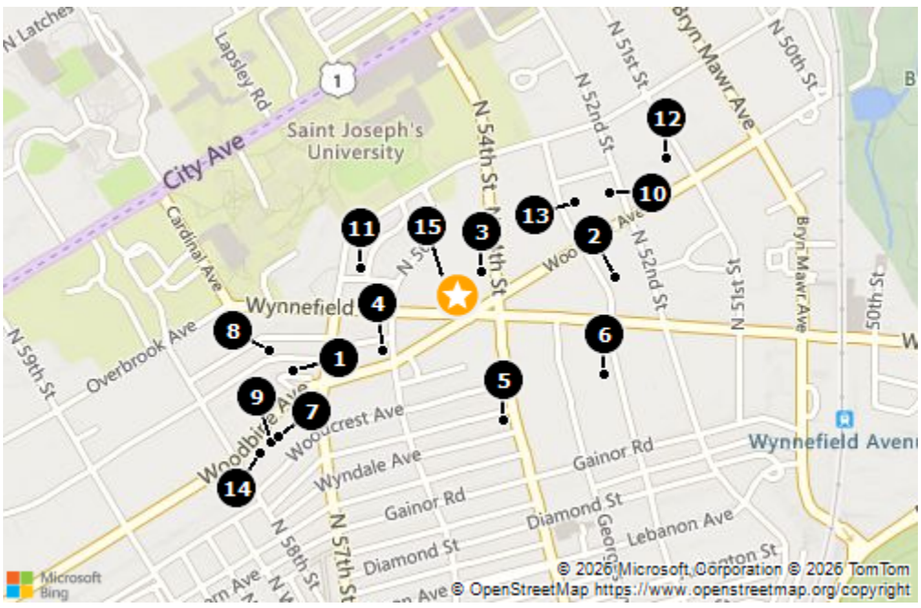
ICE SiteX Report

OrderID: 98012054

SiteX Property Information Report



Subject Property Location

5411 WYNNEFIELD AVE, PHILADELPHIA, PA 19131-1323

County:	**PHILADELPHIA PA**	Census Tract:	421010117.002000
Property Use:	Single Family Residential	Zoning:	RSA2
Parcel Number:	52-2-1869-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$376,000**	FSD:	16	Common Confidence Score:	45
Value Range:	$315,840 - $436,160	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$88,900	Market Land Value:	$88,900	Tax Year:	2025
Assd Improvement:	$355,600	Market Improvment Value:	$355,600	Total Taxable Value:	$6,222
Total Assessed Value:	$444,500	Total Assessor Market Value:	$444,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #52 Map Ref: 110N130023
Abbreviated Description: 89'6 1/8 W WOODBINE

Property Characteristics

Lot Size:	5,883 SF	Bedrooms:		Pool:	
Building Area:	2931 SF	Baths:		Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Rock, Stone
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	3	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/25/2024	Sales Price:	$450,000
Document #:	54281973 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/17/2023	Sales Price:	$220,000
Document #:	54159685 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/09/2023	Sales Price:	N/A
Document #:	54157071 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: WARD #52 Map Ref: 110N130023
Abbreviated Description: 89'6 1/8 W WOODBINE

Prior Transfer

Recording Date:	03/09/2023	Sales Price:	N/A
Document #:	54157071 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/03/2023		

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Document Type:
Legal Description:
Abbreviated Description: FIFTY-SECOND WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	10/09/2018	Sales Price:	$275,000
Document #:	53426767 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/28/2018		
Document Type:			

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

Prior Transfer

Recording Date:	04/05/2016	Sales Price:	N/A
Document #:	53042281 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/04/2016		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/02/2012	Sales Price:	N/A
Document #:	52454185 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/23/2012		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA-52ND WARD

