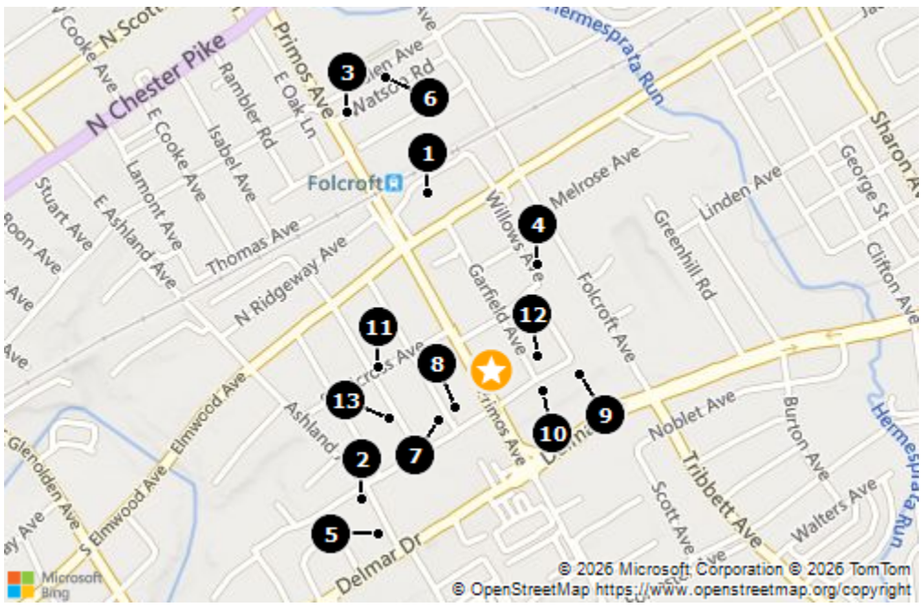
ICE SiteX Report

OrderID: 98328635

SiteX Property Information Report



Subject Property Location

519 PRIMOS AVE, FOLCROFT, PA 19032-1322

County:	**DELAWARE PA**	Census Tract:	420454034.012004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	20-00-01204-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$195,000**	FSD:	35	Common Confidence Score:	19
Value Range:	$126,750 - $263,250	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$25,130	Market Land Value:		Tax Year:	2026
Assd Improvement:	$67,700	Market Improvment Value:		Total Taxable Value:	$4,077
Total Assessed Value:	$92,830	Total Assessor Market Value:	$92,830	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 20 Map Ref: 20-04 -249:000
City/Muni/Twp: FOLCROFT BORO

Property Characteristics

Lot Size:	3,354 SF	Bedrooms:	3	Pool:	
Building Area:	1296 SF	Baths:	1	Fireplace:	
Year Built:	1935	Partial Baths:		Type Const:	Stone
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/30/2025	Sales Price:	$205,214
Document #:	2025040214 BK-PG 6854-5736	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/25/2022	Sales Price:	$209,000
Document #:	2022046659 BK-PG 6854-5731	Type of Sale:	Full Amount on Deed
Contract Date:	08/24/2022		
Document Type:			
Legal Description:			
City/Muni/Twp: FOLCROFT			

Prior Transfer

Recording Date:	08/25/2022	Sales Price:	$209,000
Document #:	BK-PG 6854 -5731	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: 20 Map Ref: 20-04 -249:000			
City/Muni/Twp: FOLCROFT BORO			

Prior Transfer

Recording Date:	02/01/2022	Sales Price:	$100,000

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Document #:	2022007746 BK-PG 6797-2010	Type of Sale:	Full Amount on Deed
Contract Date:	01/26/2022		
Document Type:			
Legal Description:			
City/Muni/Twp: FOLCROFT			

Prior Transfer

Recording Date:	10/02/2017	Sales Price:	$11,600
Document #:	2017052966 BK-PG 05742-1343	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/10/2015	Loan Amount:	N/A
Document #:	2015068240 BK-PG 05742-1343	Loan Type:	Unknown
TD Due Date:	11/03/2030	Type Finance:	
Legal Description:			
City/Muni/Twp: FOLCROFT			

