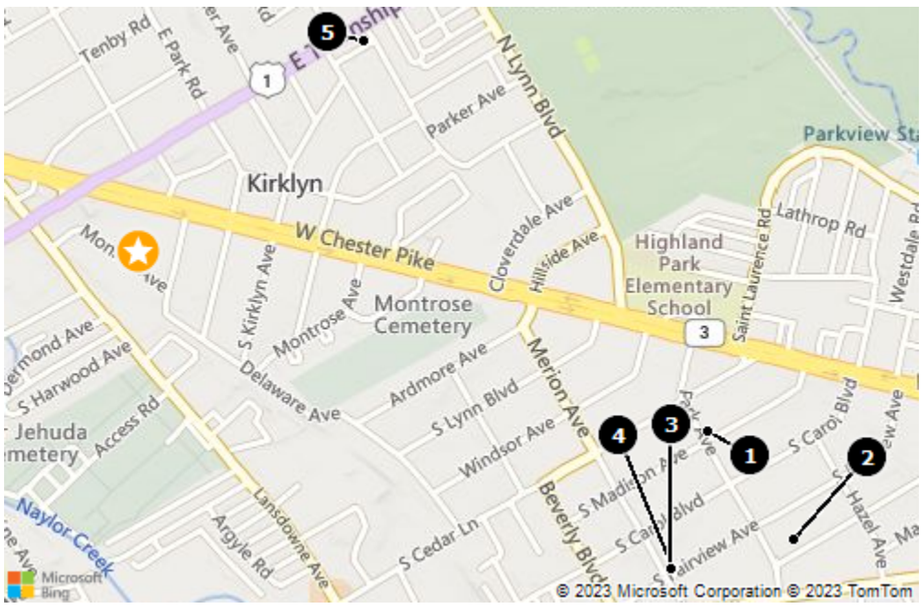
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SiteX™ Report

OrderID: 89988745

SiteX Property Information Report



Subject Property Location

8525 MONROE AVE, UPPER DARBY, PA 19082-5415

County:	**DELAWARE PA**	Census Tract:	420454006.002007
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	16-08-02137-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$273,000**	FSD:	27
Value Range:	$199,290 - $346,710	Confidence Score:	73

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2020	Tax Rate Code Area:	
Assd Land Value:	$39,160	Market Land Value:		Tax Year:	2023
Assd Improvement:	$118,920	Market Improvment Value:		Total Taxable Value:	$6,539
Total Assessed Value:	$158,080	Total Assessor Market Value:	$158,080	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 16 Map Ref: 16-06 -491-000
City/Muni/Twp: DARBY TWP. U

Property Characteristics

Lot Size:	3,951 SF	Bedrooms:	4	Pool:	
Building Area:	2626 SF	Baths:	2	Fireplace:	
Year Built:	1935	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Stucco
Number of Units:	2	Garage Type:		Heating:	Central
Number of Stories:	2+AB	Number of Cars:		A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/09/2001	Sales Price:	$78,000
Document #:	BK-PG 2273 -633	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 16 Map Ref: 16-06 -491-000
City/Muni/Twp: DARBY TWP. U

Prior Transfer

Recording Date:	10/07/2001	Sales Price:	$78,000
Document #:	2001622206 BK-PG 02273-0633	Type of Sale:	Full Amount on Deed
Contract Date:	09/14/2001		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: UPPER DARBY

Area Sales Analysis

Total Area Sales	$1,224,900	Median # of Bedrooms	4
Median Lot Size	2,191 SF	Median # of Baths	2
Median Living Area	1,664 SF	Median Year Built	1926
Price Range - 2 Yrs	$189,900 to $365,000	Age Range	73 years to 113 years
Median Value	$220,000	Median Age	97 years

