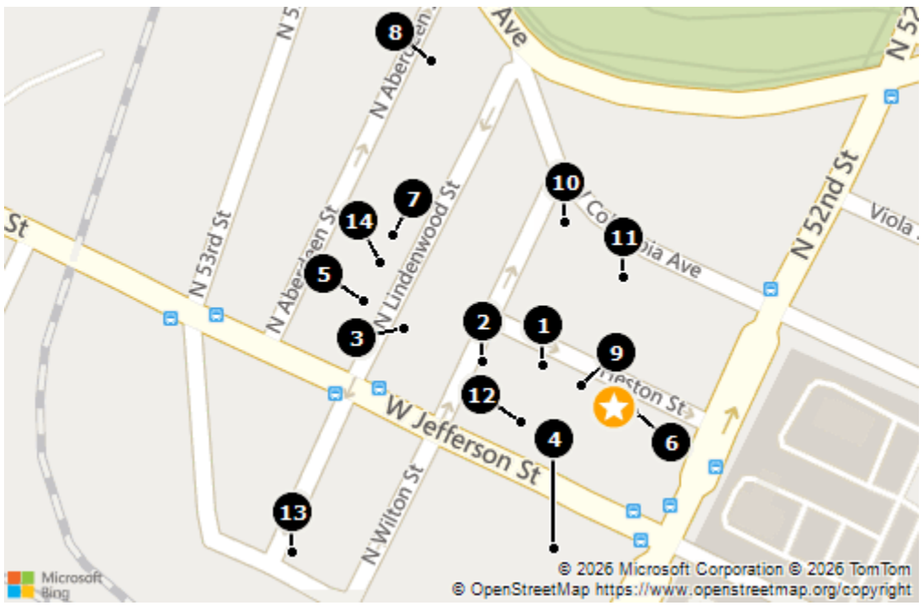
ICE SiteX Report

OrderID: 98162041

SiteX Property Information Report



Subject Property Location

5214 HESTON ST, PHILADELPHIA, PA 19131-3616

County:	**PHILADELPHIA PA**	Census Tract:	421010119.003005
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	52-1-0366-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$187,000**	FSD:	41	Common Confidence Score:	17
Value Range:	$110,330 - $263,670	ICE Confidence Score:	59		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$26,680	Market Land Value:	$26,680	Tax Year:	2025
Assd Improvement:	$106,720	Market Improvment Value:	$106,720	Total Taxable Value:	$1,867
Total Assessed Value:	$133,400	Total Assessor Market Value:	$133,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #52 Map Ref: 059N060112
Abbreviated Description: 112' W 52ND ST

Property Characteristics

Lot Size:	1,155 SF	Bedrooms:	3	Pool:	
Building Area:	1178 SF	Baths:	1	Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:		Basement:	Unfinished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/16/2025	Sales Price:	$109,600
Document #:	54434689 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/16/2022	Sales Price:	$97,206
Document #:	54085753 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/11/2022	Sales Price:	$137,000
Document #:	54083343 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: WARD #52 Map Ref: 059N060112			
Abbreviated Description: 112' W 52ND ST			

Prior Transfer

Recording Date:	08/11/2022	Sales Price:	$137,000
Document #:	54083343 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/26/2022		

ICE SiteX Report

OrderID: 98162041

Document Type:
Legal Description:
Abbreviated Description: 52ND WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	05/07/2019	Sales Price:	$99,000
Document #:	53509195 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/27/2019		
Document Type:			

Legal Description:
District: WARD 52
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/15/2016	Sales Price:	$4,100
Document #:	53012287 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/20/2015		
Document Type:			

Legal Description:
District: WARD 52
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	05/30/2007	Sales Price:	$8,100
Document #:	51701764 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/23/2007		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$1,798,900	Median # of Bedrooms	3
Median Lot Size	1,005 SF	Median # of Baths	1
Median Living Area	1,095 SF	Median Year Built	1925
Price Range - 2 Yrs	$65,000 to $289,900	Age Range	101 years to 106 years
Median Value	$105,000	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**5232 HESTON ST** **PHILADELPHIA, PA 19131-3616**	06/23/2026	$100,000	$95	1052	6/3/1	1925	1,129 SF	
		APN: 52-1-0375-00 Document #: 54566422 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.04Mi.	**1711 N WILTON ST** **PHILADELPHIA, PA 19131-3620**	05/12/2026	$120,000	$111	1080	6/3/1	1925	825 SF	
		APN: 52-1-3091-00 Document #: 54551003 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.07Mi.	**1711 N LINDENWOOD ST** **PHILADELPHIA, PA 19131-3617**	03/30/2026	$177,000	$190	930	6/3/1	1925	750 SF	
		APN: 52-1-3159-10 Document #: 54535140 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.05Mi.	**5214 W JEFFERSON ST** **PHILADELPHIA, PA 19131-3604**	03/30/2026	$289,900	$171	1690	7/4/1	1925	1,920 SF	
		APN: 52-1-0258-00 Document #: 54535137 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.08Mi.	**1712 N LINDENWOOD ST** **PHILADELPHIA, PA 19131-3618**	01/12/2026	$95,000	$89	1066	6/3/1	1925	834 SF	
		APN: 52-1-3199-00 Document #: 54509133 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.01Mi.	**5210 HESTON ST** **PHILADELPHIA, PA 19131-3616**	10/29/2025	$120,000	$103	1154	6/3/1	1925	752 SF	
		APN: 52-1-0364-00 Document #: 54484574 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.09Mi.	**1726 N LINDENWOOD ST** **PHILADELPHIA, PA 19131-3618**	10/10/2025	$99,500	$127	780	6/3/1	1925	834 SF	
		APN: 52-1-3206-00 Document #: 54477771 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.14Mi.	**1766 N ABERDEEN ST** **PHILADELPHIA, PA 19131-3613**	10/09/2025	$200,000	$190	1048	6/2/1	1925	1,368 SF	
		APN: 52-1-3285-00 Document #: 54477296 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.01Mi.	**5222 HESTON ST** **PHILADELPHIA, PA 19131-3616**	09/22/2025	$65,000	$58	1110	6/3/1	1925	1,155 SF	
		APN: 52-1-0370-00 Document #: 54470237								