Area Sales Analysis

Total Area Sales	$3,149,278	Median # of Bedrooms	3
Median Lot Size	4,704 SF	Median # of Baths	1
Median Living Area	1,245 SF	Median Year Built	1940
Price Range - 2 Yrs	$118,180 to $400,000	Age Range	22 years to 116 years
Median Value	$242,000	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**1543 BALTIMORE AVE** **FOLCROFT, PA 19032-1104**	07/17/2026	$118,180	$113	1045	5/2/1	1920	7,144 SF	
		APN: 20-00-00075-00 Document #: 2026025208 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FOLCROFT City/Muni/Twp: FOLCROFT								
2	.23Mi.	**602 ASHLAND AVE** **FOLCROFT, PA 19032-1404**	06/02/2026	$242,000	$204	1186	6/3/1	1946	6,578 SF	
		APN: 20-00-00052-00 Document #: 2026020556 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FOLCROFT City/Muni/Twp: FOLCROFT								
3	.38Mi.	**205 PRIMOS AVE** **FOLCROFT, PA 19032-1117**	05/21/2026	$195,000	$94	2059	7/4/1	1920	5,401 SF	
		APN: 20-00-01192-00 Document #: 2026019122 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FOLCROFT City/Muni/Twp: FOLCROFT								
4	.14Mi.	**435 WILLOWS AVE** **FOLCROFT, PA 19032-1331**	05/05/2026	$400,000	$180	2216	5/4/3	2004	4,278 SF	
		APN: 20-00-01584-50 Document #: 2026016578 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: J Subdivision: M C BUILDERS LLC MapRef: VOL 24 PG 288 Abbreviated Description: Lot:J Subdivision:M C BUILDERS LLC Map Ref:VOL 24 PG 288City/Muni/Twp:FOLCROFT City/Muni/Twp: FOLCROFT								
5	.25Mi.	**620 ASHLAND AVE** **FOLCROFT, PA 19032-1404**	02/24/2026	$325,000	$200	1620	6/3/1	1940	6,316 SF	
		APN: 20-00-00057-00 Document #: 2026006776 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FOLCROFT City/Muni/Twp: FOLCROFT								
6	.38Mi.	**1543 GLEN AVE** **FOLCROFT, PA 19032-1116**	12/03/2025	$220,000	$176	1245	6/3/1	1925	1,699 SF	
		APN: 20-00-00885-00 Document #: 2025045355 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FOLEROFT City/Muni/Twp: FOLEROFT								
7	.09Mi.	**536 CROTZER AVE** **FOLCROFT, PA 19032-1213**	12/02/2025	$230,000	$213	1076	5/2/1	1952	3,354 SF	
		APN: 20-00-00421-00 Document #: 2025044852 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 101 Abbreviated Description: Lot:101 City/Muni/Twp:FOLCROFT City/Muni/Twp: FOLCROFT								
8	.06Mi.	**533 CROTZER AVE** **FOLCROFT, PA 19032-1214**	11/18/2025	$259,900	$200	1295	6/3/2	1981	4,051 SF	
		APN: 20-00-00399-02 Document #: 2025043305 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FOLCROFT City/Muni/Twp: FOLCROFT								
9	.11Mi.	**1531 WARWICK AVE** **FOLCROFT, PA 19032-1328**	09/08/2025	$270,000	$192	1404	7/4/1	1962	13,416 SF	
		APN: 20-00-01585-13 Document #: 2025032725 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Abbreviated Description: Lot:19								
10	.08Mi.	**1551 WARWICK AVE** **FOLCROFT, PA 19032-1328**	08/19/2025	$275,000	$232	1184	6/3/1	1962	4,704 SF	
		APN: 20-00-01585-21 Document #: 2025030026 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Abbreviated Description: Lot:27 City/Muni/Twp:FOLCROFT City/Muni/Twp: FOLCROFT								
11	.14Mi.	**439 CHARMONT AVE** **FOLCROFT, PA 19032-1207**	07/29/2025	$230,000	$171	1343	6/3/1	1910	2,831 SF	
		APN: 20-00-00289-00 Document #: 2025026841								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 241 Abbreviated Description: Lot:241

