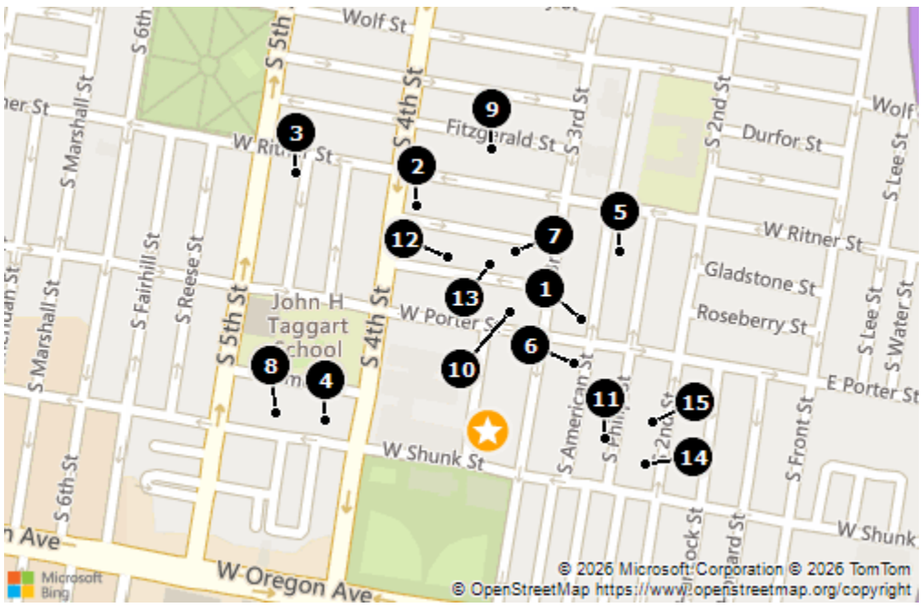
ICE SiteX Report

OrderID: 98444403

SiteX Property Information Report



Subject Property Location

2541 S GALLOWAY ST, PHILADELPHIA, PA 19148-4715

County:	**PHILADELPHIA PA**	Census Tract:	421010042.022003
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	39-2-2338-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$340,000**	FSD:	17	Common Confidence Score:	38
Value Range:	$282,200 - $397,800	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$47,960	Market Land Value:	$47,960	Tax Year:	2025
Assd Improvement:	$191,840	Market Improvment Value:	$191,840	Total Taxable Value:	$3,357
Total Assessed Value:	$239,800	Total Assessor Market Value:	$239,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #39 Map Ref: 034S190153
Abbreviated Description: 297' S OF PORTER ST

Property Characteristics

Lot Size:	917 SF	Bedrooms:	3	Pool:	
Building Area:	1216 SF	Baths:	1	Fireplace:	
Year Built:	1916	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	02/20/2024	Loan Amount:	N/A
Document #:	54271409 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2064	Type Finance:	

Legal Description:
Abbreviated Description: 39TH WARD
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	10/23/2023	Loan Amount:	N/A
Document #:	54235812 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2062	Type Finance:	

Legal Description:
Abbreviated Description: 39TH WARD
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	08/09/2022	Loan Amount:	N/A
Document #:	54082302 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Abbreviated Description: 39TH WARD
City/Muni/Twp: PHILADELPHIA

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Prior Transfer

Recording Date:	09/25/2019	Sales Price:	$274,928
Document #:	53570328 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/28/2019	Sales Price:	$171,000
Document #:	53470865 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/25/2019	Sales Price:	$280,000
Document #:	53470408 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #39 Map Ref: 034S190153
Abbreviated Description: 297' S OF PORTER ST

Prior Transfer

Recording Date:	01/25/2019	Sales Price:	$280,000
Document #:	53470408 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/07/2018		
Document Type:			

Legal Description:
District: WARD 39
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	10/11/2018	Sales Price:	$19,000
Document #:	53428444 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/11/2017	Loan Amount:	N/A
Document #:	53198947 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2032	Type Finance:	

Legal Description:
District: WARD39
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	02/14/2017	Sales Price:	$134,950
Document #:	53175001 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/08/2017	Sales Price:	$190,000
Document #:	53172718 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/31/2017		
Document Type:			

