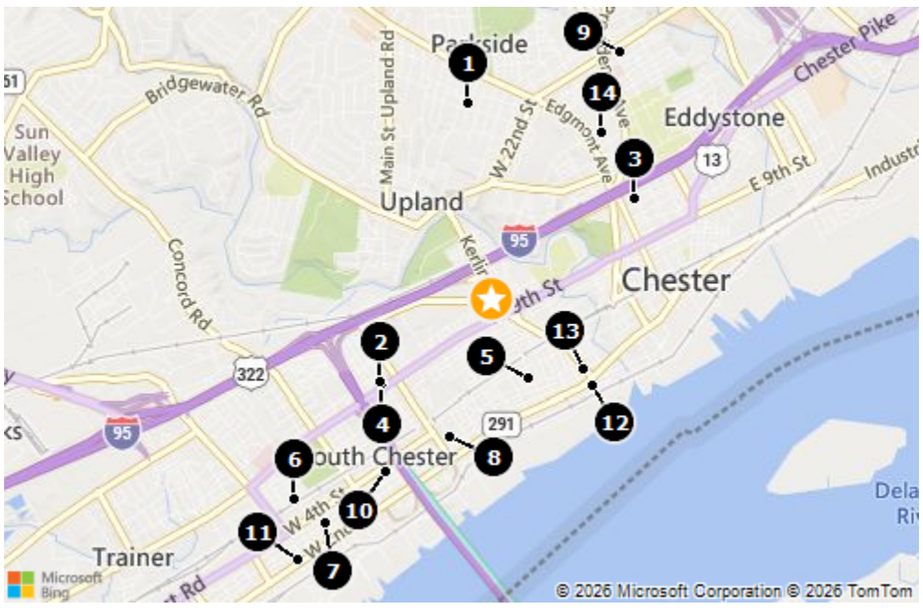
ICE SiteX Report

OrderID: 98328748

SiteX Property Information Report



Subject Property Location

1010 KERLIN ST, CHESTER, PA 19013-3702

County:	**DELAWARE PA**	Census Tract:	420454051.001010
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	49-07-01383-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$137,000**	FSD:	45	Common Confidence Score:	16
Value Range:	$75,350 - $198,650	ICE Confidence Score:	55		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$11,430	Market Land Value:		Tax Year:	2026
Assd Improvement:	$35,470	Market Improvment Value:		Total Taxable Value:	$1,321
Total Assessed Value:	$46,900	Total Assessor Market Value:	$46,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 49 Map Ref: 49-15 -061:000
City/Muni/Twp: CHESTER CITY

Property Characteristics

Lot Size:	3,093 SF	Bedrooms:	4	Pool:	
Building Area:	1761 SF	Baths:	2	Fireplace:	
Year Built:	1938	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:	2	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/16/2026	Sales Price:	$70,279
Document #:	2026024571 BK-PG 6140-1704	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/23/2023	Sales Price:	N/A
Document #:	2023021319 BK-PG 6912-5908	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/07/2023		
Document Type:			
Legal Description:			
City/Muni/Twp: CHESTER			

Prior Transfer

Recording Date:	06/23/2023	Sales Price:	N/A
Document #:	BK-PG 6912 -5908	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: 49 Map Ref: 49-15 -061:000			
City/Muni/Twp: CHESTER CITY			

Prior Transfer

Recording Date:	12/20/2018	Sales Price:	$63,200

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Document #:	2018060770 BK-PG 04106-0638	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/14/2018	Loan Amount:	N/A
Document #:	2018012400 BK-PG 06140-1704	Loan Type:	VA
TD Due Date:	03/01/2048	Type Finance:	
Legal Description:			
City/Muni/Twp: CHESTER			

Prior Transfer

Recording Date:	05/19/2017	Sales Price:	$63,200
Document #:	2017026015 BK-PG 04106-0638	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/20/2015	Sales Price:	$63,200
Document #:	2015045002 BK-PG 04106-0638	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/22/2007	Loan Amount:	N/A
Document #:	2007044840 BK-PG 04106-0638	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			
City/Muni/Twp: CHESTER			

