ICE SiteX Report

OrderID: 98444816

SiteX Property Information Report



Subject Property Location

8020 MICHENER AVE, PHILADELPHIA, PA 19150-1223

County:	**PHILADELPHIA PA**	Census Tract:	421010260.001008
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	50-1-1251-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$271,000**	FSD:	27	Common Confidence Score:	25
Value Range:	$197,830 - $344,170	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,631
Total Assessed Value:	$216,500	Total Assessor Market Value:	$216,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: WARD #50 Map Ref: 135N1 66
Abbreviated Description: 600'9 S OF SEDGWICK

Property Characteristics

Lot Size:	1,520 SF	Bedrooms:	3	Pool:	
Building Area:	1248 SF	Baths:	2	Fireplace:	
Year Built:	1950	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:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	11/06/2024	Loan Amount:	N/A
Document #:	54360302 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2064	Type Finance:	

Legal Description:
Abbreviated Description: 50TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	08/14/2015	Sales Price:	$139,207
Document #:	52953459 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/17/2013	Sales Price:	$143,863
Document #:	52587257 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/10/2012	Loan Amount:	N/A
Document #:	52570602 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2042	Type Finance:	

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Legal Description:
District: 50TH
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	08/11/2008	Sales Price:	$132,050
Document #:	51951153 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/05/2008	Loan Amount:	N/A
Document #:	51947561 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2038	Type Finance:	

Legal Description:
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	12/19/2006	Loan Amount:	N/A
Document #:	51595610 BK-PG -	Loan Type:	Balloon
TD Due Date:	12/01/2036	Type Finance:	ADJ

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/25/2003	Sales Price:	$94,900
Document #:	50811519 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #50 Map Ref: 135N1 66
Abbreviated Description: 600'9 S OF SEDGWICK

Prior Transfer

Recording Date:	11/25/2003	Sales Price:	$94,900
Document #:	50811519 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/09/2003		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$3,051,484	Median # of Bedrooms	3
Median Lot Size	1,528 SF	Median # of Baths	1
Median Living Area	1,208 SF	Median Year Built	1950
Price Range - 2 Yrs	$140,000 to $344,000	Age Range	76 years to 80 years
Median Value	$310,000	Median Age	76 years

Comparable Sales Data

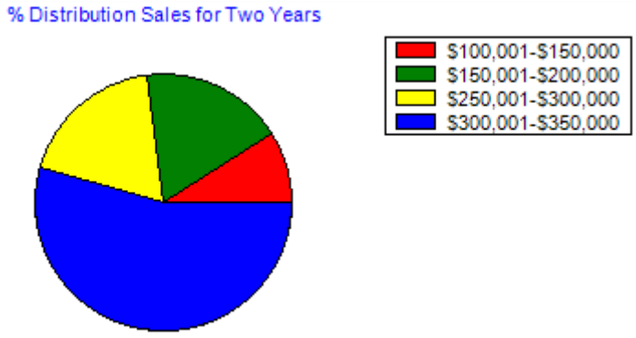
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**7953 TEMPLE RD** **PHILADELPHIA, PA 19150-2115**	08/10/2026	$320,000	$260	1230	6/3/1	1950	1,627 SF	
		APN: 50-1-0949-00 Document #: 54583799 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.03Mi.	**8029 TEMPLE RD** **PHILADELPHIA, PA 19150-1224**	07/27/2026	$140,000	$121	1156	6/3/2	1950	1,520 SF	
		APN: 50-1-0974-00 Document #: 54579246 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.01Mi.	**8014 MICHENER AVE** **PHILADELPHIA, PA 19150-1223**	07/07/2026	$289,000	$231	1248	6/3/2	1950	1,520 SF	
		APN: 50-1-1248-00 Document #: 54571918 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.11Mi.	**8033 WILLIAMS AVE** **PHILADELPHIA, PA 19150-1219**	05/26/2026	$310,000	$284	1088	6/3/1	1950	1,440 SF	
		APN: 50-2-2626-00 Document #: 54556083 Document Type: Price Code: D Land Use: Row house (Residential) Legal: District: 5 Abbreviated Description: District:5 Abbreviated Description:FIFTIETH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.12Mi.	**7951 MICHENER AVE** **PHILADELPHIA, PA 19150-1320**	02/26/2026	$160,000	$134	1188	6/3/1	1950	1,620 SF	
		APN: 50-1-1520-00 Document #: 54524051 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.11Mi.	**7958 MICHENER AVE** **PHILADELPHIA, PA 19150-1321**	02/13/2026	$335,000	$277	1208	6/3/1	1950	1,598 SF	
		APN: 50-1-1232-00 Document #: 54520412 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.04Mi.	**8048 MICHENER AVE** **PHILADELPHIA, PA 19150-1223**	12/03/2025	$280,000	$224	1248	6/3/1	1950	1,528 SF	
		APN: 50-1-1265-00 Document #: 54496513								

