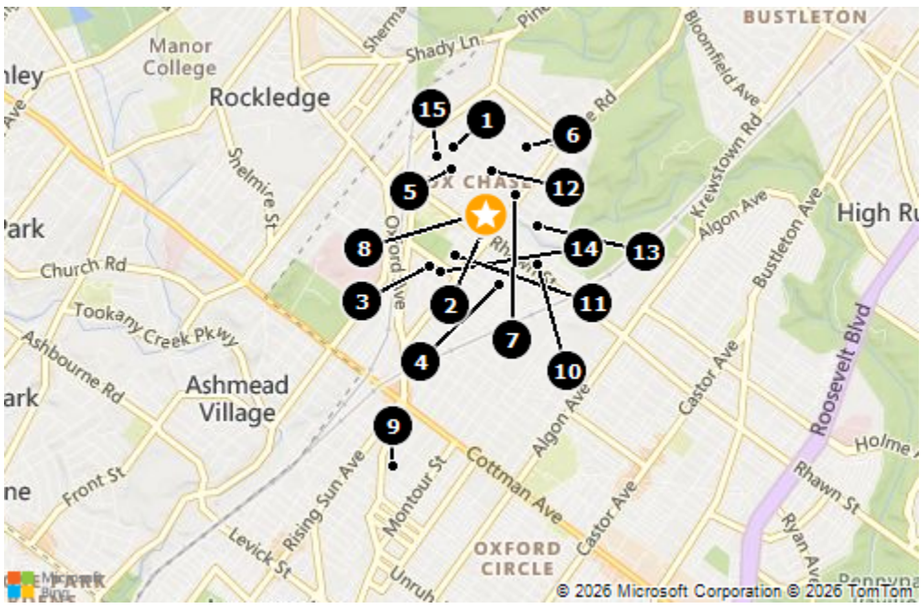
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

809 STANWOOD ST, PHILADELPHIA, PA 19111-2320

County:	**PHILADELPHIA PA**	Census Tract:	421010341.002011
Property Use:	Single Family Residential	Zoning:	RSA3
Parcel Number:	63-1-3330-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$357,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$328,440 - $385,560	ICE Confidence Score:	92		

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:	$2,727
Total Assessed Value:	$294,800	Total Assessor Market Value:	$294,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: WARD #63 Map Ref: 109N040085
Abbreviated Description: 125' E FERNDALE

Property Characteristics

Lot Size:	3,010 SF	Bedrooms:		Pool:	
Building Area:	1360 SF	Baths:		Fireplace:	
Year Built:	1953	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	Yes
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:	09/13/2024	Loan Amount:	N/A
Document #:	54341846 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2044	Type Finance:	

Legal Description:
Abbreviated Description: 63RD WARD
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	05/21/2014	Loan Amount:	N/A
Document #:	52783902 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2044	Type Finance:	

Legal Description:
District: WARD 63
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	08/21/2008	Sales Price:	$199,900
Document #:	51955847 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #63 Map Ref: 109N040085
Abbreviated Description: 125' E FERNDALE

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Prior Transfer

Recording Date:	08/21/2008	Sales Price:	$199,900
Document #:	51955847 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/07/2008		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/08/1995	Sales Price:	$88,000
Document #:	BK-PG 0823-0076	Type of Sale:	Full Amount on Deed
Contract Date:	02/16/1995		
Document Type:			

