 49-1-5127-00 Document #: 54466794
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:49TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

10	.17Mi.	**1310 W MENTOR ST** **PHILADELPHIA, PA 19141-2604**	09/03/2025	$175,000	$128	1362	6/3/1	1935	1,437 SF

APN: 49-1-0734-00 Document #: 54463436
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

11	.09Mi.	**4525 N 13TH ST** **PHILADELPHIA, PA 19140-1203**	08/25/2025	$192,900	$136	1410	6/3/1	1935	1,260 SF

APN: 49-1-4960-00 Document #: 54460214
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:49TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

12	.1Mi.	**1322 W WINGOHOCKING ST** **PHILADELPHIA, PA 19140-1254**	06/30/2025	$270,000	$155	1733	/4/1	1935	1,092 SF

APN: 49-1-0042-00 Document #: 54439988
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

13	.09Mi.	**4515 N 13TH ST** **PHILADELPHIA, PA 19140-1203**	04/21/2025	$135,000	$95	1410	6/4/2	1935	1,260 SF

APN: 49-1-4955-00 Document #: 54414041
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:49TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

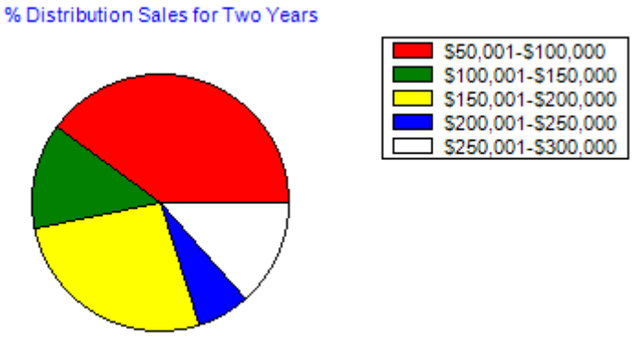
14	.09Mi.	**4523 N 13TH ST** **PHILADELPHIA, PA 19140-1203**	03/06/2025	$210,000	$148	1410	6/4/3	1935	1,260 SF

APN: 49-1-4959-00 Document #: 54399019
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:49TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

15	.19Mi.	**1427 W WYOMING AVE** **PHILADELPHIA, PA 19140-1129**	01/23/2025	$90,000	$66	1356	6/3/1	1930	1,143 SF

APN: 13-2-3884-00 Document #: 54385588
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: District: 9 Abbreviated Description: District:9 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.

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.	**4532 OLD YORK RD**	**10/17/2022**	$159,800	$159,800	1,756	7/4/1	1935	1,271 SF	
.01Mi.	**4536 OLD YORK RD**	**04/10/2019**	$159,800	$159,800	1,756	7/4/1	1935	1,271 SF	
.01Mi.	**4526 OLD YORK RD**	**10/14/2008**	$159,800	$159,800	1,756	7/4/1	1935	1,271 SF	
.01Mi.	**4524 OLD YORK RD**	**03/06/1978**	$99,500	$99,500	1,756	7/4/1	1935	1,271 SF	
.01Mi.	**4522 OLD YORK RD**	**09/17/2008**	$159,800	$159,800	1,756	7/4/1	1935	1,271 SF	
.02Mi.	**4520 OLD YORK RD**	**01/09/2003**	$159,800	$159,800	1,756	7/4/1	1935	1,271 SF	
.02Mi.	**4516 OLD YORK RD**	**10/04/1993**	$159,800	$159,800	1,756	7/4/1	1935	1,271 SF	
.03Mi.	**4512 OLD YORK RD**	**01/22/1997**	$159,800	$159,800	1,756	7/4/1	1935	1,271 SF	
.03Mi.	**4510 OLD YORK RD**	**08/29/1972**	$159,800	$159,800	1,756	7/4/1	1935	1,271 SF	
.04Mi.	**4508 OLD YORK RD**	**02/12/2007**	$159,800	$159,800	1,756	7/4/1	1935	1,271 SF	
.04Mi.	**4506 OLD YORK RD**	**07/24/2017**	$159,800	$159,800	1,756	7/4/1	1935	1,248 SF	
.04Mi.	**4504 OLD YORK RD**	**01/30/2007**	$161,000	$161,000	1,560	7/4/1	1935	1,380 SF	
.05Mi.	**4502 OLD YORK RD**	**07/09/2009**	$68,000	$68,000	1,560	7/4/1	1935	920 SF	
.05Mi.	**4552 N 13TH ST**	**02/24/1978**	$146,800	$146,800	1,512	7/4/1	1935	1,164 SF	
.05Mi.	**4554 N 13TH ST**	**06/17/2008**	$143,700	$143,700	1,380	6/3/1	1935	1,164 SF	
.05Mi.	**4556 N 13TH ST**	**06/27/2018**	$143,700	$143,700	1,428	6/3/1	1935	1,164 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+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.22Mi.	**Jay Cooke School**	C+	Public	KG - 8

Number of Students: 369
Student-Teacher Ratio: 8.89

Flood Report

The Subject Property of **4532 OLD YORK RD, PHILADELPHIA, PA 19140-1210** 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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