Area Sales Analysis

Total Area Sales	$6,394,400	Median # of Bedrooms	4
Median Lot Size	5,000 SF	Median # of Baths	1
Median Living Area	2,242 SF	Median Year Built	1925
Price Range - 2 Yrs	$218,500 to $765,000	Age Range	101 years to 101 years
Median Value	$366,000	Median Age	101 years

Comparable Sales Data

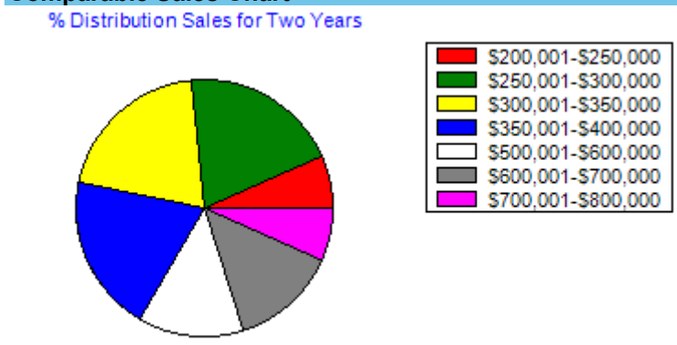
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**5714 DREXEL RD** **PHILADELPHIA, PA 19131-1204**	07/20/2026	$347,000	$224	1548	7/4/1	1925	2,380 SF	
		APN: 52-2-1894-00 Document #: 54577295 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:FIFTY-SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.2Mi.	**2285 N 53RD ST** **PHILADELPHIA, PA 19131-2301**	05/08/2026	$325,000	$110	2935	//	1925	7,049 SF	
		APN: 52-1-3343-00 Document #: 54549931 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.03Mi.	**2404 N 54TH ST** **PHILADELPHIA, PA 19131-1309**	05/07/2026	$285,000	$121	2337	//	1925	6,360 SF	
		APN: 52-2-2074-00 Document #: 54549668 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.11Mi.	**5601 WOODBINE AVE** **PHILADELPHIA, PA 19131-1321**	04/21/2026	$366,000	$122	2982	/5/4	1925	3,920 SF	
		APN: 52-2-1780-00 Document #: 54543298 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 11 Abbreviated Description: District:11 Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.17Mi.	**5401 WYNDALE AVE** **PHILADELPHIA, PA 19131-1333**	04/17/2026	$530,000	$252	2100	/6/4	1925	5,000 SF	
		APN: 52-2-1304-00 Document #: 54541732 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.21Mi.	**2258 N 53RD ST** **PHILADELPHIA, PA 19131-2302**	04/16/2026	$765,000	$204	3744	//	1925	9,280 SF	
		APN: 52-1-3361-00 Document #: 54541591 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:38TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.28Mi.	**5720 WOODBINE AVE** **PHILADELPHIA, PA 19131-2221**	04/14/2026	$272,000	$150	1804	7/4/1	1925	3,016 SF	
		APN: 52-2-1724-00 Document #: 54540310 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.24Mi.	**5725 DREXEL RD** **PHILADELPHIA, PA 19131-1203**	03/27/2026	$289,900	$183	1582	7/4/1	1925	3,214 SF	
		APN: 52-2-1944-00 Document #: 54534021 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.3Mi.	**5726 WOODBINE AVE** **PHILADELPHIA, PA 19131-2221**	03/24/2026	$395,000	$218	1804	7/4/2	1925	2,862 SF	
		APN: 52-2-1727-00 Document #: 54533063								