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OrderID: 98162041

Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

10	.06Mi.	**1747 N WILTON ST** **PHILADELPHIA, PA 19131-3636**	09/17/2025	$110,000	$90	1212	6/3/1	1925	1,673 SF

APN: 52-1-3107-00 Document #: 54468996
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

11	.04Mi.	**5222 W COLUMBIA AVE** **PHILADELPHIA, PA 19131-3614**	08/20/2025	$177,000	$123	1428	//	1925	1,275 SF

APN: 52-1-0519-00 Document #: 54458917
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

12	.03Mi.	**5229 W JEFFERSON ST** **PHILADELPHIA, PA 19131-3603**	08/01/2025	$85,000	$57	1472	6/3/1	1920	1,232 SF

APN: 52-1-0318-00 Document #: 54451990
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:52TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

13	.11Mi.	**1655 N LINDENWOOD ST** **PHILADELPHIA, PA 19131-3605**	06/18/2025	$72,500	$64	1120	6/3/1	1925	880 SF

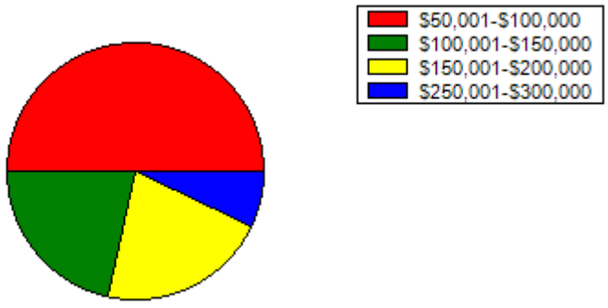
APN: 52-1-3146-00 Document #: 54435408
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

14	.09Mi.	**1720 N LINDENWOOD ST** **PHILADELPHIA, PA 19131-3618**	05/07/2025	$88,000	$82	1066	6/3/1	1925	834 SF

APN: 52-1-3203-00 Document #: 54420177
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: 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.

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.	**5214 HESTON ST**	**08/11/2022**	$133,400	$133,400	1,178	6/3/1	1925	1,155 SF	
0Mi.	**5216 HESTON ST**	**11/17/2022**	$207,600	$207,600	1,110	6/3/1	1925	1,155 SF	
0Mi.	**5212 HESTON ST**	**11/17/2000**	$114,300	$114,300	1,191	6/3/1	1925	791 SF	
.01Mi.	**5218 HESTON ST**	**07/31/2008**	$70,900	$70,900	1,110	6/3/1	1925	1,155 SF	
.01Mi.	**5210 HESTON ST**	**07/19/2016**	$49,800	$49,800	1,154	6/3/1	1925	752 SF	
.01Mi.	**5220 HESTON ST**	**06/27/1996**	$120,600	$120,600	1,110	6/3/1	1925	1,155 SF	
.01Mi.	**5208 HESTON ST**	**10/20/2008**	$147,000	$147,000	1,066	6/3/1	1925	752 SF	
.01Mi.	**5222 HESTON ST**	**09/22/2025**	$120,600	$120,600	1,110	6/3/1	1925	1,155 SF	
.01Mi.	**5224 HESTON ST**	**05/05/2006**	$119,700	$119,700	1,090	6/3/1	1925	1,129 SF	
.02Mi.	**5213 W JEFFERSON ST**	**07/27/2023**	$237,900	$237,900	1,476	4/3/2	1925	1,155 SF	
.02Mi.	**5215 W JEFFERSON ST**	**07/19/1996**	$138,200	$138,200	1,476	4/2/1	1925	1,155 SF	
.02Mi.	**5217 W JEFFERSON ST**	**03/02/1956**	$138,200	$138,200	1,476	4/2/1	1925	1,203 SF	
.02Mi.	**5211 W JEFFERSON ST**	**02/17/2015**	$121,300	$121,300	1,308	4/3/1	1925	780 SF	
.02Mi.	**5209 W JEFFERSON ST**	**03/24/1992**	$117,300	$117,300	1,200	6/3/1	1925	780 SF	
.02Mi.	**5230 HESTON ST**	**08/04/2011**	$167,000	$167,000	1,172	6/3/1	1925	1,129 SF	
.02Mi.	**5223 HESTON ST**	**05/24/2021**	$54,500	$54,500	1,154	6/3/1	1925	1,126 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	40%

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Demographics & Income

Median Age:	36.7 years old	Households:	18,076
Median Household Income:	$50,790	Households w/Family:	50%
Household Income Per Capita:	$31,640	Households w/Family Married:	18%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

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
0.68Mi.	**Overbrook High School** Number of Students: 440 Student-Teacher Ratio: 19.3	D	Public	9 - 12
0.25Mi.	**Edward Heston School** Number of Students: 245 Student-Teacher Ratio: 8.18	C	Public	KG - 8

Flood Report

The Subject Property of **5214 HESTON ST, PHILADELPHIA, PA 19131-3616** 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	124%	HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	121%	HIGHER
MURDER	108%	SIMILAR
OVERALL	125%	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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