ICE SiteX Report

OrderID: 98745687

SiteX Property Information Report



Subject Property Location

2032 S 68TH ST, PHILADELPHIA, PA 19142-1229

County:	**PHILADELPHIA PA**	Census Tract:	0064.00
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	40-3-1903-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$154,000**	FSD:	17	Common Confidence Score:	37
Value Range:	$127,820 - $180,180	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$18,820	Market Land Value:	$18,820	Tax Year:	2025
Assd Improvement:	$75,280	Market Improvment Value:	$75,280	Total Taxable Value:	$1,317
Total Assessed Value:	$94,100	Total Assessor Market Value:	$94,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #40 Map Ref: 029S230051
Abbreviated Description: 74'6 S UPLAND ST

Property Characteristics

Lot Size:	808 SF	Bedrooms:	3	Pool:	
Building Area:	1140 SF	Baths:	1	Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
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
Mortgage Record

Recording Date:	07/31/2024	Loan Amount:	N/A
Document #:	54326043 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	06/20/2024		
TD Due Date:	07/01/2054	Type Finance:	

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

Prior Transfer

Recording Date:	07/31/2024	Sales Price:	$167,000
Document #:	54326042 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	06/20/2024		
Document Type:	Deed		

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

Prior Transfer

Recording Date:	05/21/2020	Sales Price:	$56,000
Document #:	53669992 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

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Mortgage Record

Recording Date:	03/17/2020	Loan Amount:	N/A
Document #:	53647309 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	03/12/2020		
TD Due Date:	03/12/2025	Type Finance:	

Legal Description:
Map Ref: 0
Abbreviated Description: 34TH WARD
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	12/24/2018	Loan Amount:	N/A
Document #:	53457899 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	12/19/2018		
TD Due Date:	01/01/2020	Type Finance:	

Legal Description:
District: WARD 40 Map Ref: 0
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	11/23/2015	Loan Amount:	N/A
Document #:	52991816 BK-PG -	Loan Type:	Purchase Money Mortgage
Contract Date:	11/16/2015		
TD Due Date:		Type Finance:	VAR

Legal Description:
District: WARD 68
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/23/2015	Sales Price:	$44,000
Document #:	52991815 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	11/16/2015		
Document Type:	Deed		

Legal Description:
District: WARD 68
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	12/28/2005	Loan Amount:	N/A
Document #:	51345364 BK-PG -	Loan Type:	INVALID CODE
Contract Date:	06/15/2005		
TD Due Date:	07/01/2035	Type Finance:	ADJ

Legal Description:
Map Ref: 0
Abbreviated Description: PRIOR REF 51208972 06/28/2005
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	06/28/2005	Loan Amount:	N/A
Document #:	51208972 BK-PG -	Loan Type:	INVALID CODE
Contract Date:	06/15/2005		
TD Due Date:	07/01/2035	Type Finance:	ADJ

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	06/28/2005	Sales Price:	$48,000
Document #:	51208971 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/15/2005		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/28/1998	Sales Price:	$34,500
Document #:	BK-PG 0568-0262	Type of Sale:	Arms-Length Transfer
Contract Date:	11/20/1997		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$1,552,300	Median # of Bedrooms	3
Median Lot Size	979 SF	Median # of Baths	1
Median Living Area	1,152 SF	Median Year Built	1923
Price Range - 2 Yrs	$68,000 to $275,000	Age Range	61 years to 106 years
Median Value	$124,000	Median Age	103.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**2038 S 69TH ST** **PHILADELPHIA, PA 19142-1204**	10/05/2026	$155,000	$130	1188	6/3/1	1925	1,254 SF	
		APN: 40-3-2026-00 Document #: 54606386 Document Type: Deed Price Code: A Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.2Mi.	**2032 S 66TH ST**	09/25/2026	$115,000	$91	1260	6/3/1	1920	1,125 SF	

