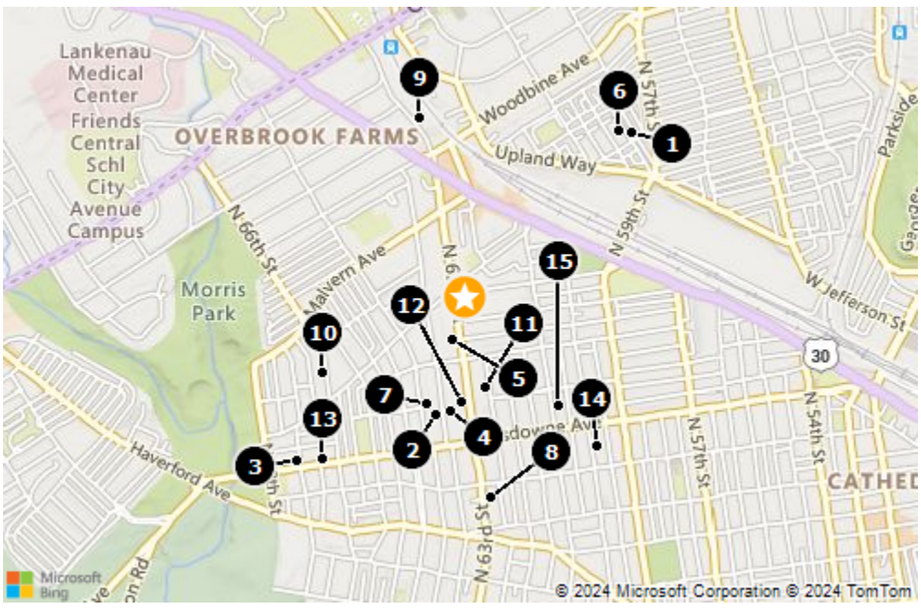
SiteX™ Report

OrderID: 93154672

SiteX Property Information Report



Subject Property Location

1019 N 63RD ST, PHILADELPHIA, PA 19151-4530

County:	**PHILADELPHIA PA**	Census Tract:	421010114.005000
Property Use:	Apartments (generic)	Zoning:	RSA3
Parcel Number:	34-2-3634-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$404,000**	FSD:	17
Value Range:	$335,320 - $472,680	Confidence Score:	83

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$72,200	Market Land Value:	$72,200	Tax Year:	2024
Assd Improvement:	$289,200	Market Improvment Value:	$289,200	Total Taxable Value:	$5,059
Total Assessed Value:	$361,400	Total Assessor Market Value:	$361,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #34 Map Ref: 068N220010
Abbreviated Description: SE C COLUMBIA AVE

Property Characteristics

Lot Size:	8,000 SF	Bedrooms:		Pool:	
Building Area:	3072 SF	Baths:		Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:	3	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/09/2022	Sales Price:	$387,845
Document #:	54118684 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/05/2022	Sales Price:	$199,260
Document #:	53988456 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/02/2022	Sales Price:	$395,000
Document #:	53985297 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: WARD #34 Map Ref: 068N220010			
Abbreviated Description: SE C COLUMBIA AVE			

Prior Transfer

Recording Date:	03/02/2022	Sales Price:	$395,000
Document #:	53985297 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/27/2022		

Document Type: Deed
Legal Description:
Abbreviated Description: 34TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	02/26/2022	Sales Price:	$25,000
Document #:	53982702 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/06/2019	Loan Amount:	N/A
Document #:	53522249 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
District: WARD 34
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/17/2019	Sales Price:	$199,260
Document #:	53467270 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/09/2018	Sales Price:	$170,000
Document #:	53441074 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/26/2018		
Document Type:	Deed		

Legal Description:
District: WARD 34
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$4,059,100	Median # of Bedrooms	
Median Lot Size	3,193 SF	Median # of Baths	
Median Living Area	2,402 SF	Median Year Built	1925
Price Range - 2 Yrs	$100,000 to $525,000	Age Range	89 years to 114 years
Median Value	$273,000	Median Age	99 years

