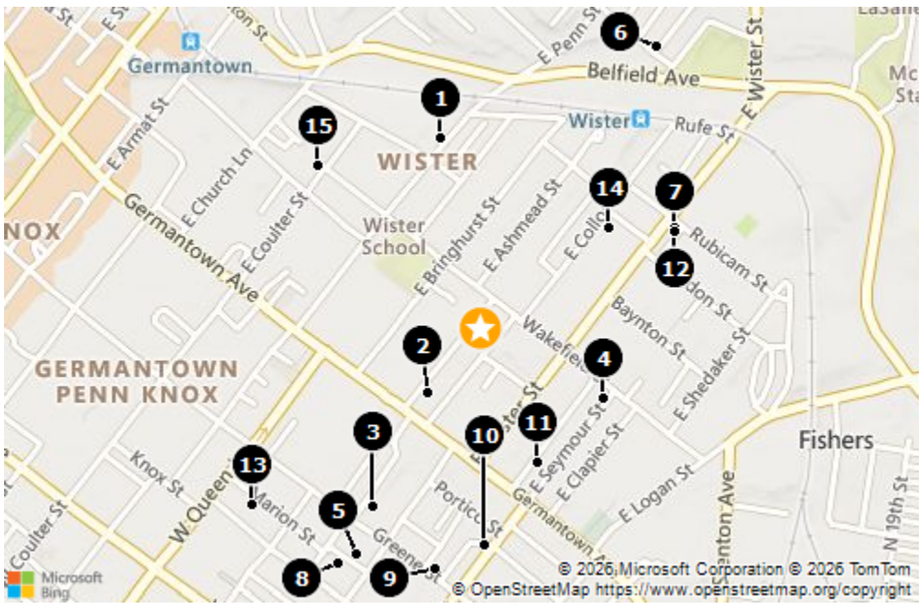
ICE SiteX Report

OrderID: 98504754

SiteX Property Information Report



Subject Property Location

94 E ASHMEAD ST, PHILADELPHIA, PA 19144-2314

County:	**PHILADELPHIA PA**	Census Tract:	421010245.002005
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	12-1-0816-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$167,000**	FSD:	52	Common Confidence Score:	13
Value Range:	$80,160 - $253,840	ICE Confidence Score:	48		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$20,700	Market Land Value:	$20,700	Tax Year:	2025
Assd Improvement:	$83,000	Market Improvment Value:	$83,000	Total Taxable Value:	$1,452
Total Assessed Value:	$103,700	Total Assessor Market Value:	$103,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #12 Map Ref: 054N020247
Abbreviated Description: 685'91/4 E OF GTN

Property Characteristics

Lot Size:	1,010 SF	Bedrooms:	3	Pool:	
Building Area:	1092 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/21/2022	Sales Price:	$568,075
Document #:	54027881 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #12 Map Ref: 054N020247
Abbreviated Description: 685'91/4 E OF GTN

Prior Transfer

Recording Date:	04/21/2022	Sales Price:	$568,075 Multiple Parcels Involved in this transaction
Document #:	54027881 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/30/2022		
Document Type:			

Legal Description:
District: 9
Abbreviated Description: 12TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/03/2020	Sales Price:	$374,200
Document #:	53743163 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 98504754

Mortgage Record

Recording Date:	11/09/2015	Loan Amount:	N/A
Document #:	52986710 BK-PG -	Loan Type:	Commercial
TD Due Date:	11/01/2020	Type Finance:	

Legal Description:
District: WARD 12
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	09/08/2010	Sales Price:	$39,900
Document #:	52256135 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/29/2010		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/20/2010	Sales Price:	$3,600
Document #:	52168665 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/14/2009		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/19/2004	Sales Price:	$16,000
Document #:	50889209 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/16/2004		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/13/2004	Sales Price:	$14,500
Document #:	50843063 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/29/2003		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/22/2002	Sales Price:	$3,000
Document #:	50566091 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/21/2002		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$1,924,380	Median # of Bedrooms	3
Median Lot Size	1,184 SF	Median # of Baths	1
Median Living Area	1,180 SF	Median Year Built	1920
Price Range - 2 Yrs	$15,000 to $350,000	Age Range	96 years to 126 years
Median Value	$115,000	Median Age	106 years