Prior Transfer

Recording Date:	02/17/1994	Sales Price:	N/A
Document #:	014079 BK-PG 1216-0558	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/12/1994		
Document Type:			
Legal Description:			
City/Muni/Twp: CHESTER			

Area Sales Analysis

Total Area Sales	$2,179,900	Median # of Bedrooms	4
Median Lot Size	3,398 SF	Median # of Baths	2
Median Living Area	1,736 SF	Median Year Built	1926
Price Range - 2 Yrs	$45,000 to $275,000	Age Range	70 years to 126 years
Median Value	$160,000	Median Age	100 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.98Mi.	**116 W PARKWAY AVE** **CHESTER, PA 19013-5010**	08/07/2026	$150,000	$86	1736	8/4/2	1950	5,304 SF	
		APN: 49-01-02553-67 Document #: 2026030826 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 67 MapRef: MB 2694 PG 1050 Abbreviated Description: Lot:67 Map Ref:MB 2694 PG 1050City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
2	.69Mi.	**914 CENTRAL AVE** **CHESTER, PA 19013-2903**	06/02/2026	$160,000	$131	1218	9/4/2	1920	2,439 SF	
		APN: 49-09-00706-00 Document #: 2026020619 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
3	.86Mi.	**1144 UPLAND ST** **CHESTER, PA 19013-5937**	06/02/2026	$75,000	$45	1656	10/4/2	1910	2,091 SF	
		APN: 49-02-01907-00 Document #: 2026020527 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
4	.69Mi.	**908 CENTRAL AVE** **CHESTER, PA 19013-2903**	05/07/2026	$45,000	$26	1709	8/3/2	1920	2,091 SF	
		APN: 49-09-00703-00 Document #: 2026016929 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
5	.44Mi.	**332 KERLIN ST** **CHESTER, PA 19013-3820**	04/22/2026	$69,900	$39	1784	8/3/2	1900	2,570 SF	
		APN: 49-07-01344-00 Document #: 2026014633 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
6	1.41Mi.	**508 WILSON ST** **CHESTER, PA 19013-2126**	04/16/2026	$160,000	$151	1056	8/4/2	1920	2,744 SF	
		APN: 49-11-02239-00 Document #: 2026013840 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
7	1.38Mi.	**2506 W 3RD ST** **CHESTER, PA 19013-2320**	04/10/2026	$235,000	$91	2558	10/3/2	1900	2,788 SF	
		APN: 49-11-00185-00 Document #: 2026013047 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								