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	Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
10	.22Mi.	**2306 N 52ND ST** **PHILADELPHIA, PA 19131-2413**	02/27/2026	$640,000	$214	2990	//	1925	15,950 SF	
	APN: 52-1-3066-00 Document #: 54524477 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
11	.13Mi.	**2405 N 57TH ST** **PHILADELPHIA, PA 19131-1302**	02/02/2026	$218,500	$97	2242	7/4/1	1925	3,125 SF	
	APN: 52-2-2158-00 Document #: 54515877 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
12	.31Mi.	**2304 N 51ST ST** **PHILADELPHIA, PA 19131-2411**	12/19/2025	$690,000	$231	2980	/4/2	1925	8,370 SF	
	APN: 52-1-2802-00 Document #: 54502828 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
13	.18Mi.	**2409 N 53RD ST** **PHILADELPHIA, PA 19131-2421**	12/16/2025	$400,000	$113	3510	/5/2	1925	7,137 SF	
	APN: 52-1-3348-00 Document #: 54501095 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
14	.32Mi.	**5734 WOODBINE AVE** **PHILADELPHIA, PA 19131-2221**	10/27/2025	$330,000	$182	1804	7/4/1	1925	2,714 SF	
	APN: 52-2-1731-00 Document #: 54483101 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
15	.01Mi.	**5413 WYNNEFIELD AVE** **PHILADELPHIA, PA 19131-1323**	10/08/2025	$541,000	$245	2200	/6/3	1925	5,250 SF	
	APN: 52-2-1870-00 Document #: 54477012 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: 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.

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.	**5411 WYNNEFIELD AVE**	**03/09/2023**	$444,500	$444,500	2,931		1925	5,883 SF	
.01Mi.	**5413 WYNNEFIELD AVE**	**02/17/2021**	$384,700	$384,700	2,200	/6/3	1925	5,250 SF	
.01Mi.	**5409 WYNNEFIELD AVE**	**06/18/2015**	$575,800	$575,800	2,200	/6/5	1925	10,587 SF	
.01Mi.	**5415 WYNNEFIELD AVE**	**06/01/2011**	$384,700	$384,700	2,200	/6/3	1925	5,250 SF	
.02Mi.	**5403 WOODBINE AVE**	**01/09/1998**	$384,800	$384,800	2,095		1925	5,891 SF	
.02Mi.	**5417 WYNNEFIELD AVE**	**06/07/1976**	$384,700	$384,700	2,200		1925	5,250 SF	
.03Mi.	**5401 WOODBINE AVE**	**08/16/2011**	$420,200	$420,200	2,145	8//4	1925	16,065 SF	
.03Mi.	**5419 WYNNEFIELD AVE**	**05/12/2010**	$401,100	$401,100	2,424	/6/2	1925	5,250 SF	
.03Mi.	**2402 N 54TH ST**	**10/30/1997**	$418,900	$418,900	2,443	/5/3	1925	7,585 SF	
.03Mi.	**2400 N 54TH ST**	**12/07/1988**	$412,900	$412,900	2,646		1925	5,075 SF	
.03Mi.	**5421 WYNNEFIELD AVE**	**03/27/2001**	$406,700	$406,700	2,200		1925	5,250 SF	
.03Mi.	**2404 N 54TH ST**	**09/09/1994**	$408,000	$408,000	2,337		1925	6,360 SF	
.04Mi.	**2417 N 56TH ST**	**05/30/2018**	$526,000	$526,000	2,780		1925	10,423 SF	
.04Mi.	**2406 N 54TH ST**	**11/01/2021**	$274,400	$274,400	2,701	/5/2	1925	6,674 SF	
.04Mi.	**5423 WYNNEFIELD AVE**	**07/17/2014**	$384,700	$384,700	2,200	/6/	1925	5,250 SF	
.04Mi.	**2421 N 56TH ST**	**09/03/2020**	$501,700	$501,700	3,140	/8/4	1925	10,547 SF	

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Rent vs. Own

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

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
0.20Mi.	**Samuel Gompers Elementary School** Number of Students: 238 Student-Teacher Ratio: 10.84	C	Public	KG - 8
0.79Mi.	**Overbrook High School** Number of Students: 440 Student-Teacher Ratio: 19.3	D	Public	9 - 12

Flood Report

The Subject Property of **5411 WYNNEFIELD AVE, PHILADELPHIA, PA 19131-1323** 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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