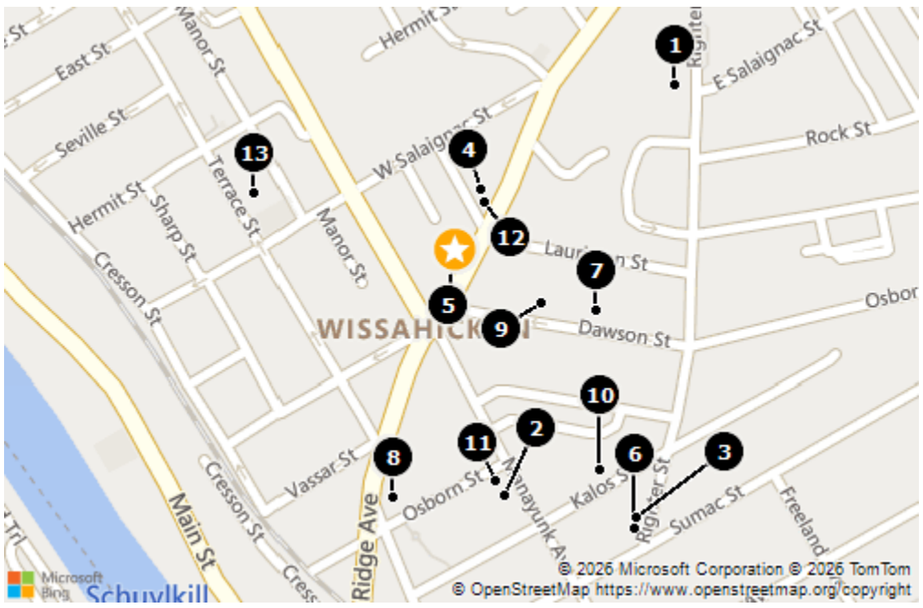
ICE SiteX Report

OrderID: 98130650

SiteX Property Information Report



Subject Property Location

5248 RIDGE AVE, PHILADELPHIA, PA 19128-3712

County:	**PHILADELPHIA PA**	Census Tract:	421010209.001002
Property Use:	Single Family Residential	Zoning:	RSA5
Parcel Number:	21-2-2145-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$338,000**	FSD:	26	Common Confidence Score:	26
Value Range:	$250,120 - $425,880	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$58,060	Market Land Value:	$58,060	Tax Year:	2025
Assd Improvement:	$232,240	Market Improvment Value:	$232,240	Total Taxable Value:	$4,064
Total Assessed Value:	$290,300	Total Assessor Market Value:	$290,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #21 Map Ref: 091N100067
Abbreviated Description: 213'8 3/8 N MANAYUNK

Property Characteristics

Lot Size:	1,211 SF	Bedrooms:	3	Pool:	
Building Area:	1280 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:		Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Unfinished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/20/2022	Sales Price:	$223,870
Document #:	54073106 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/13/2020	Sales Price:	$228,000
Document #:	53702490 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: WARD #21 Map Ref: 091N100067			
Abbreviated Description: 213'8 3/8 N MANAYUNK			

Prior Transfer

Recording Date:	08/13/2020	Sales Price:	$228,000
Document #:	53702490 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/18/2020		
Document Type:			
Legal Description:			
Abbreviated Description: 21ST WARD			
City/Muni/Twp: PHILADELPHIA			

ICE SiteX Report

OrderID: 98130650

Prior Transfer

Recording Date:	09/29/2017	Sales Price:	$174,462
Document #:	53271908 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/25/2017	Sales Price:	$175,000
Document #:	53269366 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/10/2017		
Document Type:			

Legal Description:
District: WARD 21
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	07/06/2012	Sales Price:	$198,350
Document #:	52505408 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/02/2012	Loan Amount:	N/A
Document #:	52503454 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2042	Type Finance:	

Legal Description:
Subdivision: 21 ST WARD
City/Muni/Twp: CITY OF PHILADELPHIA

Prior Transfer

Recording Date:	07/02/2012	Sales Price:	$179,000
Document #:	52503453 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/19/2012		
Document Type:			

Legal Description:
Subdivision: 21ST WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	06/20/2008	Sales Price:	$168,171
Document #:	51925238 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/04/2008	Sales Price:	$208,800
Document #:	51915850 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/17/2008		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	04/13/2005	Sales Price:	$169,500
Document #:	51153672 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/25/2005		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	05/27/2004	Sales Price:	$125,500
Document #:	50935910 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/31/2004		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	09/11/2000	Sales Price:	$57,140
Document #:	50136503 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/28/2000		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	04/19/1996	Sales Price:	$50,000
Document #:	BK-PG 1119-0389	Type of Sale:	Full Amount on Deed
Contract Date:	01/05/1996		
Document Type:			