Comparable Sales Data

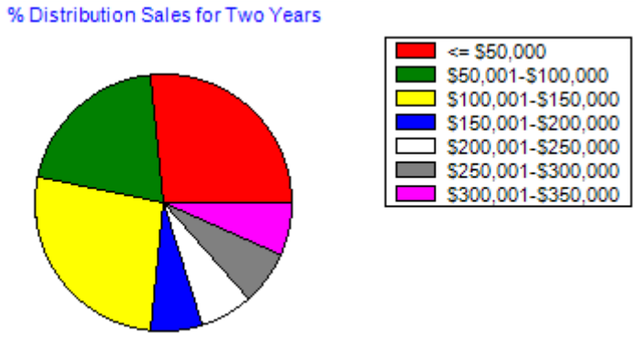
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**255 E PENN ST** **PHILADELPHIA, PA 19144-5809**	08/26/2026	$80,880	$75	1068	6/3/1	1920	1,346 SF	
		APN: 12-2-0023-00 Document #: 54592374 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.1Mi.	**22 E ASHMEAD ST** **PHILADELPHIA, PA 19144-2314**	08/21/2026	$90,000	$89	1007	//	1900	1,072 SF	
		APN: 12-1-0779-00 Document #: 54589505 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:22ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.25Mi.	**48 ASHMEAD PL S** **PHILADELPHIA, PA 19144-2917**	08/18/2026	$255,000	$204	1248	6/4/1	1930	1,290 SF	
		APN: 12-3-0838-00 Document #: 54586675 Document Type: Price Code: D Land Use: Row house (Residential) Legal: MapRef: DOC 53906708 Abbreviated Description: Map Ref:DOC 53906708City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.17Mi.	**99 E SEYMOUR ST** **PHILADELPHIA, PA 19144-5901**	08/10/2026	$36,000	$44	803	6/3/1	1900	710 SF	
		APN: 12-1-0382-00 Document #: 54583712 Document Type: Price Code: D Land Use: Row house (Residential) Legal: District: 9 Abbreviated Description: District:9 Abbreviated Description:12TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.32Mi.	**5111 MARION ST** **PHILADELPHIA, PA 19144-3517**	08/10/2026	$180,000	$127	1408	6/3/1	1920	1,303 SF	
		APN: 12-3-1681-00 Document #: 54583630 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.41Mi.	**503 E ASHMEAD ST** **PHILADELPHIA, PA 19144-1505**	07/27/2026	$22,500	$23	944	6/3/1	1925	825 SF	

ICE SiteX Report

OrderID: 98504754

	APN: 12-1-0993-00 Document #: 54579141 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:12TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.27Mi.	**366 E WISTER ST** **PHILADELPHIA, PA 19144-1856**	07/16/2026	$240,000	$203	1180	6/3/1	1920	1,184 SF
	APN: 12-1-0521-00 Document #: 54576377 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.34Mi.	**5118 MARION ST** **PHILADELPHIA, PA 19144-3518**	05/18/2026	$350,000	$204	1710	7/4/1	1920	1,339 SF
	APN: 12-3-1716-00 Document #: 54553541 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:12TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.3Mi.	**5019 GREENE ST** **PHILADELPHIA, PA 19144-2968**	04/30/2026	$135,000	$89	1513	7/4/1	1900	1,177 SF
	APN: 12-3-1519-00 Document #: 54546728 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:22ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.27Mi.	**37 W SEYMOUR ST** **PHILADELPHIA, PA 19144-6005**	04/29/2026	$130,000	$79	1628	//	1900	1,343 SF
	APN: 12-3-0539-00 Document #: 54546408 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:12TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.18Mi.	**34 E GARFIELD ST** **PHILADELPHIA, PA 19144-5935**	03/24/2026	$50,000	$63	784	6/3/1	1900	582 SF
	APN: 12-1-0398-00 Document #: 54533055 Document Type: Price Code: D Land Use: Row house (Residential) Legal: District: 9 Abbreviated Description: District:9 Abbreviated Description:12TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.27Mi.	**368 E WISTER ST** **PHILADELPHIA, PA 19144-1856**	03/06/2026	$15,000	$12	1180	//	1920	1,184 SF
	APN: 12-1-0522-00 Document #: 54527166 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.36Mi.	**5232 MARION ST** **PHILADELPHIA, PA 19144-3520**	02/23/2026	$125,000	$112	1110	6/3/1	1920	971 SF
	APN: 12-3-1745-00 Document #: 54522863 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.2Mi.	**5134 SHELDON ST** **PHILADELPHIA, PA 19144-1708**	02/13/2026	$115,000	$121	950	6/3/1	1920	2,127 SF
	APN: 12-1-1823-50 Document #: 54520385 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:12TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.29Mi.	**121 E COULTER ST** **PHILADELPHIA, PA 19144-2219**	01/23/2026	$100,000	$69	1442	6/3/1	1900	1,526 SF
	APN: 12-2-0242-00 Document #: 54513521 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:12TH 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.