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		PHILADELPHIA, PA 19142-1622								
	APN: 40-3-0306-00 Document #: 54603185									
	Document Type: Deed Price Code: A									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
3	.2Mi.	**2140 S SHIELDS ST**	08/22/2026	$35,000	$34	1020	6/3/1	1920	680 SF	
		PHILADELPHIA, PA 19142-1631								
	APN: 40-3-0407-00 Document #: 54590128									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
4	.21Mi.	**6906 CHESTER AVE**	09/01/2026	$40,000	$39	1024	6/3/1	1925	1,179 SF	
		PHILADELPHIA, PA 19142-1209								
	APN: 40-3-2421-00 Document #: 54594893									
	Document Type: Deed Price Code: A									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
5	.22Mi.	**6745 PASCHALL AVE**	10/14/2026	$155,000	$158	980	6/3/1	1925	1,200 SF	
		PHILADELPHIA, PA 19142-1825								
	APN: 40-3-1664-00 Document #: 54607883									
	Document Type: Special Warranty Deed Price Code:									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
6	.22Mi.	**2239 BONAFFON ST**	09/02/2026	$57,000	$57	1008	6/3/1	1920	931 SF	
		PHILADELPHIA, PA 19142-1802								
	APN: 40-3-0568-00 Document #: 54595270									
	Document Type: Deed Price Code:									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
7	.23Mi.	**2109 S 66TH ST**	09/02/2026	$154,000	$124	1242	7/4/1	1920	1,024 SF	
		PHILADELPHIA, PA 19142-1913								
	APN: 40-3-0276-01 Document #: 54595376									
	Document Type: Deed Price Code: A									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
8	.26Mi.	**6729 LINMORE AVE**	09/14/2026	$275,000	$226	1216	6/3/1	1965	800 SF	
		PHILADELPHIA, PA 19142-1806								
	APN: 40-3-1785-00 Document #: 54598857									
	Document Type: Deed Price Code: A									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
9	.26Mi.	**6549 REGENT ST**	09/11/2026	$7,900			//		828 SF	
		PHILADELPHIA, PA 19142-1908								
	APN: 40-3-1093-00 Document #: 54598288									
	Document Type: Deed Price Code: A									
	Land Use: Residential - Vacant Land									
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
10	.27Mi.	**2114 S DAGGETT ST**	08/26/2026	$70,000	$80	872	6/3/1	1920	700 SF	
		PHILADELPHIA, PA 19142-1915								
	APN: 40-3-0178-00 Document #: 54592180									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
11	.27Mi.	**2229 S 70TH ST**	08/19/2026	$60,000	$57	1050	6/3/1	1925	1,044 SF	
		PHILADELPHIA, PA 19142-1829								
	APN: 40-3-2081-00 Document #: 54587805									
	Document Type: Deed Price Code: A									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
12	.29Mi.	**2139 S DAGGETT ST**	08/22/2026	$50,000	$64	784	6/3/1	1920	700 SF	
		PHILADELPHIA, PA 19142-1914								
	APN: 40-3-0162-00 Document #: 54590042									
	Document Type: Warranty Deed Price Code:									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
13	.3Mi.	**2147 S DAGGETT ST**	08/26/2026	$40,000	$51	784	6/3/1	1920	700 SF	
		PHILADELPHIA, PA 19142-1914								
	APN: 40-3-0166-00 Document #: 54592162									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: Abbreviated Description:FORTIETH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
14	.31Mi.	**6938 PASCHALL AVE**	08/19/2026	$350,000	$217	1610	//	1930	4,800 SF	
		PHILADELPHIA, PA 19142-1819								
	APN: 40-3-3237-00 Document #: 54587911									
	Document Type: Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: Abbreviated Description:14TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
15	.32Mi.	**6537 PASCHALL AVE**	10/14/2026	$200,000	$192	1044	6/3/1	1925	945 SF	
		PHILADELPHIA, PA 19142-2208								
	APN: 40-3-1636-00 Document #: 54608093									
	Document Type: Special Warranty Deed Price Code: A									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
16	.33Mi.	**2010 S SIMPSON ST**	10/16/2026	$30,800	$32	960	6/3/1	1920	700 SF	
		PHILADELPHIA, PA 19142-2024								
	APN: 40-1-1928-00 Document #: 54609078									
	Document Type: Deed Price Code: A									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
17	.34Mi.	**1770 S 65TH ST**	09/01/2026	$67,500	$51	1320	6/3/1	1925	1,380 SF	
		PHILADELPHIA, PA 19142-1324								
	APN: 40-3-0026-00 Document #: 54594986									
	Document Type: Deed Price Code: A									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
18	.36Mi.	**6327 REGENT ST**	08/21/2026	$120,000	$109	1104	6/3/1	1930	938 SF	
		PHILADELPHIA, PA 19142-2021								

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APN: 40-1-2336-00 Document #: 54589402
Document Type: Deed Price Code: A
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

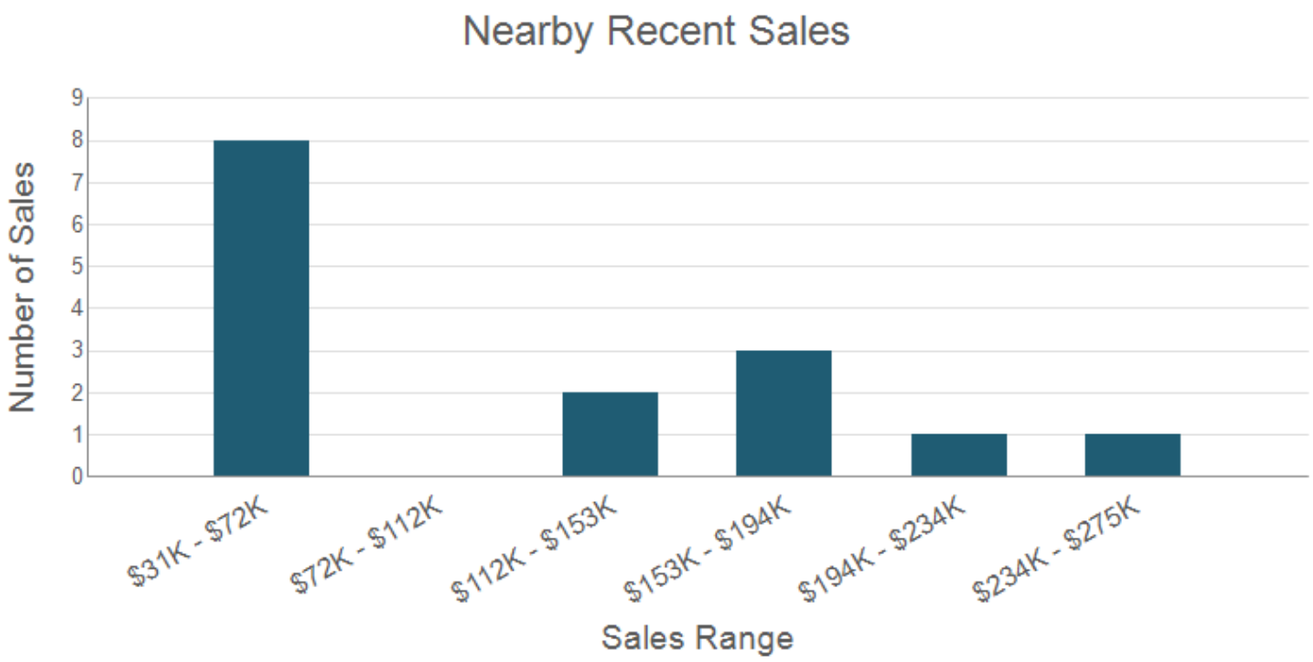
19	.41Mi.	**7000 GRAYS AVE PHILADELPHIA, PA 19142-1717**	09/04/2026	$27,500			//		1,337 SF