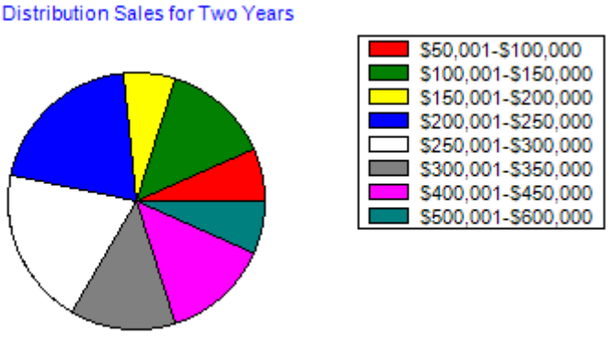
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**2111 N WANAMAKER ST PHILADELPHIA, PA 19131-3022**	11/13/2024	$287,000	$207	1386	//	1920	1,229 SF	
		APN: 52-2-2293-00 Document #: 54362577 Document Type: Special Warranty Deed Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.3Mi.	**832 WYNNEWOOD RD PHILADELPHIA, PA 19151-3412**	11/13/2024	$415,000	$153	2710	//	1925	3,193 SF	
		APN: 34-4-2290-00 Document #: 54362525 Document Type: Deed Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.58Mi.	**6703 LANSDOWNE AVE PHILADELPHIA, PA 19151-3027**	11/13/2024	$200,000	$83	2402	//	1935	3,201 SF	
		APN: 34-4-0288-00 Document #: 54362605 Document Type: Deed Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.29Mi.	**833 WYNNEWOOD RD PHILADELPHIA, PA 19151-3416**	10/16/2024	$237,000	$87	2710	//	1925	3,250 SF	
		APN: 34-4-2125-00 Document #: 54352480 Document Type: Deed Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.11Mi.	**914 N 63RD ST PHILADELPHIA, PA 19151-4589**	08/22/2024	$405,000	$140	2890	/5/3	1925	4,500 SF	
		APN: 34-4-1990-00 Document #: 54334166 Document Type: Deed Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.56Mi.	**2122 N WANAMAKER ST PHILADELPHIA, PA 19131-3023**	08/07/2024	$273,000	$196	1386	/2/2	1920	1,293 SF	
		APN: 52-2-2350-00 Document #: 54328429 Document Type: Deed Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:52ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.28Mi.	**901 N 64TH ST PHILADELPHIA, PA 19151-3403**	08/05/2024	$315,000	$124	2524	//	1925	3,240 SF	
		APN: 34-4-2416-00 Document #: 54327020 Document Type: Warranty Deed Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:THIRTY-FOURTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.5Mi.	**649 N 63RD ST PHILADELPHIA, PA 19151-3836**	07/05/2024	$100,000	$59	1668	//	1920	1,702 SF	
		APN: 34-2-3568-00 Document #: 54317036 Document Type: Deed Price Code: D Land Use: Apartments (generic)								

	Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.46Mi.	**2049 N 63RD ST** **PHILADELPHIA, PA 19151-2609**	06/20/2024	$316,000	$125	2520	//	1925	4,472 SF
	APN: 34-2-3681-00 Document #: 54311798 Document Type: Special Warranty Deed Price Code: D Land Use: Apartments (generic)								
	Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.4Mi.	**948 N 66TH ST** **PHILADELPHIA, PA 19151-3101**	06/04/2024	$280,000	$217	1288	//	1910	1,005 SF
	APN: 34-4-3764-00 Document #: 54306516 Document Type: Deed Price Code: D Land Use: Apartments (generic)								
	Legal: Abbreviated Description: Abbreviated Description:THIRTY-FOURTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.23Mi.	**833 N 63RD ST** **PHILADELPHIA, PA 19151-3437**	05/29/2024	$525,000	$153	3426	//	1925	5,125 SF
	APN: 34-2-3617-20 Document #: 54304488 Document Type: Special Warranty Deed Price Code: D Land Use: Apartments (generic)								
	Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.26Mi.	**824 N 63RD ST** **PHILADELPHIA, PA 19151-3436**	03/27/2024	$235,000	$59	3927	//	1925	6,150 SF
	APN: 34-4-1972-00 Document #: 54282905 Document Type: Deed Price Code: D Land Use: Apartments (generic)								
	Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.54Mi.	**6625 LANSDOWNE AVE** **PHILADELPHIA, PA 19151-3026**	01/22/2024	$210,000	$162	1290	//	1910	1,510 SF
	APN: 34-4-0271-00 Document #: 54262691 Document Type: Deed Price Code: D Land Use: Apartments (generic)								
	Legal: Abbreviated Description: Abbreviated Description:THIRTY-FOURTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.49Mi.	**1535 N 60TH ST** **PHILADELPHIA, PA 19151-4219**	01/17/2024	$111,100	$66	1668	//	1920	1,008 SF
	APN: 34-2-1938-00 Document #: 54261459 Document Type: Deed Price Code: D Land Use: Apartments (generic)								
	Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.35Mi.	**1637 N 61ST ST** **PHILADELPHIA, PA 19151-3953**	12/22/2023	$150,000	$111	1342	//	1915	1,350 SF
	APN: 34-2-2459-00 Document #: 54255224 Document Type: Special Warranty Deed Price Code: D Land Use: Apartments (generic)								
	Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								