Legal Description:
Abbreviated Description: SURVEY & PLAN MADE HOWARD LEQUIN
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$5,395,700	Median # of Bedrooms	
Median Lot Size	3,600 SF	Median # of Baths	
Median Living Area	1,440 SF	Median Year Built	1956
Price Range - 2 Yrs	$175,000 to $500,000	Age Range	44 years to 73 years
Median Value	$365,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**8233 JEANES ST** **PHILADELPHIA, PA 19111-1958**	06/18/2026	$275,000	$118	2312	//	1953	3,045 SF	
		APN: 63-1-0500-00 Document #: 54565467 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:56TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.1Mi.	**825 RHAWN ST** **PHILADELPHIA, PA 19111-2522**	06/17/2026	$390,000	$270	1440	//	1953	2,796 SF	
		APN: 63-1-3104-00 Document #: 54565070 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:63RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.38Mi.	**729 CHANDLER ST** **PHILADELPHIA, PA 19111-3107**	06/09/2026	$329,900	$346	951	//	1953	2,719 SF	
		APN: 63-1-2394-00 Document #: 54561693 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:63RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.35Mi.	**1018 LONEY ST** **PHILADELPHIA, PA 19111-2625**	06/04/2026	$329,900	$238	1386	//	1956	2,822 SF	
		APN: 63-1-2771-00 Document #: 54559912 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:SIXTY-THIRD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.28Mi.	**528 SOLLY AVE** **PHILADELPHIA, PA 19111-1906**	06/03/2026	$350,000	$245	1425	//	1965	3,811 SF	
		APN: 63-1-3481-00 Document #: 54558989 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.39Mi.	**810 KENDRICK ST** **PHILADELPHIA, PA 19111-1341**	06/02/2026	$380,000	$218	1742	7/3/2	1966	3,306 SF	
		APN: 63-2-0197-00 Document #: 54558773 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 1 Abbreviated Description: District:1 Abbreviated Description:63RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.17Mi.	**833 EMERSON ST** **PHILADELPHIA, PA 19111-1913**	06/01/2026	$414,900	$224	1847	//	1960	7,875 SF	
		APN: 63-1-3782-00 Document #: 54558455 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:63RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.09Mi.	**8019 RYERS AVE** **PHILADELPHIA, PA 19111-2316**	05/27/2026	$175,000	$205	850	//	1953	2,500 SF	
		APN: 63-1-0774-00 Document #: 54556733 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:35TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.23Mi.	**615 SOLLY AVE** **PHILADELPHIA, PA 19111-1950**	05/21/2026	$365,000	$246	1479	//	1965	5,625 SF	
		APN: 63-1-3549-00 Document #: 54555431 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 139 District: 10 Subdivision: FOX CHASE Abbreviated Description: Lot:139 District:10 Subdivision:FOX CHASE City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.35Mi.	**8006 LAWNDALE AVE** **PHILADELPHIA, PA 19111-1508**	05/13/2026	$335,000	$317	1055	//	1953	5,750 SF	
		APN: 63-1-1759-00 Document #: 54551839 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:63RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.27Mi.	**805 GRIFFITH ST** **PHILADELPHIA, PA 19111-2508**	05/01/2026	$365,000	$350	1040	//	1973	3,739 SF	
		APN: 63-1-2678-00 Document #: 54547126 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

12	.21Mi.	**708 HOFFNAGLE ST** **PHILADELPHIA, PA 19111-1919**	04/28/2026	$500,000	$188	2650	//	1982	5,625 SF

APN: 63-1-3833-02 Document #: 54545620
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 225 Subdivision: EL DIXON LAND ASSOCIATION Abbreviated Description: Lot:225 Subdivision:EL DIXON LAND ASSOCIATION City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

13	.25Mi.	**8202 SOLLY PL** **PHILADELPHIA, PA 19111-1400**	04/27/2026	$400,000	$240	1666	7/4/1	1962	2,912 SF

APN: 63-1-3601-00 Document #: 54544981
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:63RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