Legal Description:
Abbreviated Description: SURVEY & PLAN MADE C A SUNDSTROM ESQ
City/Muni/Twp: PHILADELPHIA

ICE SiteX Report

OrderID: 98130650

Area Sales Analysis

Total Area Sales	$7,665,500	Median # of Bedrooms	3
Median Lot Size	1,723 SF	Median # of Baths	1
Median Living Area	1,687 SF	Median Year Built	1930
Price Range - 2 Yrs	$290,000 to $1,500,000	Age Range	12 years to 126 years
Median Value	$457,000	Median Age	96 years

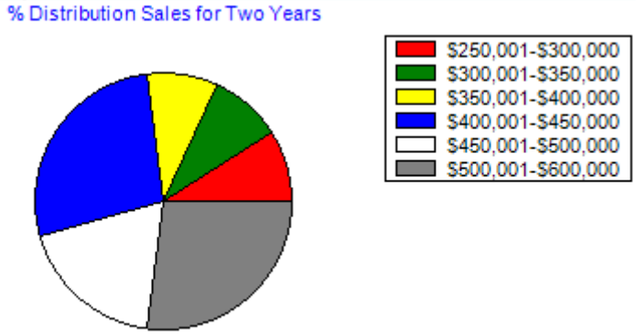
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**508 RIGHTER ST** **PHILADELPHIA, PA 19128-3738**	06/30/2026	$495,000	$247	2000	7/4/2	1900	1,938 SF	
		APN: 21-3-2097-00 Document #: 54569649 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:21ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.15Mi.	**3712 MANAYUNK AVE** **PHILADELPHIA, PA 19128-3834**	06/04/2026	$457,000	$334	1368	6/3/1	1900	1,377 SF	
		APN: 21-3-2040-00 Document #: 54559851 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:21ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.2Mi.	**112 RIGHTER ST** **PHILADELPHIA, PA 19128-5400**	05/26/2026	$1,500,000			//		1,723 SF	
		APN: 21-3-0000-12 Document #: 54556351 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SUMAC COURT Legal Unit: 5 MapRef: DOC 54009125 Abbreviated Description: Subdivision:SUMAC COURT Legal Unit:5 Map Ref:DOC 54009125Abbreviated Description:21ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.04Mi.	**3811 LAURISTON ST** **PHILADELPHIA, PA 19128-5107**	11/24/2025	$515,000	$237	2172	7/3/	2014	1,440 SF	
		APN: 21-2-1472-04 Document #: 54493473 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:21ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	0Mi.	**5246 RIDGE AVE** **PHILADELPHIA, PA 19128-3712**	11/14/2025	$405,000	$337	1200	6/3/1	1925	1,459 SF	
		APN: 21-2-2144-00 Document #: 54490072 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:21ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.2Mi.	**110 RIGHTER ST** **PHILADELPHIA, PA 19128-5400**	11/06/2025	$1,383,000			//		1,453 SF	
		APN: 21-3-0000-11 Document #: 54487263 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SUMAC COURT Legal Unit: 6 Abbreviated Description: Subdivision:SUMAC COURT Legal Unit:6 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.1Mi.	**371 DAWSON ST** **PHILADELPHIA, PA 19128-3702**	10/17/2025	$290,000	$226	1280	6/3/1	1920	1,874 SF	
		APN: 21-3-0579-00 Document #: 54479997 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:21ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.16Mi.	**5193 RIDGE AVE** **PHILADELPHIA, PA 19128-3735**	09/05/2025	$447,500	$210	2125	7/3/2	1930	1,718 SF	
		APN: 21-3-1926-00 Document #: 54464559 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	.06Mi.	**351 DAWSON ST** **PHILADELPHIA, PA 19128-3702**	07/15/2025	$305,000	$238	1280	6/3/1	1920	2,107 SF	
		APN: 21-3-0569-00 Document #: 54445840 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.16Mi.	**165 KALOS ST** **PHILADELPHIA, PA 19128-3831**	07/10/2025	$355,000	$210	1687	7/4/1	1930	2,112 SF	
		APN: 21-3-0359-00 Document #: 54444217 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 98&99 Abbreviated Description: Lot:98&99 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.14Mi.	**134 OSBORN ST** **PHILADELPHIA, PA 19128-3709**	06/23/2025	$416,000	$231	1799	6/3/1	1950	1,620 SF	
		APN: 21-3-0407-00 Document #: 54437012 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:21ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.03Mi.	**3805 LAURISTON ST** **PHILADELPHIA, PA 19128-5107**	05/12/2025	$522,000	$254	2052	7/2/3	2014	1,723 SF	
		APN: 21-2-1472-01 Document #: 54421368 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: PROPOSED CONSOLIDATION & SUBDIVISION Abbreviated Description: Lot:4 Subdivision:PROPOSED CONSOLIDATION & SUBDIVISION Abbreviated Description:21ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.13Mi.	**3867 TERRACE ST** **PHILADELPHIA, PA 19128-5215**	04/10/2025	$575,000	$272	2112	6/3/2	2008	2,398 SF	
		APN: 21-1-2858-50 Document #: 54411496 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 9 Abbreviated Description: District:9 Abbreviated Description:21ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								

