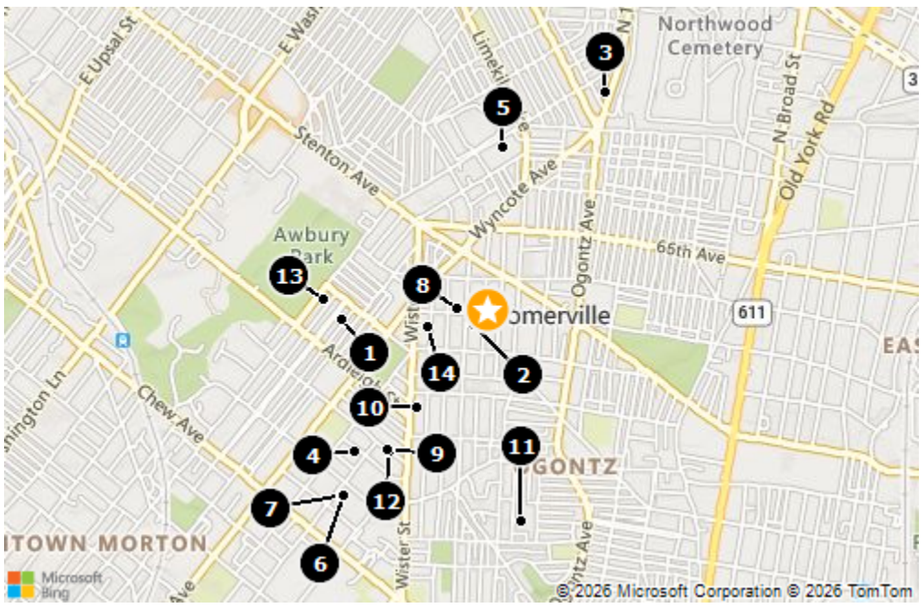
# ICE SiteX Report

**OrderID: 98444507**

## SiteX Property Information Report




## Subject Property Location

### 2067 E CHELTEN AVE, PHILADELPHIA, PA 19138-3043

| | | | |
|---|---|---|---|
| County: | **PHILADELPHIA PA** | Census Tract: | 421010277.004002 |
| Property Use: | Single Family Residential | Zoning: | RM1 |
| Parcel Number: | 17-1-3397-00 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$161,000** | FSD: | 47 | Common Confidence Score: | 15 |
| Value Range: | $85,330 - $236,670 | ICE Confidence Score: | 53 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $41,660 | Market Land Value: | $41,660 | Tax Year: | 2025 |
| Assd Improvement: | $166,640 | Market Improvment Value: | $166,640 | Total Taxable Value: | $2,916 |
| Total Assessed Value: | $208,300 | Total Assessor Market Value: | $208,300 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

District: WARD #17 Map Ref: 130N4 19
Abbreviated Description: 122'3 3/4 W -

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 1,935 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1728 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1905 | Partial Baths: | | Type Const: | Masonry |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | Brick |
| Number of Units: | | Garage Type: | | Heating: | Hot Water |
| Number of Stories: | 2+B | Number of Cars: | | A/C: | |
| Style: | | Basement: | Full | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/31/2024 | Sales Price: | $113,718 |
| Document #: | 54377877 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/04/2023 | Sales Price: | $162,455 |
| Document #: | 54137004 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 12/12/2022 | | |
| Document Type: | | | |

**Legal Description:**
Abbreviated Description: SEVENTEENTH WARD
City/Muni/Twp: PHILADELPHIA

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/11/2022 | Loan Amount: | N/A |
| Document #: | 54068370 BK-PG - | Loan Type: | Future Advance Clause/Open End Mortgage |
| TD Due Date: | 04/01/2052 | Type Finance: | |

**Legal Description:**
Abbreviated Description: SEVENTEENTH WARD
City/Muni/Twp: PHILADELPHIA

# ICE SiteX Report

**OrderID: 98444507**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/13/2016 | Sales Price: | $20,000 |
| Document #: | 53046407 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 03/23/2016 | | |
| Document Type: | | | |

**Legal Description:**
City/Muni/Twp: PHILADELPHIA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/08/2001 | Sales Price: | $5,000 |
| Document #: | 50305728 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
District: WARD #17 Map Ref: 130N4 19
Abbreviated Description: 122'3 3/4 W -

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/08/2001 | Sales Price: | $5,000 |
| Document #: | 50305728 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 08/03/2001 | | |
| Document Type: | | | |