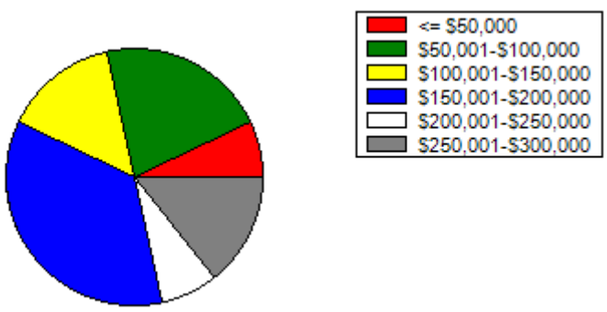
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8	.72Mi.	**1402 W 3RD ST** **CHESTER, PA 19013-3412**	02/25/2026	$170,000	$73	2318	8/4/2	1925	3,659 SF
		APN: 49-08-00264-00 Document #: 2026006990 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER							
9	1.38Mi.	**507 E 22ND ST** **CHESTER, PA 19013-5502**	02/25/2026	$275,000	$111	2460	10/4/2	1950	7,013 SF
		APN: 49-01-00923-00 Document #: 2026007065 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER							
10	1.01Mi.	**1917 W 4TH ST** **CHESTER, PA 19013-2815**	02/19/2026	$175,000	$85	2044	8/4/2	1927	3,136 SF
		APN: 49-10-00362-00 Document #: 2026006216 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER							
11	.89Mi.	**213 GRAY ST** **CHESTER, PA 19013-4907**	01/20/2026	$260,000	$156	1666	10/4/2	1950	5,619 SF
		APN: 49-01-01960-14 Document #: 2026002448 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 40 Subdivision: PARK MANOR MapRef: CASE 13 PG 8 Abbreviated Description: Lot:40 Subdivision:PARK MANOR Map Ref:CASE 13 PG 8City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER							
12	.8Mi.	**305 W ELKINTON AVE** **CHESTER, PA 19013-4905**	10/20/2025	$70,000	$42	1666	10/4/2	1950	7,187 SF
		APN: 49-01-01888-14 Document #: 2025038653 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 38 Subdivision: PARK MANOR MapRef: CASE 13 PG 8 Abbreviated Description: Lot:38 Subdivision:PARK MANOR Map Ref:CASE 13 PG 8City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER							
13	.83Mi.	**301 W ELKINTON AVE** **CHESTER, PA 19013-4905**	09/16/2025	$150,000	$86	1736	10/4/2	1950	6,229 SF
		APN: 49-01-01888-16 Document #: 2025034171 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Subdivision: PARK MANOR Abbreviated Description: Subdivision:PARK MANOR City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER							
14	.99Mi.	**20 E 17TH ST** **CHESTER, PA 19013-5346**	09/11/2025	$185,000	$75	2440	8/4/2	1956	4,269 SF
		APN: 49-01-00080-00 Document #: 2025033538 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal:							

Comparable Sales Chart

% Distribution Sales for Two Years



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

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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.	**1010 KERLIN ST**	**06/23/2023**	$46,900	$46,900	1,761	8/4/2	1938	3,093 SF	
.04Mi.	**1005 BUTLER ST**	**05/24/1990**	$48,950	$48,950	1,530	6/3/2	1936	1,176 SF	
.06Mi.	**923 KERLIN ST**	**03/29/1996**	$60,000	$60,000	2,519	8/2/2	1920	2,614 SF	
.09Mi.	**912 PARKER ST**	**10/08/1985**	$71,500	$71,500	2,164	6/3/2	1910	2,614 SF	
.1Mi.	**1007 PARKER ST**	**07/15/2019**	$53,240	$53,240	1,895	10/4/2	1928	1,786 SF	
.1Mi.	**1001 PARKER ST**	**08/18/1998**	$53,370	$53,370	1,789	11/3/2	1928	1,873 SF	
.1Mi.	**808 W 11TH ST**	**12/09/2022**	$45,060	$45,060	1,280	6/3/2	1925	1,960 SF	
.1Mi.	**812 W 11TH ST**	**08/15/2011**	$49,950	$49,950	1,280	6/3/2	1925	2,134 SF	
.11Mi.	**1114 BUTLER ST**	**07/20/2006**	$43,780	$43,780	1,280	7/3/2	1925	2,396 SF	
.11Mi.	**915 PARKER ST**	**07/14/1998**	$47,200	$47,200	1,350	6/3/2	1940	2,526 SF	
.12Mi.	**1127 KERLIN ST**	**01/14/2025**	$88,862	$88,862	1,768	12/6/2	1920	2,178 SF	
.13Mi.	**502 W 10TH ST**	**02/23/2023**	$36,700	$36,700	1,192	6/3/2	1930	1,525 SF	
.15Mi.	**819 W 9TH ST**	**10/18/2022**	$40,130	$40,130	1,598	6/4/2	1910	2,222 SF	
.16Mi.	**348 TAYLOR TER**	**08/07/2025**	$41,960	$41,960	1,260	6/2/2	1920	1,566 SF	
.2Mi.	**817 W 8TH ST**	**01/10/2022**	$55,230	$55,230	1,903	7/4/2	1930	2,570 SF	
.21Mi.	**622 W 7TH ST**	**07/17/2014**	$68,510	$68,510	3,090	9/4/2	1920	5,640 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **1010 KERLIN ST, CHESTER, PA 19013-3702** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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