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	Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:15TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.01Mi.	**8016 MICHENER AVE** **PHILADELPHIA, PA 19150-1223**	11/24/2025	$339,900	$272	1248	6/3/2	1950	1,520 SF
	APN: 50-1-1249-00 Document #: 54493498 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:15TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.16Mi.	**8118 MICHENER AVE** **PHILADELPHIA, PA 19150-1216**	10/08/2025	$190,000	$151	1256	7/3/1	1950	1,705 SF
	APN: 50-1-1298-00 Document #: 54476902 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.1Mi.	**8048 FAYETTE ST** **PHILADELPHIA, PA 19150-1228**	09/05/2025	$343,584	$292	1176	6/3/1	1946	1,605 SF
	APN: 50-2-2881-00 Document #: 54464424 Document Type: Price Code: D Land Use: Row house (Residential) Legal: MapRef: MB 393 PG 128 Abbreviated Description: Map Ref:MB 393 PG 128Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.02Mi.	**8019 TEMPLE RD** **PHILADELPHIA, PA 19150-1224**	05/21/2025	$344,000	$297	1156	6/3/2	1950	1,520 SF
	APN: 50-1-0969-00 Document #: 54425310 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:50TH 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.	**8020 MICHENER AVE**	**11/25/2003**	$216,500	$216,500	1,248	6/3/2	1950	1,520 SF	
0Mi.	**8022 MICHENER AVE**	**05/13/2021**	$216,500	$216,500	1,248	6/3/2	1950	1,520 SF	
0Mi.	**8018 MICHENER AVE**	**08/02/2011**	$216,500	$216,500	1,248	6/3/2	1950	1,520 SF	
.01Mi.	**8024 MICHENER AVE**	**01/22/2010**	$216,500	$216,500	1,248	6/3/2	1950	1,520 SF	
.01Mi.	**8016 MICHENER AVE**	**05/17/2000**	$216,500	$216,500	1,248	6/3/2	1950	1,520 SF	
.01Mi.	**8026 MICHENER AVE**	**01/28/2002**	$216,500	$216,500	1,248	6/3/2	1950	1,520 SF	
.01Mi.	**8014 MICHENER AVE**	**06/13/2005**	$216,500	$216,500	1,248	6/3/2	1950	1,520 SF	
.01Mi.	**8012 MICHENER AVE**	**03/04/2005**	$216,500	$216,500	1,248	6/3/2	1950	1,520 SF	
.01Mi.	**8028 MICHENER AVE**	**03/08/2000**	$216,500	$216,500	1,248	6/3/2	1950	1,520 SF	
.02Mi.	**8010 MICHENER AVE**	**03/14/1994**	$216,500	$216,500	1,248	6/3/2	1950	1,520 SF	
.02Mi.	**8030 MICHENER AVE**	**09/21/2012**	$242,900	$242,900	1,104	6/3/1	1950	1,520 SF	
.02Mi.	**8009 TEMPLE RD**	**10/03/2017**	$212,100	$212,100	1,184	6/3/2	1950	1,520 SF	
.02Mi.	**8008 MICHENER AVE**	**02/26/1997**	$216,500	$216,500	1,248	6/3/2	1950	1,520 SF	
.02Mi.	**8011 TEMPLE RD**	**05/22/2025**	$225,800	$225,800	1,178	6/3/2	1950	1,511 SF	
.02Mi.	**8032 MICHENER AVE**	**03/04/1969**	$216,500	$216,500	1,248	6/3/2	1950	1,520 SF	
.02Mi.	**8007 TEMPLE RD**	**12/05/2006**	$232,200	$232,200	1,184	6/3/2	1950	1,520 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	42.7 years old	Households:	9,765
Median Household Income:	$70,163	Households w/Family:	57%
Household Income Per Capita:	$36,889	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

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School District

School District Zone:	Philadelphia City School District	Students:	120,057
Number of Schools:	220	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.30Mi.	**Martin Luther King High School** Number of Students: 527 Student-Teacher Ratio: 15.45	F	Public	9 - 12
0.23Mi.	**Franklin S. Edmonds School** Number of Students: 391 Student-Teacher Ratio: 12.47	D-	Public	KG - 8

Flood Report

The Subject Property of **8020 MICHENER AVE, PHILADELPHIA, PA 19150-1223** 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	105%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	76%	NOTABLY LOWER
FORCIBLE ROBBERY	43%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	38%	SIGNIFICANTLY LOWER
MURDER	59%	NOTABLY LOWER
OVERALL	59%	NOTABLY 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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