ICE SiteX Report

OrderID: 98130650

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.	**5248 RIDGE AVE**	**08/13/2020**	$290,300	$290,300	1,280	6/3/1	1925	1,211 SF	
0Mi.	**5250 RIDGE AVE**	**02/12/2022**	$292,500	$292,500	945	5/2/2	1925	908 SF	
0Mi.	**5246 RIDGE AVE**	**06/09/2025**	$256,200	$256,200	1,200	6/3/1	1925	1,459 SF	
.01Mi.	**5252 RIDGE AVE**	**03/06/2017**	$217,400	$217,400	945	5/2/1	1925	949 SF	
.01Mi.	**3802 LAURISTON ST**	**02/23/2012**	$432,800	$432,800	1,900	6/3/2	2010	1,507 SF	
.02Mi.	**3804 LAURISTON ST**	**09/13/2001**	$298,000	$298,000	1,440	6/3/1	1940	1,519 SF	
.02Mi.	**3813 MANAYUNK AVE**	**03/02/2021**	$331,300	$331,300	1,536	7/3/1	1900	3,002 SF	
.02Mi.	**3815 MANAYUNK AVE**	**08/15/2024**	$347,700	$347,700	1,536	7/3/2	1900	2,978 SF	
.02Mi.	**3817 MANAYUNK AVE**	**12/14/2021**	$341,900	$341,900	1,664	7/3/1	1900	3,038 SF	
.03Mi.	**3819 MANAYUNK AVE**	**10/26/2020**	$350,200	$350,200	1,664	7/3/1	1900	2,915 SF	
.03Mi.	**3821 MANAYUNK AVE**	**01/10/1966**	$350,200	$350,200	1,664	7/4/1	1900	2,923 SF	
.03Mi.	**3823 MANAYUNK AVE**	**01/14/2021**	$413,600	$413,600	1,744	7/4/2	1900	2,928 SF	
.03Mi.	**3825 MANAYUNK AVE**	**06/16/2021**	$357,900	$357,900	1,744	7/4/1	1900	2,910 SF	
.03Mi.	**3805 LAURISTON ST**	**05/12/2025**	$467,800	$467,800	2,052	7/2/3	2014	1,723 SF	
.04Mi.	**3827 MANAYUNK AVE**	**02/25/2021**	$388,700	$388,700	1,744	8/3/2	1900	2,920 SF	
.04Mi.	**3807 LAURISTON ST**	**08/29/2014**	$471,500	$471,500	2,172	7/3/	2014	1,440 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	37.7 years old	Households:	16,243
Median Household Income:	$96,551	Households w/Family:	47%
Household Income Per Capita:	$54,543	Households w/Family Married:	37%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	16%

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
1.36Mi.	**Roxborough High School** Number of Students: 613 Student-Teacher Ratio: 12.24 Advanced Placement: Yes	F	Public	9 - 12
0.24Mi.	**Cook-Wissahickon Elementary School** Number of Students: 432 Student-Teacher Ratio: 13.98	A-	Public	KG - 8

ICE SiteX Report

OrderID: 98130650

Flood Report

The Subject Property of **5248 RIDGE AVE, PHILADELPHIA, PA 19128-3712** 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	108%	SIMILAR
BURGLARY	67%	NOTABLY LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	141%	NOTABLY HIGHER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	126%	HIGHER
MURDER	99%	SIMILAR
OVERALL	77%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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