**Legal Description:**
City/Muni/Twp: PHILADELPHIA

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $1,925,200 | Median # of Bedrooms | 3 |
| Median Lot Size | 1,945 SF | Median # of Baths | |
| Median Living Area | 1,482 SF | Median Year Built | 1925 |
| Price Range - 2 Yrs | $13,500 to $379,000 | Age Range | 101 years to 121 years |
| Median Value | $99,900 | Median Age | 101 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .37Mi. | **1134 E RITTENHOUSE ST**<br>**PHILADELPHIA, PA 19138-1805** | 08/21/2026 | $285,000 | $185 | 1538 | 6/3/1 | 1915 | 2,656 SF | |
| | | APN: 59-1-1185-00 Document #: 54589600<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 2 | .06Mi. | **6327 N 21ST ST**<br>**PHILADELPHIA, PA 19138-3005** | 05/05/2026 | $81,000 | $48 | 1664 | 6/3/1 | 1905 | 2,400 SF | |
| | | APN: 17-2-4506-00 Document #: 54548397<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 3 | .61Mi. | **6866 N 19TH ST**<br>**PHILADELPHIA, PA 19126-1533** | 04/29/2026 | $379,000 | $219 | 1728 | 7/3/1 | 1925 | 1,875 SF | |
| | | APN: 10-1-1184-00 Document #: 54546421<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: District: 5 Abbreviated Description: District:5 Abbreviated Description:10TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 4 | .49Mi. | **5614 DEVON ST**<br>**PHILADELPHIA, PA 19138-2318** | 04/13/2026 | $100,000 | $79 | 1260 | // | 1925 | 1,613 SF | |
| | | APN: 12-2-2630-00 Document #: 54539801<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 52 Abbreviated Description: Lot:52 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 5 | .4Mi. | **2044-46 HAINES ST**<br>**PHILADELPHIA, PA 19138-2633** | 03/13/2026 | $245,000 | $163 | 1494 | 7/3/ | 1925 | 4,440 SF | |
| | | APN: 10-2-1191-00 Document #: 54529243<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 6 | .58Mi. | **868 E LOCUST AVE**<br>**PHILADELPHIA, PA 19138-2334** | 01/16/2026 | $99,900 | $67 | 1470 | // | 1925 | 1,591 SF | |
| | | APN: 12-2-0672-00 Document #: 54511396<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:20TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 7 | .58Mi. | **866 E LOCUST AVE**<br>**PHILADELPHIA, PA 19138-2334** | 01/16/2026 | $99,900 | $67 | 1470 | // | 1925 | 1,758 SF | |
| | | APN: 12-2-0671-00 Document #: 54511624<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 8 | .08Mi. | **2111 E CHELTEN AVE**<br>**PHILADELPHIA, PA 19138-2519** | 01/12/2026 | $26,900 | $15 | 1728 | 7/4/1 | 1925 | 2,138 SF | |
| | | APN: 17-1-3412-00 Document #: 54509273<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:54TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 9 | .44Mi. | **5530 SPRAGUE ST**<br>**PHILADELPHIA, PA 19138-2325** | 01/12/2026 | $35,000 | $45 | 768 | // | 1925 | 2,000 SF | |
| | | APN: 12-2-2681-00 Document #: 54509307<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 10 | .3Mi. | **6137 WISTER ST**<br>**PHILADELPHIA, PA 19138-2451** | 11/20/2025 | $90,000 | $80 | 1125 | 6/3/ | 1925 | 1,890 SF | |
| | | APN: 17-2-5383-00 Document #: 54492668<br>Document Type: Price Code: D<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 98444507**

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

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .53Mi. | **5933-39 N OPAL ST**<br>**PHILADELPHIA, PA 19141-1329** | 10/30/2025 | $90,000 | $38 | 2358 | 9/4/ | 1915 | 10,200 SF |

APN: 17-2-3629-00 Document #: 54484938
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:42ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .44Mi. | **5532 SPRAGUE ST**<br>**PHILADELPHIA, PA 19138-2325** | 10/20/2025 | $13,500 | $15 | 896 | /2/1 | 1925 | 1,683 SF |

APN: 12-2-2682-00 Document #: 54480688
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: 9 Abbreviated Description: District:9 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .4Mi. | **1134 E HAINES ST**<br>**PHILADELPHIA, PA 19138-1512** | 10/08/2025 | $260,000 | $140 | 1845 | 6/3/1 | 1925 | 3,850 SF |

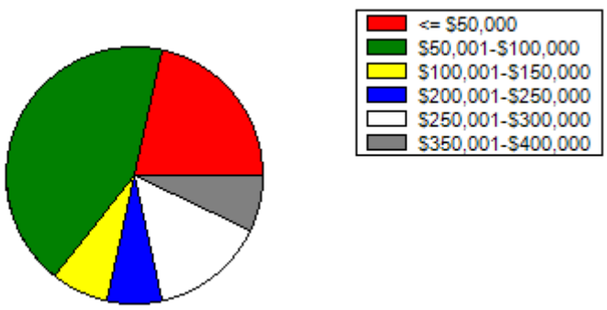
APN: 59-1-1666-00 Document #: 54476885
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .16Mi. | **6328 N BEECHWOOD ST**<br>**PHILADELPHIA, PA 19138-2518** | 07/16/2025 | $120,000 | $93 | 1280 | 6/3/ | 1925 | 1,800 SF |

APN: 17-2-5228-00 Document #: 54446223
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: MapRef: MB 59 PG 124 Abbreviated Description: Map Ref:MB 59 PG 124Abbreviated Description:17TH 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.

