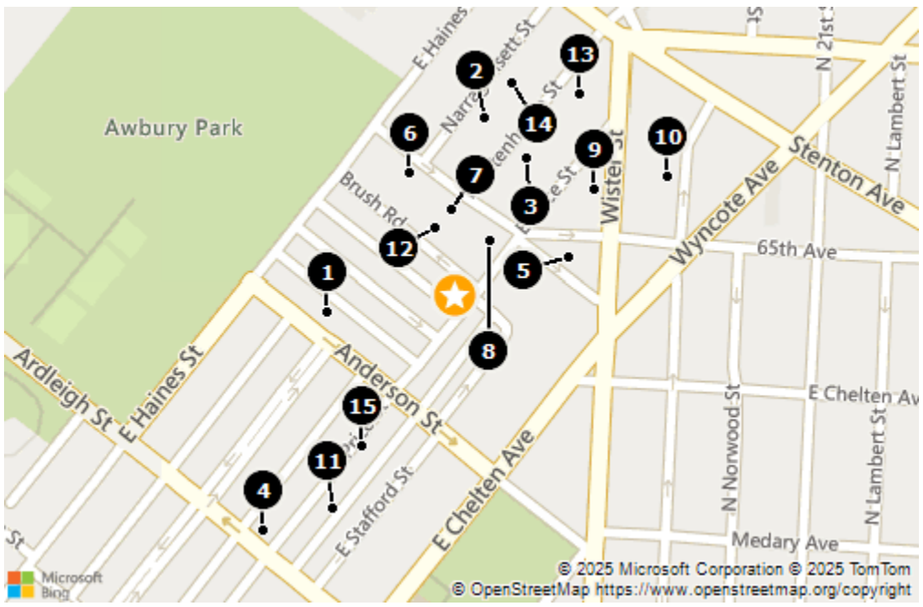
ICE SiteX Report

OrderID: 94624664

SiteX Property Information Report



Subject Property Location

5802 BRUSH RD, PHILADELPHIA, PA 19138-1904

County:	**PHILADELPHIA PA**	Census Tract:	421010249.001005
Property Use:	Row house (Residential)	Zoning:	RM1
Parcel Number:	59-1-2250-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$196,000**	FSD:	31
Value Range:	$135,240 - $256,760	Confidence Score:	69

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$40,440	Market Land Value:	$40,440	Tax Year:	2024
Assd Improvement:	$161,760	Market Improvment Value:	$161,760	Total Taxable Value:	$2,830
Total Assessed Value:	$202,200	Total Assessor Market Value:	$202,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #59 Map Ref: 108N10 125
Abbreviated Description: 17' N PRICE ST

Property Characteristics

Lot Size:	1,293 SF	Bedrooms:	3	Pool:	
Building Area:	1220 SF	Baths:	1	Fireplace:	
Year Built:	1915	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:	01/10/2024	Sales Price:	$208,160
Document #:	54259817 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/14/2022	Sales Price:	$212,000
Document #:	54023915 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: WARD #59 Map Ref: 108N10 125			
Abbreviated Description: 17' N PRICE ST			

Prior Transfer

Recording Date:	04/14/2022	Sales Price:	$212,000
Document #:	54023915 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/25/2022		
Document Type:	Deed		
Legal Description:			
Abbreviated Description: 59TH WARD			
City/Muni/Twp: PHILADELPHIA			

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Prior Transfer

Recording Date:	08/19/2021	Sales Price:	$100,000
Document #:	53870404 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/07/2021		
Document Type:	Deed		