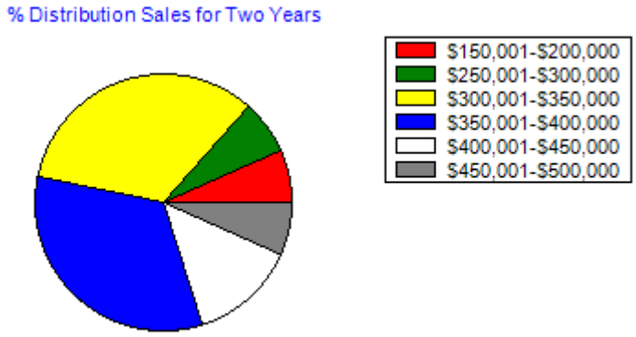
14	.37Mi.	**801 CHANDLER ST** **PHILADELPHIA, PA 19111-3109**	03/25/2026	$446,000	$288	1544	//	1953	5,400 SF

APN: 63-1-2399-00 Document #: 54533544
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:63RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

15	.38Mi.	**8136 JEANES ST** **PHILADELPHIA, PA 19111-2327**	03/20/2026	$340,000	$260	1305	//	1953	3,600 SF

APN: 63-1-0450-00 Document #: 54531845
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:63RSD 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.	**809 STANWOOD ST**	**08/21/2008**	$294,800	$294,800	1,360		1953	3,010 SF	
.01Mi.	**811 STANWOOD ST**	**10/15/2002**	$294,800	$294,800	1,360		1953	3,010 SF	
.01Mi.	**807 STANWOOD ST**	**09/15/2017**	$336,800	$336,800	1,360		1953	5,000 SF	
.01Mi.	**813 STANWOOD ST**	**04/09/1976**	$294,800	$294,800	1,360		1953	3,090 SF	
.02Mi.	**815 STANWOOD ST**	**03/07/2019**	$294,800	$294,800	1,360		1953	3,090 SF	
.02Mi.	**817 STANWOOD ST**	**11/12/1980**	$294,800	$294,800	1,360		1953	3,090 SF	
.03Mi.	**819 STANWOOD ST**	**08/19/1999**	$294,800	$294,800	1,360		1953	3,090 SF	
.03Mi.	**8049 FERNDALE ST**	**11/25/1988**	$290,800	$290,800	1,512	7/4/1	1953	2,495 SF	
.03Mi.	**816 STANWOOD ST**	**02/25/2016**	$279,700	$279,700	1,360		1953	2,504 SF	
.03Mi.	**818 STANWOOD ST**	**05/11/2004**	$285,600	$285,600	1,360		1953	2,504 SF	
.03Mi.	**814 STANWOOD ST**	**09/12/2025**	$287,000	$287,000	1,468		1953	2,500 SF	
.03Mi.	**820 STANWOOD ST**	**09/24/2014**	$279,700	$279,700	1,360		1953	2,504 SF	
.03Mi.	**8047 FERNDALE ST**	**09/05/2019**	$344,900	$344,900	2,232	7/4/1	1953	2,504 SF	
.03Mi.	**822 STANWOOD ST**	**03/07/2013**	$279,700	$279,700	1,360		1953	2,500 SF	
.03Mi.	**821 STANWOOD ST**	**09/16/2020**	$275,000	$275,000	680	/3/2	1953	3,090 SF	
.04Mi.	**824 STANWOOD ST**	**12/08/2020**	$279,700	$279,700	1,360		1953	2,500 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	39.2 years old	Households:	23,850
Median Household Income:	$60,426	Households w/Family:	64%
Household Income Per Capita:	$31,678	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Philadelphia City School District	Students:	120,057
Number of Schools:	220	Rating:	C+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.70Mi.	**CCA Baldi Middle School** Number of Students: 1,510 Student-Teacher Ratio: 16.64	A	Public	6 - 8
0.27Mi.	**Fox Chase School** Number of Students: 507 Student-Teacher Ratio: 13.57	B-	Public	KG - 5
3.38Mi.	**George Washington High School** Number of Students: 1,755 Student-Teacher Ratio: 16.8 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **809 STANWOOD ST, PHILADELPHIA, PA 19111-2320** 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	94%	SIMILAR
BURGLARY	73%	NOTABLY LOWER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	79%	LOWER
OVERALL	69%	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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