12	.06Mi.	**525 GARFIELD AVE** **FOLCROFT, PA 19032-1321**	07/18/2025	$134,198	$120	1118	6/3/1	1925	3,006 SF

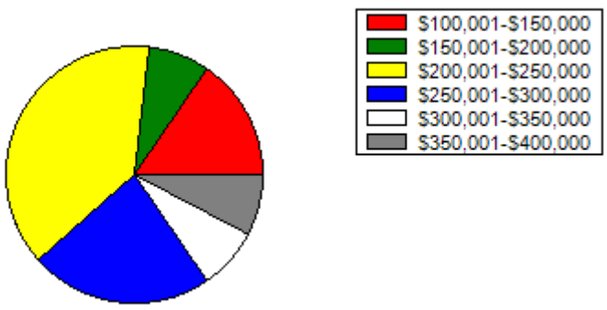
APN: 20-00-00840-00 Document #: 2025025619
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: MapRef: VOL 4062 PG 1967 Abbreviated Description: Map Ref:VOL 4062 PG 1967

13	.14Mi.	**522 CHARMONT AVE** **FOLCROFT, PA 19032-1208**	07/14/2025	$250,000	$220	1136	6/3/1	1920	6,011 SF

APN: 20-00-00321-00 Document #: 2025024793
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 61&62 Subdivision: WARWICK Abbreviated Description: Lot:61&62 Subdivision:WARWICK

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.

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.	**519 PRIMOS AVE**	**08/25/2022**	$92,830	$92,830	1,296	6/3/1	1935	3,354 SF	
0Mi.	**521 PRIMOS AVE**	**07/02/1974**	$89,170	$89,170	1,212	6/3/1	1935	3,267 SF	
0Mi.	**517 PRIMOS AVE**	**07/19/2011**	$91,630	$91,630	1,276	6/3/1	1935	3,615 SF	
.01Mi.	**515 PRIMOS AVE**	**05/03/1995**	$90,630	$90,630	1,276	6/3/1	1935	3,615 SF	
.01Mi.	**523 PRIMOS AVE**	**03/28/2024**	$88,770	$88,770	1,212	6/3/1	1935	3,223 SF	
.01Mi.	**513 PRIMOS AVE**	**01/10/2012**	$90,900	$90,900	1,212	6/3/1	1935	3,528 SF	
.01Mi.	**525 PRIMOS AVE**	**07/11/2013**	$100,130	$100,130	1,408	6/3/1	1935	3,136 SF	
.02Mi.	**527 PRIMOS AVE**	**12/07/2001**	$109,710	$109,710	1,408	6/3/1	1935	3,136 SF	
.02Mi.	**511 PRIMOS AVE**	**12/07/2018**	$90,570	$90,570	1,276	6/3/1	1935	3,572 SF	
.02Mi.	**529 PRIMOS AVE**	**02/17/2021**	$100,340	$100,340	1,408	6/3/1	1935	3,267 SF	
.02Mi.	**509 PRIMOS AVE**	**12/01/2018**	$98,970	$98,970	1,400	6/3/1	1935	3,615 SF	
.03Mi.	**516 GARFIELD AVE**	**06/12/2013**	$90,880	$90,880	1,400	6/3/1	1925	3,528 SF	
.03Mi.	**518 GARFIELD AVE**	**01/30/2018**	$125,340	$125,340	1,400	6/3/2	1925	3,572 SF	
.03Mi.	**514 GARFIELD AVE**	**05/11/2022**	$110,800	$110,800	1,400	7/3/1	1925	3,485 SF	
.03Mi.	**520 GARFIELD AVE**	**04/03/2019**	$90,930	$90,930	1,400	6/3/1	1925	3,528 SF	
.03Mi.	**512 GARFIELD AVE**	**07/11/2022**	$94,640	$94,640	1,400	6/3/1	1925	3,572 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	33.3 years old	Households:	2,465
Median Household Income:	$63,368	Households w/Family:	64%
Household Income Per Capita:	$26,975	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Southeast Delco School District	Students:	3,855
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.42Mi.	**Kindergarten Center**	NA	Public	KG - KG
Number of Students: 222 Student-Teacher Ratio: 10.47				
0.89Mi.	**Academy Park High School**	D	Public	9 - 12

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Number of Students: 1,194
Student-Teacher Ratio: 14.74
Advanced Placement: Yes

0.53Mi. **Delcroft School** C+ Public 1 - 8
Number of Students: 554
Student-Teacher Ratio: 12.97

Flood Report

The Subject Property of **519 PRIMOS AVE, FOLCROFT, PA 19032-1322** 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	126%	HIGHER
BURGLARY	153%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	63%	NOTABLY LOWER
FORCIBLE RAPE	42%	SIGNIFICANTLY LOWER
MURDER	96%	SIMILAR
OVERALL	102%	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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