Legal Description:
Abbreviated Description: 59TH WARD
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,766,900	Median # of Bedrooms	3
Median Lot Size	1,300 SF	Median # of Baths	1
Median Living Area	1,080 SF	Median Year Built	1915
Price Range - 2 Yrs	$100,000 to $263,000	Age Range	96 years to 120 years
Median Value	$185,000	Median Age	110 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**5837 ANDERSON ST** **PHILADELPHIA, PA 19138-1801**	05/27/2025	$250,000	$213	1170	6/3/1	1915	1,800 SF	
		APN: 59-1-2173-15 Document #: 54426692 Document Type: Deed Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.11Mi.	**1326 NARRAGANSETT ST** **PHILADELPHIA, PA 19138-1912**	05/21/2025	$200,000	$158	1260	6/3/2	1905	1,065 SF	
		APN: 59-1-1448-00 Document #: 54425266 Document Type: Deed Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.09Mi.	**1322 E RITTENHOUSE ST** **PHILADELPHIA, PA 19138-1917**	05/06/2025	$110,000	$87	1260	6/3/1	1915	1,110 SF	
		APN: 59-1-1201-00 Document #: 54419294 Document Type: Deed Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:22ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.19Mi.	**1103 E PRICE ST** **PHILADELPHIA, PA 19138-1808**	04/29/2025	$263,000	$243	1080	6/3/1	1915	1,816 SF	
		APN: 59-1-0939-00 Document #: 54417424 Document Type: Deed Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.07Mi.	**5721-23 CRITTENDEN ST** **PHILADELPHIA, PA 19138-**	04/01/2025	$130,000	$124	1044	6/3/1	1905	4,555 SF	
		APN: 59-1-2363-50 Document #: 54407639 Document Type: Special Warranty Deed Price Code: D Land Use: Row house (Residential) Legal: District: 9 Abbreviated Description: District:9 Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.08Mi.	**5846 CRITTENDEN ST** **PHILADELPHIA, PA 19138-1908**	02/10/2025	$210,000	$201	1040	6/3/1	1915	1,300 SF	
		APN: 59-1-2351-00 Document #: 54390627 Document Type: Deed Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:FIFTY-NINTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.05Mi.	**5822 CRITTENDEN ST** **PHILADELPHIA, PA 19138-1908**	01/21/2025	$154,000	$148	1040	6/3/1	1915	1,300 SF	
		APN: 59-1-2339-00 Document #: 54384618 Document Type: Deed Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.04Mi.	**5802 CRITTENDEN ST** **PHILADELPHIA, PA 19138-1908**	01/21/2025	$100,000	$96	1040	6/3/1	1915	1,300 SF	
		APN: 59-1-2329-00 Document #: 54384490 Document Type: Warranty Deed Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.1Mi.	**6510 WISTER ST** **PHILADELPHIA, PA 19138-2551**	01/15/2025	$230,000	$216	1064	6/3/1	1929	1,411 SF	
		APN: 59-1-2439-00 Document #: 54382769 Document Type: Deed Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.15Mi.	**6524 N BEECHWOOD ST** **PHILADELPHIA, PA 19138-2506**	12/03/2024	$153,000	$121	1260	6/3/1	1920	1,413 SF	
		APN: 59-1-0256-00 Document #: 54368490 Document Type: Deed Price Code: D Land Use: Row house (Residential) Legal: District: 9 Abbreviated Description: District:9								
11	.15Mi.	**1124 E PRICE ST** **PHILADELPHIA, PA 19138-1809**	11/21/2024	$185,000	$171	1080	6/3/1	1915	1,271 SF	
		APN: 59-1-0720-00 Document #: 54365822 Document Type: Deed Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.04Mi.	**5823 BRUSH RD** **PHILADELPHIA, PA 19138-1903**	11/07/2024	$120,000	$106	1126	6/3/1	1915	1,406 SF	
		APN: 59-1-2293-00 Document #: 54360729 Document Type: Deed Price Code: D Land Use: Row house (Residential) Legal:								
13	.14Mi.	**1356 E RITTENHOUSE ST** **PHILADELPHIA, PA 19138-1917**	10/18/2024	$235,000	$186	1260	6/3/1	1915	1,110 SF	
		APN: 59-1-1218-00 Document #: 54353568								

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Document Type: Deed Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