APN: 40-6-1912-00 Document #: 54596200
Document Type: Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

20	.43Mi.	**1719 S AVONDALE ST PHILADELPHIA, PA 19142-1424**	08/24/2026	$92,000	$100	920	6/3/1	1920	1,661 SF

APN: 40-1-1787-00 Document #: 54590948
Document Type: Deed Price Code: A
Land Use: Row house (Residential)
Legal: Abbreviated Description: 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.	**2032 S 68TH ST**	**11/23/2015**	$94,100	$94,100	1,140	6/3/1	1925	808 SF	
0Mi.	**2030 S 68TH ST**	**12/03/2010**	$94,100	$94,100	1,140	6/3/1	1925	808 SF	
0Mi.	**2034 S 68TH ST**	**08/19/1988**	$94,100	$94,100	1,140	6/3/1	1925	808 SF	
.01Mi.	**2036 S 68TH ST**	**10/01/2007**	$94,100	$94,100	1,140	6/3/1	1925	808 SF	
.01Mi.	**2028 S 68TH ST**	**02/14/2022**	$95,500	$95,500	1,140	6/3/1	1925	855 SF	
.01Mi.	**2038 S 68TH ST**	**07/02/2007**	$94,100	$94,100	1,140	6/3/1	1925	808 SF	
.01Mi.	**2026 S 68TH ST**	**11/14/2005**	$94,100	$94,100	1,140	6/3/1	1925	808 SF	
.01Mi.	**2040 S 68TH ST**	**06/26/2025**	$94,100	$94,100	1,140	6/3/1	1925	808 SF	
.02Mi.	**2042 S 68TH ST**	**10/14/2022**	$94,100	$94,100	1,140	6/3/1	1925	808 SF	
.02Mi.	**2044 S 68TH ST**	**12/12/2019**	$94,100	$94,100	1,140	6/3/1	1925	808 SF	
.02Mi.	**6812 UPLAND ST**	**05/06/2019**	$100,700	$100,700	1,120	6/3/1	1920	1,148 SF	
.02Mi.	**2041 S 68TH ST**	**06/24/1965**	$111,400	$111,400	1,170	6/3/1	1925	1,140 SF	
.02Mi.	**2043 S 68TH ST**	**07/29/2020**	$111,400	$111,400	1,170	6/3/1	1925	1,140 SF	
.02Mi.	**2039 S 68TH ST**	**06/04/2024**	$111,400	$111,400	1,170	6/3/1	1925	1,140 SF	
.02Mi.	**2045 S 68TH ST**	**11/21/2023**	$111,400	$111,400	1,170	6/3/1	1925	1,140 SF	
.02Mi.	**2037 S 68TH ST**	**11/09/2012**	$111,400	$111,400	1,170	6/3/1	1925	1,140 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	34.9 years old	Households:	10,159
Median Household Income:	$43,007	Households w/Family:	59%
Household Income Per Capita:	$20,901	Households w/Family Married:	22%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

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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
0.25Mi.	**Joseph W. Catharine School** Number of Students: 437 Student-Teacher Ratio: 12.24	D-	Public	KG - 5
0.37Mi.	**John Bartram High School** Number of Students: 583 Student-Teacher Ratio: 14.52	F	Public	9 - 12
0.43Mi.	**William T. Tilden Middle School** Number of Students: 266 Student-Teacher Ratio: 12.43	F	Public	5 - 8

Flood Report

The Subject Property of **2032 S 68TH ST, PHILADELPHIA, PA 19142-1229** 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	82%	LOWER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	57%	NOTABLY LOWER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	102%	SIMILAR
MURDER	101%	SIMILAR
OVERALL	112%	HIGHER

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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