ICE SiteX Report

OrderID: 98504754

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.	**94 E ASHMEAD ST**	**04/21/2022**	$103,700	$103,700	1,092	6/3/1	1900	1,010 SF	
0Mi.	**96 E ASHMEAD ST**	**12/05/2016**	$149,600	$149,600	1,092	6/3/1	1900	1,010 SF	
0Mi.	**92 E ASHMEAD ST**	**01/09/2013**	$103,700	$103,700	1,092	6/3/1	1900	1,010 SF	
.01Mi.	**98 E ASHMEAD ST**	**10/19/2005**	$103,700	$103,700	1,092	6/3/1	1900	1,010 SF	
.01Mi.	**90 E ASHMEAD ST**	**12/01/2017**	$103,700	$103,700	1,092	6/3/1	1900	1,010 SF	
.01Mi.	**88 E ASHMEAD ST**	**04/10/2003**	$103,700	$103,700	1,092	6/3/1	1900	1,009 SF	
.01Mi.	**100 E ASHMEAD ST**	**03/24/2004**	$110,300	$110,300	1,162	6/3/1	1900	1,041 SF	
.01Mi.	**86 E ASHMEAD ST**	**04/04/2003**	$103,700	$103,700	1,092	6/3/1	1900	1,010 SF	
.01Mi.	**102 E ASHMEAD ST**	**02/24/2025**	$110,300	$110,300	1,162	6/3/1	1900	1,027 SF	
.01Mi.	**84 E ASHMEAD ST**	**02/09/2017**	$78,500	$78,500	1,092	6/3/1	1900	1,010 SF	
.01Mi.	**104 E ASHMEAD ST**	**03/07/2017**	$110,300	$110,300	1,162	6/3/1	1900	1,076 SF	
.02Mi.	**85 E COLLOM ST**	**06/03/1974**	$101,600	$101,600	1,070	6/3/1	1920	1,136 SF	
.02Mi.	**83 E COLLOM ST**	**08/27/2004**	$12,700	$12,700	1,076	6/3/1	1925	1,098 SF	
.02Mi.	**95 E ASHMEAD ST**	**01/06/2012**	$115,500	$115,500	1,024	6/3/1	1900	831 SF	
.02Mi.	**79 E COLLOM ST**	**12/31/1945**	$102,700	$102,700	1,082	6/3/1	1920	1,101 SF	
.02Mi.	**76 E ASHMEAD ST**	**11/21/1985**	$103,700	$103,700	1,092	6/3/1	1900	1,122 SF	

Rent vs. Own

Households Occupied by Renters:	56%	Households Occupied by Owners:	33%

Demographics & Income

Median Age:	35.4 years old	Households:	19,020
Median Household Income:	$51,930	Households w/Family:	47%
Household Income Per Capita:	$34,211	Households w/Family Married:	19%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

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
1.67Mi.	**Martin Luther King High School**	F	Public	9 - 12
Number of Students: 527				
Student-Teacher Ratio: 15.45				
1.22Mi.	**Roosevelt Elementary School**	F	Public	KG - 8
Number of Students: 400				
Student-Teacher Ratio: 8.67				

Flood Report

The Subject Property of **94 E ASHMEAD ST, PHILADELPHIA, PA 19144-2314** 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	114%	HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	140%	NOTABLY HIGHER
FORCIBLE RAPE	129%	HIGHER
MURDER	128%	HIGHER
OVERALL	139%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98504754

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.