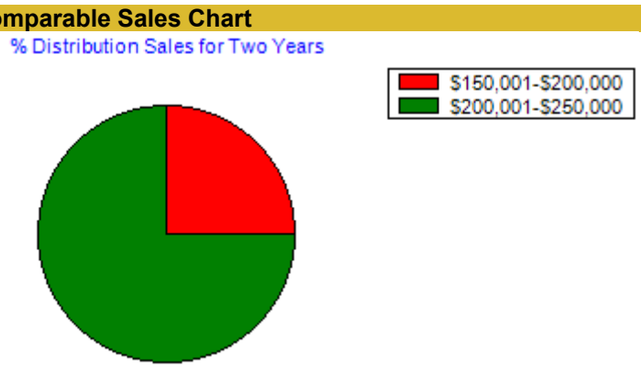
SiteX™ Report

OrderID: 89988745

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.74Mi.	**64 S MADISON AVE** **UPPER DARBY, PA 19082-2819**	12/20/2022	$365,000	$122	2973	8/4/2	1915	7,209 SF	
		APN: 16-07-00577-00 Document #: 2022063470 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 143&144 Subdivision: HIGHLAND PARK MapRef: MB L-7 PG 620 Abbreviated Description: Lot:143&144 Subdivision:HIGHLAND PARK Map Ref:MB L-7 PG 620City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
2	.89Mi.	**136 S PENNOCK AVE** **UPPER DARBY, PA 19082-2922**	07/29/2022	$230,000	$123	1869	9/4/2	1926	6,011 SF	
		APN: 16-07-00692-00 Document #: 2022042013 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 577&578 Subdivision: HIGHLAND PARK MapRef: MB L-17 PG 620 Abbreviated Description: Lot:577&578 Subdivision:HIGHLAND PARK Map Ref:MB L-17 PG 620City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
3	.76Mi.	**244 S FAIRVIEW AVE** **UPPER DARBY, PA 19082-2918**	07/26/2022	$220,000	$132	1664	8/4/2	1935	2,091 SF	
		APN: 16-07-00417-00 Document #: 2022041279 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 244 Subdivision: SOUTH FAIRVIEW AVENUE Abbreviated Description: Lot:244 Subdivision:SOUTH FAIRVIEW AVENUE City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
4	.76Mi.	**242 S FAIRVIEW AVE** **UPPER DARBY, PA 19082-2918**	07/26/2022	$220,000	$132	1664	8/4/2	1910	2,178 SF	
		APN: 16-07-00416-00 Document #: 2022041281 Document Type: Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 411 MapRef: MB 7 PG 620 Abbreviated Description: Lot:411 Map Ref:MB 7 PG 620City/Muni/Twp:UPPER DARBY City/Muni/Twp: UPPER DARBY								
5	.38Mi.	**261 E TOWNSHIP LINE RD** **UPPER DARBY, PA 19082-1033**	06/27/2022	$189,900	$135	1400	7/3/2	1950	2,191 SF	
		APN: 16-08-02655-00 Document #: 2022035598 Document Type: Special Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 11 Abbreviated Description: Lot:11 City/Muni/Twp:UPPER DARBY TOWNSHIP City/Muni/Twp: UPPER DARBY TOWNSHIP								

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.	**8525 MONROE AVE**	**10/09/2001**	$158,080	$158,080	2,626	9/4/2	1935	3,951 SF	
.01Mi.	**8523 MONROE AVE**	**09/20/2021**	$135,060	$135,060	1,844	9/4/2	1910	4,731 SF	
.01Mi.	**8521 MONROE AVE**	**07/12/1995**	$139,890	$139,890	1,600	8/4/2	1950	4,822 SF	
.05Mi.	**9218 W CHESTER PIKE**	**11/30/2021**	$123,790	$123,790	1,606	9/2/2	1920	2,548 SF	
.05Mi.	**9224 W CHESTER PIKE**	**01/05/1987**	$123,910	$123,910	1,681	6/3/2	1920	3,250 SF	
.05Mi.	**6 S HARWOOD AVE**	**10/17/2016**	$137,780	$137,780	1,774	10/4/2	1950	4,408 SF	
.05Mi.	**9226 W CHESTER PIKE**	**01/27/2020**	$145,000	$145,000	1,888	8/4/2	1920	20,282 SF	
.05Mi.	**9214 W CHESTER PIKE**	**10/27/2020**	$116,210	$116,210	1,419	6/2/2	1920	2,082 SF	
.05Mi.	**9212 W CHESTER PIKE**	**02/11/2016**	$119,660	$119,660	1,563	8/3/2	1920	2,139 SF	
.06Mi.	**8504 MONROE AVE**	**09/05/2019**	$130,630	$130,630	1,470	6/2/2	1915	2,940 SF	
.06Mi.	**21 S HARWOOD AVE**	**01/19/2022**	$167,060	$167,060	3,041	8/4/2	1920	5,841 SF	
.08Mi.	**9136 W CHESTER PIKE**	**03/07/2022**	$191,040	$191,040	2,380	10/4/2	1925	4,918 SF	
.1Mi.	**17 W TOWNSHIP LINE RD**	**06/21/1988**	$109,850	$109,850	1,435	10/4/2	1920	4,678 SF	
.11Mi.	**19 W TOWNSHIP LINE RD**	**06/21/1988**	$109,890	$109,890	1,435	10/4/2	1920	4,600 SF	
.16Mi.	**90 S BRIGHTON AVE**	**09/19/2003**	$124,980	$124,980	1,152	6/3/2	1940	2,052 SF	
.21Mi.	**2268 DERMOND AVE**	**05/13/2020**	$128,720	$128,720	1,470	7/2/2	1949	3,141 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	44%

SiteX™ Report

OrderID: 89988745

Demographics & Income

Median Age:	34.1 years old	Households:	14,620
Median Household Income:	$55,144	Households w/Family:	67%
Household Income Per Capita:	$27,497	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Upper Darby School District	Students:	12,420
Number of Schools:	14	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.93Mi.	**Upper Darby Kdg Center** Number of Students: 391 Student-Teacher Ratio: 18.62	NA	Public	KG - KG
0.63Mi.	**Highland Park Elementary School** Number of Students: 752 Student-Teacher Ratio: 15.59	D+	Public	1 - 5
0.86Mi.	**Upper Darby High School** Number of Students: 3,855 Student-Teacher Ratio: 16.33 Advanced Placement: Yes	C+	Public	9 - 12
1.42Mi.	**Beverly Hills Middle School** Number of Students: 1,585 Student-Teacher Ratio: 15.53	C+	Public	6 - 8

Flood Report

The Subject Property of **8525 MONROE AVE, UPPER DARBY, PA 19082-5415** 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	119%	HIGHER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	122%	HIGHER
OVERALL	123%	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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Data deemed reliable, but not guaranteed.
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