## 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. | **2067 E CHELTEN AVE** | **08/08/2001** | $208,300 | $208,300 | 1,728 | 6/3/1 | 1905 | 1,935 SF | |
| .02Mi. | **2075 E CHELTEN AVE** | **07/29/1965** | $212,700 | $212,700 | 1,728 | 6/3/1 | 1905 | 2,138 SF | |
| .03Mi. | **2024 E CHELTEN AVE** | **08/14/2024** | $145,000 | $145,000 | 2,127 | 6/4/2 | 1905 | 2,032 SF | |
| .03Mi. | **2022 E CHELTEN AVE** | **05/06/2025** | $133,200 | $133,200 | 1,728 | 6/3/1 | 1905 | 2,032 SF | |
| .04Mi. | **2020 E CHELTEN AVE** | **04/12/2010** | $209,700 | $209,700 | 1,728 | 10/4/1 | 1905 | 2,026 SF | |
| .04Mi. | **2018 E CHELTEN AVE** | **05/16/2011** | $200,700 | $200,700 | 1,620 | 7/4/1 | 1905 | 2,026 SF | |
| .04Mi. | **2042 E CHELTEN AVE** | **12/11/2019** | $311,100 | $311,100 | 1,728 | 6/3/2 | 1905 | 2,161 SF | |
| .05Mi. | **2044 E CHELTEN AVE** | **01/06/2025** | $210,500 | $210,500 | 1,728 | 6/3/1 | 1905 | 2,075 SF | |
| .05Mi. | **2046 E CHELTEN AVE** | **03/26/1969** | $213,200 | $213,200 | 1,728 | 6/3/1 | 1905 | 2,173 SF | |
| .06Mi. | **2010 E CHELTEN AVE** | **04/18/2022** | $222,800 | $222,800 | 2,048 | 8/2/ | 1905 | 2,022 SF | |
| .06Mi. | **6327 N 21ST ST** | **05/06/1998** | $102,200 | $102,200 | 1,664 | 6/3/1 | 1905 | 2,400 SF | |
| .06Mi. | **6325 N 21ST ST** | **01/14/2025** | $214,400 | $214,400 | 1,664 | 6/3/1 | 1905 | 2,400 SF | |
| .06Mi. | **6323 N 21ST ST** | **03/11/1966** | $214,400 | $214,400 | 1,664 | 6/3/1 | 1905 | 2,400 SF | |
| .07Mi. | **6321 N 21ST ST** | **11/02/2018** | $102,200 | $102,200 | 1,664 | | 1905 | 2,400 SF | |
| .07Mi. | **2102 E CHELTEN AVE** | **11/08/1968** | $181,800 | $181,800 | 1,728 | 7/4/1 | 1905 | 2,187 SF | |
| .08Mi. | **6315 N 21ST ST** | **03/27/2008** | $214,400 | $214,400 | 1,664 | 6/3/1 | 1905 | 2,400 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 29% | Households Occupied by Owners: | 62% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 38.6 years old | Households: | 11,505 |
| Median Household Income: | $53,097 | Households w/Family: | 61% |
| Household Income Per Capita: | $27,048 | Households w/Family Married: | 23% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 30% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Philadelphia City School District | Students: | 120,057 |
| Number of Schools: | 220 | Rating: | D- |

# ICE SiteX Report

**OrderID: 98444507**

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.39Mi. | **Prince Hall Elementary School**<br>Number of Students: 360<br>Student-Teacher Ratio: 15.13 | F | Public | KG - 5 |
| 0.35Mi. | **General Louis Wagner Middle School**<br>Number of Students: 296<br>Student-Teacher Ratio: 14.1 | F | Public | 6 - 8 |
| 0.49Mi. | **Martin Luther King High School**<br>Number of Students: 527<br>Student-Teacher Ratio: 15.45 | F | Public | 9 - 12 |

## Flood Report

The Subject Property of **2067 E CHELTEN AVE, PHILADELPHIA, PA 19138-3043** 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** | 98% | SIMILAR |
| **BURGLARY** | 96% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 95% | SIMILAR |
| **FORCIBLE ROBBERY** | 38% | SIGNIFICANTLY LOWER |
| **AGGRAVATED ASSAULT** | 98% | SIMILAR |
| **FORCIBLE RAPE** | 70% | NOTABLY LOWER |
| **MURDER** | 76% | NOTABLY LOWER |
| **OVERALL** | 93% | 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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