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.

SiteX™ Report

OrderID: 93154672

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.	**1019 N 63RD ST**	**03/02/2022**	$361,400	$361,400	3,072		1925	8,000 SF	
.01Mi.	**1017 N 63RD ST**	**12/02/2005**	$483,700	$483,700	3,072		1930	8,000 SF	
.02Mi.	**1015 N 63RD ST**	**08/06/1993**	$361,400	$361,400	3,072		1925	8,040 SF	
.02Mi.	**6162 W COLUMBIA AVE**	**08/08/2001**	$282,800	$282,800	2,736		1925	3,750 SF	
.03Mi.	**1101 N 63RD ST**	**01/12/2021**	$9,553,900	$9,553,900	99,900		1930	14,225 SF	
.03Mi.	**6160 W COLUMBIA AVE**	**12/19/2000**	$287,700	$287,700	2,848		1925	3,750 SF	
.03Mi.	**1013 N 63RD ST**	**10/29/2004**	$483,600	$483,600	3,072		1925	7,960 SF	
.03Mi.	**6158 W COLUMBIA AVE**	**10/02/2018**	$56,400	$56,400				3,750 SF	
.04Mi.	**6163 W COLUMBIA AVE**	**08/12/2019**	$258,100	$258,100	2,320		1925	3,360 SF	
.04Mi.	**6156 W COLUMBIA AVE**	**05/16/2023**	$56,400	$56,400				3,750 SF	
.04Mi.	**6161 W COLUMBIA AVE**	**03/25/1988**	$262,400	$262,400	2,320		1925	3,670 SF	
.04Mi.	**6154 W COLUMBIA AVE**	**01/14/1981**	$287,700	$287,700	2,848		1925	3,750 SF	
.04Mi.	**6155 W OXFORD ST**	**11/16/2012**	$272,700	$272,700	2,510		1925	3,999 SF	
.04Mi.	**6159 W COLUMBIA AVE**	**10/02/2006**	$266,300	$266,300	2,320		1925	3,980 SF	
.04Mi.	**1001 N 63RD ST**	**12/21/1999**	$531,000	$531,000	3,665		1925	16,000 SF	
.04Mi.	**1016 N 63RD ST**	**08/21/2021**	$357,000	$357,000	4,271		1925	7,356 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	34.9 years old	Households:	11,865
Median Household Income:	$60,768	Households w/Family:	63%
Household Income Per Capita:	$33,840	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Philadelphia City School District	Students:	124,111
Number of Schools:	217	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.10Mi.	**Overbrook Elementary School** Number of Students: 213 Student-Teacher Ratio: 11.25	D	Public	KG - 8
0.40Mi.	**Overbrook High School** Number of Students: 446 Student-Teacher Ratio: 14.51	D	Public	9 - 12

Flood Report

The Subject Property of **1019 N 63RD ST, PHILADELPHIA, PA 19151-4530** 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	112%	HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	89%	LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	84%	LOWER
OVERALL	92%	SIMILAR

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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SiteX™ Report

OrderID: 93154672

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