

Note: The report has been attached to the order, and can now be viewed on the Files Available for Download page. It is not necessary to re-run the AVM for this order again, as you will be charged each time it is run.
[Click here to view/download the results](#)



HomeSmart Reports Home Value Report

Estimate Summary

Report Invoice Number: XA1128963203903S84

Estimate	High Estimate	Low Estimate	Accuracy Score
\$158,600.00	\$190,300.00	\$126,900.00	77

Property Summary

Address	City	State	Zip	Parcel Number	Report Date
1524 S Iseminger Street	Philadelphia	PA	19147	012488200	9/1/2009 4:13:10 PM

Parcel Number is the tax assessors identification number.

Market Risk Summary

Market Risk Score: A

Market Risk Score uses the A to F grading scale, with A the best (or lowest) risk score and F the worst (or highest) risk score.

Market Summary

Market Appreciation:	-0.0111	User Estimated Price:	No Entry
Market Foreclosure Rate:		Property Foreclosure:	No
Nearby Property Flips:	1	Property Flip Caution:	
Average Area Price:	168,521.88	Median Area Price:	174,850.00
Low Area Sale Price:	127500.00	High Area Sale Price:	264000.00

Property Information

Property Type:	DSF	Zoning:	
Last Sale Amount:		Building SqFt:	
Last Sale Date:		Lot Size:	
Assessed Value:	\$9,888.00	Cost Per SqFt:	
Assessed Improvement:		Bedrooms:	
Tax Amount:		Bathrooms:	
Pool:		Rooms:	
Fireplace:		Year Built	1905
Garage:		Cooling:	
Stories:	2		

Important: This information is meant as a guideline and may vary from the actual characteristics of the home if additions or changes have been made to the home. The above information is taken from public records available from county tax assessor records.

Sales History for 1524 S Iseminger Street, 19147

Sale Date	Sale Price	Loan Amount (if available)
Mar 30, 2007	264000.00	

If publicly recorded sales or loan activity has occurred on the property in recent times, this report attempts to provide that information. The depth of history will depend on how long information has been compiled in the area.

Map shows the property address (red star) and numbered nearby sales.*



*info on numbered map points can be found in nearby sales table below

Nearby Sales

Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.26	1318 ALDER ST	1096	871.20	153.28	9,056.00	3	1
(1)	PHILADELPHIA, PA 19147						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	Mar 29, 2009	168,000.00		1920	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.32	1314 MIFFLIN ST	1024	871.20	146.48	11,200.00	3	1
(2)	PHILADELPHIA, PA 19148						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	May 14, 2009	150,000.00		1925	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.16	1723 ISEMINGER ST	1072	871.20	135.26	11,552.00	3	1
(3)	PHILADELPHIA, PA 19148						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	Mar 26, 2009	145,000.00		1925	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.30	912 TASKER ST	1256	871.20	127.39	10,880.00	3	1
(4)	PHILADELPHIA, PA 19148						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	Apr 01, 2009	160,000.00		1900	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.09	1535 JUNIPER ST	1536	871.20	104.17	16,256.00	4	1
(5)	PHILADELPHIA, PA 19147						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	Mar 18, 2009	160,000.00		1904	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.42	1834 9TH ST	960	871.20	166.67	12,032.00	3	1
(6)	PHILADELPHIA, PA 19148						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	Apr 12, 2009	160,000.00		1920	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.52	1237 7TH ST	1184	871.20	145.48	15,488.00	3	1
(7)	PHILADELPHIA, PA 19147						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	May 14, 2009	172,250.00		1915	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.30	930 MOUNTAIN ST	853	871.20	184.64	9,824.00	3	1
(8)	PHILADELPHIA, PA 19148						

Home Value Report

	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	Apr 08, 2009	157,500.00		1920	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.17	1317 MORRIS ST	1048	871.20	184.16	8,800.00	3	1
(9)	PHILADELPHIA, PA 19148						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	Mar 18, 2009	193,000.00		1925	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.50	1716 MCCLELLAN ST	1064	871.20	132.99	6,848.00	3	1
(10)	PHILADELPHIA, PA 19145						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	Apr 01, 2009	141,500.00		1920	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.28	1512 REED ST	1094	3,484.80	159.51	5,152.00	3	1
(11)	PHILADELPHIA, PA 19146						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	May 18, 2009	174,500.00		1925	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.57	1220 JACKSON ST	1200	871.20	116.67	13,728.00	3	1
(12)	PHILADELPHIA, PA 19148						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	Apr 13, 2009	140,000.00		1925	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.54	620 GERRITT ST	996	871.20	180.22	9,120.00	3	1
(13)	PHILADELPHIA, PA 19147						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	Mar 19, 2009	179,500.00		1920	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.26	1218 LATONA ST	1212	871.20	105.20	9,152.00	3	1
(14)	PHILADELPHIA, PA 19147						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	May 04, 2009	127,500.00		1920	DSF		
Miles	Address	Living SqFt	Lot SqFt	\$ SqFt	Assessment	Bed	Bath
0.28	930 CROSS ST	1020	435.60	141.18	10,624.00	3	1
(15)	PHILADELPHIA, PA 19147						
	Sale Date	Sale Price	1st Loan Amt	Year Built	Property Type		
	Mar 15, 2009	144,000.00		1920	DSF		

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