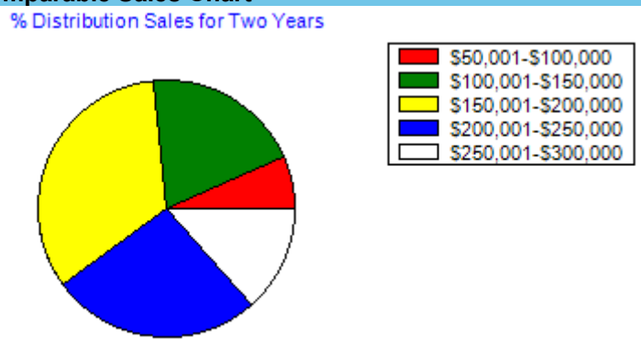
14	.13Mi.	**1344 NARRAGANSETT ST** **PHILADELPHIA, PA 19138-1912**	10/11/2024	$169,900	$134	1260	6/3/1	1905	1,065 SF

APN: 59-1-1457-00 Document #: 54351451
Document Type: Deed Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

15	.11Mi.	**1144 E PRICE ST** **PHILADELPHIA, PA 19138-1809**	10/10/2024	$257,000	$237	1080	6/3/1	1915	1,271 SF

APN: 59-1-0730-00 Document #: 54350862
Document Type: Special Warranty Deed Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:FIFTY-NINTH WARD 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.	**5802 BRUSH RD**	**04/14/2022**	$202,200	$202,200	1,220	6/3/1	1915	1,293 SF	
0Mi.	**5804 BRUSH RD**	**08/17/1964**	$172,400	$172,400	1,220	6/3/1	1915	1,293 SF	
.01Mi.	**5806 BRUSH RD**	**12/30/2019**	$172,400	$172,400	1,220	6/3/1	1915	1,293 SF	
.01Mi.	**5808 BRUSH RD**	**12/16/2011**	$172,400	$172,400	1,220	6/3/1	1915	1,293 SF	
.01Mi.	**5810 BRUSH RD**	**11/15/1966**	$172,100	$172,100	1,214	6/3/1	1915	1,293 SF	
.02Mi.	**5812 BRUSH RD**	**02/25/2008**	$202,200	$202,200	1,220	6/3/1	1915	1,293 SF	
.02Mi.	**5803 STOCKTON RD**	**10/09/1992**	$171,300	$171,300	1,210	6/3/1	1915	1,280 SF	
.02Mi.	**5805 STOCKTON RD**	**01/09/2006**	$172,100	$172,100	1,210	6/3/1	1915	1,280 SF	
.02Mi.	**5809 STOCKTON RD**	**05/14/2009**	$172,100	$172,100	1,210	6/3/1	1915	1,280 SF	
.02Mi.	**5814 BRUSH RD**	**04/30/2018**	$171,600	$171,600	1,220	6/3/1	1915	1,293 SF	
.02Mi.	**5811 STOCKTON RD**	**09/19/1966**	$172,100	$172,100	1,210	6/3/1	1915	1,280 SF	
.02Mi.	**1244 E PRICE ST**	**03/16/1999**	$138,200	$138,200	1,110	6/3/1	1950	975 SF	
.02Mi.	**1246 E PRICE ST**	**12/09/2004**	$151,500	$151,500	1,306	6/3/1	1950	1,061 SF	
.02Mi.	**1242 E PRICE ST**	**06/03/2016**	$138,200	$138,200	1,110	6/3/1	1950	975 SF	
.02Mi.	**5816 BRUSH RD**	**10/19/2018**	$171,600	$171,600	1,220	6/3/1	1915	1,293 SF	
.02Mi.	**1240 E PRICE ST**	**03/03/2017**	$190,400	$190,400	1,110	6/3/1	1950	975 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	38.7 years old	Households:	11,536
Median Household Income:	$50,834	Households w/Family:	63%
Household Income Per Capita:	$24,601	Households w/Family Married:	23%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Philadelphia City School District	Students:	124,111
Number of Schools:	217	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.41Mi.	**Mastery Charter School at Pastorius**	NA	Public	KG - 8
Number of Students: NA Student-Teacher Ratio: NA				
0.27Mi.	**Promise Academy at Martin Luther King High School**	D-	Public	9 - 12

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Number of Students: 521
Student-Teacher Ratio: 11.86

Flood Report

The Subject Property of **5802 BRUSH RD, PHILADELPHIA, PA 19138-1904** 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	97%	SIMILAR
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	28%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	60%	NOTABLY LOWER
MURDER	76%	NOTABLY LOWER
OVERALL	90%	LOWER

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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