Legal Description:
District: WARD 39
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	06/19/2012	Loan Amount:	N/A
Document #:	52498102 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2042	Type Finance:	

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	06/19/2012	Sales Price:	$137,500
Document #:	52498101 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/15/2012		
Document Type:			

Legal Description:
Subdivision: 39TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	05/08/2007	Sales Price:	N/A
Document #:	51687960 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/27/2007		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/06/1998	Sales Price:	N/A
Document #:	BK-PG 0845-0156	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/26/1998		
Document Type:			

ICE SiteX Report

OrderID: 98444403

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$3,833,000	Median # of Bedrooms	3
Median Lot Size	728 SF	Median # of Baths	1
Median Living Area	1,077 SF	Median Year Built	1920
Price Range - 2 Yrs	$145,000 to $401,000	Age Range	7 years to 111 years
Median Value	$265,500	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**2450 S AMERICAN ST** **PHILADELPHIA, PA 19148-4013**	09/16/2026	$210,000	$216	972	6/3/1	1920	683 SF	
		APN: 39-1-3306-00 Document #: 54600036 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Tract No: 421 Abbreviated Description: Tract No:421 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.15Mi.	**2411 S 4TH ST** **PHILADELPHIA, PA 19148-3904**	07/13/2026	$230,000	$185	1240	6/3/1	1915	927 SF	
		APN: 39-2-2519-00 Document #: 54574273 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.2Mi.	**428 W RITNER ST** **PHILADELPHIA, PA 19148-3943**	07/08/2026	$180,000	$136	1320	7/4/1	1920	952 SF	
		APN: 39-2-1977-00 Document #: 54572886 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.1Mi.	**415 W SHUNK ST** **PHILADELPHIA, PA 19148-4640**	05/08/2026	$401,000	$261	1536	7/4/1	1970	1,353 SF	
		APN: 39-2-2221-00 Document #: 54549973 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.14Mi.	**2417 S AMERICAN ST** **PHILADELPHIA, PA 19148-4012**	04/13/2026	$180,500	$185	972	6/3/1	1920	687 SF	
		APN: 39-1-3205-00 Document #: 54539597 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.07Mi.	**2504 S AMERICAN ST** **PHILADELPHIA, PA 19148-4719**	04/08/2026	$280,000	$282	990	6/2/2	1920	690 SF	
		APN: 39-1-3312-00 Document #: 54538514 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.11Mi.	**314 GLADSTONE ST** **PHILADELPHIA, PA 19148-3915**	03/27/2026	$267,000	$290	920	6/3/1	1920	672 SF	
		APN: 39-2-2035-00 Document #: 54534351 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.13Mi.	**433 W SHUNK ST** **PHILADELPHIA, PA 19148-4640**	03/27/2026	$280,000	$259	1080	6/3/1	1925	1,515 SF	
		APN: 39-2-2230-00 Document #: 54534319 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.18Mi.	**328 FITZGERALD ST** **PHILADELPHIA, PA 19148-3911**	03/26/2026	$236,000	$217	1085	6/3/1	1920	728 SF	
		APN: 39-2-1840-00 Document #: 54533915 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:THIRTY-NINTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.07Mi.	**313 W PORTER ST** **PHILADELPHIA, PA 19148-3929**	03/16/2026	$265,500	$220	1204	6/3/1	1920	795 SF	
		APN: 39-2-2119-00 Document #: 54529655 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.07Mi.	**2536 S PHILIP ST** **PHILADELPHIA, PA 19148-4721**	02/10/2026	$145,000	$145	994	6/3/1	1925	687 SF	
		APN: 39-1-3129-00 Document #: 54518903 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.11Mi.	**345 ROSEBERRY ST** **PHILADELPHIA, PA 19148-3927**	02/02/2026	$300,000	$303	990	6/3/1	1920	725 SF	
		APN: 39-2-2079-00 Document #: 54516300 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.1Mi.	**325 ROSEBERRY ST** **PHILADELPHIA, PA 19148-3927**	01/30/2026	$308,000	$311	990	6/3/1	1920	725 SF	
		APN: 39-2-2069-00 Document #: 54515635 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.1Mi.	**2544 S 2ND ST** **PHILADELPHIA, PA 19148-4707**	01/30/2026	$400,000	$229	1744	6/3/4	2019	750 SF	
		APN: 39-1-2897-00 Document #: 54515719 Document Type: Price Code: D								

ICE SiteX Report

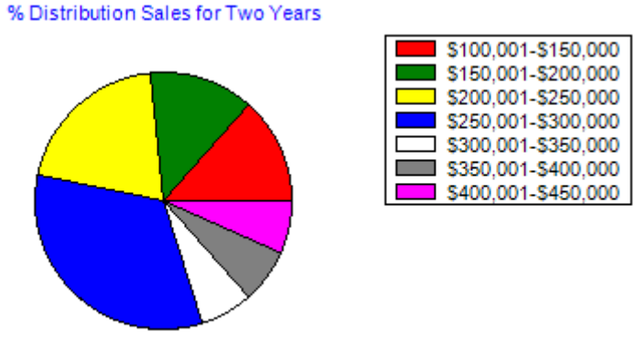
OrderID: 98444403

Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

15	.1Mi.	**2524 S 2ND ST** **PHILADELPHIA, PA 19148-4707**	01/29/2026	$150,000	$139	1077	6/3/1	1925	750 SF

APN: 39-1-2887-00 Document #: 54515082
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:39TH WARD 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.	**2541 S GALLOWAY ST**	**01/25/2019**	$239,800	$239,800	1,216	6/3/1	1916	917 SF	
0Mi.	**2539 S GALLOWAY ST**	**08/08/2018**	$221,800	$221,800	1,216	6/3/1	1916	917 SF	
0Mi.	**2543 S GALLOWAY ST**	**10/31/2014**	$286,100	$286,100	1,216	6/3/2	1916	917 SF	
.01Mi.	**2537 S GALLOWAY ST**	**04/23/2002**	$221,800	$221,800	1,216	6/3/1	1916	917 SF	
.01Mi.	**2545 S GALLOWAY ST**	**08/04/2017**	$327,800	$327,800	1,616	6/3/1	1916	917 SF	
.01Mi.	**2535 S GALLOWAY ST**	**01/19/2016**	$239,800	$239,800	1,216	6/3/1	1916	917 SF	
.01Mi.	**2547 S GALLOWAY ST**	**09/23/2015**	$221,800	$221,800	1,216	6/3/1	1916	917 SF	
.01Mi.	**2549 S GALLOWAY ST**	**01/11/1989**	$221,800	$221,800	1,216	6/3/1	1916	917 SF	
.01Mi.	**2533 S GALLOWAY ST**	**03/16/1971**	$239,800	$239,800	1,216	6/3/1	1916	917 SF	
.01Mi.	**2538 S 3RD ST**	**05/06/2025**	$236,100	$236,100	1,303	6/3/1	1920	1,002 SF	
.01Mi.	**2540 S 3RD ST**	**12/06/1994**	$236,100	$236,100	1,303	6/4/1	1920	1,002 SF	
.01Mi.	**2536 S 3RD ST**	**09/10/1999**	$234,800	$234,800	1,294	6/3/1	1920	991 SF	
.01Mi.	**2542 S 3RD ST**	**04/01/2024**	$234,600	$234,600	1,292	6/4/1	1920	991 SF	
.01Mi.	**2551 S GALLOWAY ST**	**09/13/2019**	$221,800	$221,800	1,216	6/3/1	1916	917 SF	
.01Mi.	**2531 S GALLOWAY ST**	**08/07/2020**	$264,700	$264,700	1,216	6/3/1	1916	917 SF	
.01Mi.	**2534 S 3RD ST**	**09/14/1981**	$235,800	$235,800	1,303	/3/1	1920	996 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	39.4 years old	Households:	20,110
Median Household Income:	$72,423	Households w/Family:	58%
Household Income Per Capita:	$36,698	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

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
0.54Mi.	**Horace Furness High School** Number of Students: 896 Student-Teacher Ratio: 19.67	D-	Public	9 - 12
0.10Mi.	**John H. Taggart School** Number of Students: 529 Student-Teacher Ratio: 13.69	D	Public	KG - 8

ICE SiteX Report

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Flood Report

The Subject Property of **2541 S GALLOWAY ST, PHILADELPHIA, PA 19148-4715** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	88%	LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	38%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	37%	SIGNIFICANTLY LOWER
MURDER	79%	LOWER
OVERALL	76%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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