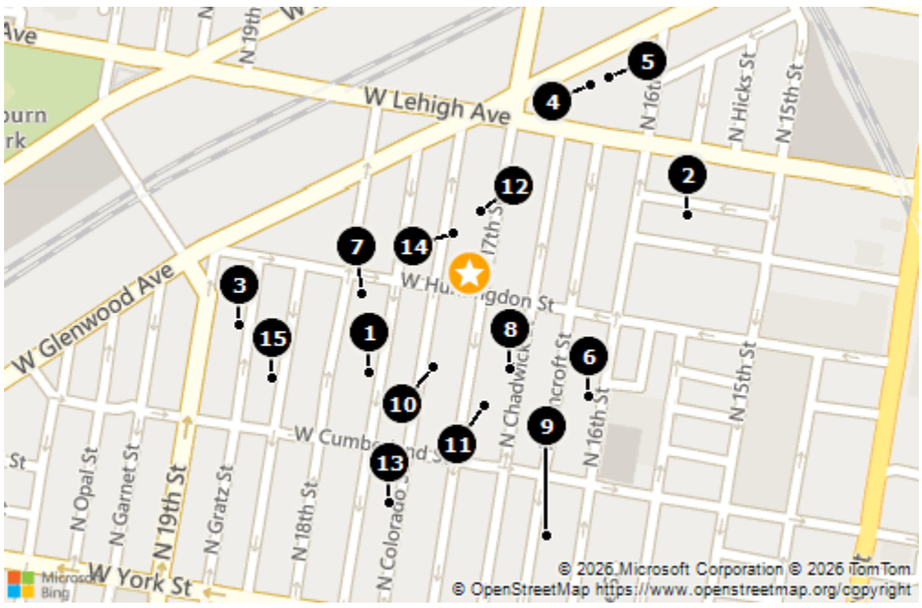
ICE SiteX Report

OrderID: 97573705

SiteX Property Information Report



Subject Property Location

2604 N 17TH ST, PHILADELPHIA, PA 19132-3929

County:	**PHILADELPHIA PA**	Census Tract:	421010167.011000
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	16-1-1738-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$353,000**	FSD:	36	Common Confidence Score:	19
Value Range:	$225,920 - $480,080	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$28,320	Market Land Value:	$28,320	Tax Year:	2025
Assd Improvement:	$113,280	Market Improvment Value:	$113,280	Total Taxable Value:	$1,982
Total Assessed Value:	$141,600	Total Assessor Market Value:	$141,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #16 Map Ref: 33N15 252
Abbreviated Description: 31' N HUNTINGDON ST

Property Characteristics

Lot Size:	1,005 SF	Bedrooms:	9	Pool:	
Building Area:	2172 SF	Baths:	3	Fireplace:	
Year Built:	1915	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	3+B	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/27/2025	Sales Price:	$660,000
Document #:	54461207 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/17/2024	Sales Price:	$835,000
Document #:	54353250 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: WARD #16 Map Ref: 33N15 252
Abbreviated Description: 31' N HUNTINGDON ST

Prior Transfer

Recording Date:	10/17/2024	Sales Price:	$835,000
Document #:	54353250 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/09/2024		
Document Type:			
Legal Description:			

Abbreviated Description: 16TH WARD
City/Muni/Twp: PHILADELPHIA

ICE SiteX Report

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Prior Transfer

Recording Date:	11/06/2023	Sales Price:	$45,600
Document #:	54240076 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/24/2023	Sales Price:	$20,000
Document #:	54236353 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/16/2023	Sales Price:	$298,500
Document #:	54233427 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/05/2023		
Document Type:			
Legal Description:			
Abbreviated Description: 16TH WARD			
City/Muni/Twp: PHILADELPHIA			

Mortgage Record

Recording Date:	01/19/2006	Loan Amount:	N/A
Document #:	51360980 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/25/2025	Type Finance:	
Legal Description:			
City/Muni/Twp: PHILADELPHIA			

Prior Transfer

Recording Date:	09/13/2005	Sales Price:	$22,000
Document #:	51267578 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/07/2005		
Document Type:			
Legal Description:			
City/Muni/Twp: PHILADELPHIA			

Prior Transfer

Recording Date:	12/03/2003	Sales Price:	$17,100
Document #:	50817872 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/18/2003		
Document Type:			
Legal Description:			
City/Muni/Twp: PHILADELPHIA			

Area Sales Analysis

Total Area Sales	$1,569,500	Median # of Bedrooms	3
Median Lot Size	711 SF	Median # of Baths	1
Median Living Area	1,105 SF	Median Year Built	1915
Price Range - 2 Yrs	$16,500 to $266,000	Age Range	87 years to 111 years
Median Value	$73,000	Median Age	111 years

Comparable Sales Data

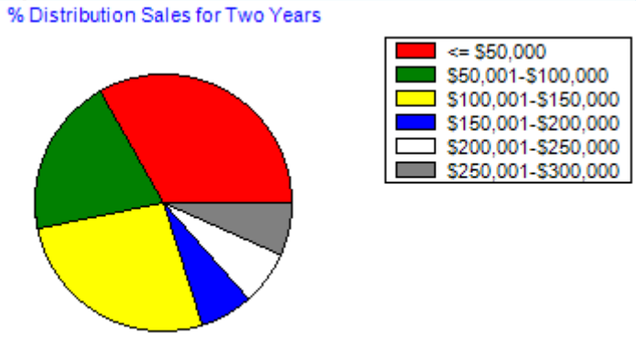
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**2530 N BOUVIER ST** **PHILADELPHIA, PA 19132-3815**	04/30/2026	$40,000	$38	1042	6/3/1	1915	696 SF	
		APN: 16-1-2392-00 Document #: 54547040 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.14Mi.	**1534 W OAKDALE ST** **PHILADELPHIA, PA 19132-3921**	04/15/2026	$73,000	$65	1120	6/3/1	1915	725 SF	
		APN: 16-1-3175-00 Document #: 54540829 Document Type: Price Code: D Land Use: Row house (Residential) Legal: District: 13 Abbreviated Description: District:13 Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.15Mi.	**2540 N GRATZ ST** **PHILADELPHIA, PA 19132-3806**	04/15/2026	$37,500	$37	1000	6/3/1	1925	672 SF	
		APN: 16-2-0680-00 Document #: 54540905 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.14Mi.	**1628 W GLENWOOD AVE** **PHILADELPHIA, PA 19132-2242**	04/13/2026	$245,000	$173	1410	6/3/1	1939	1,089 SF	
		APN: 11-1-0212-00 Document #: 54539732 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.15Mi.	**1618 W GLENWOOD AVE** **PHILADELPHIA, PA 19132-2242**	03/25/2026	$70,000	$49	1410	6/3/1	1939	1,291 SF	
		APN: 11-1-0207-00 Document #: 54533409 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:38TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.1Mi.	**2538 N 16TH ST** **PHILADELPHIA, PA 19132-3906**	02/27/2026	$266,000	$167	1590	7/3/2	1915	990 SF	
		APN: 16-1-0860-00 Document #: 54524534 Document Type: Price Code: D Land Use: Row house (Residential)								

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	Legal: Abbreviated Description: Abbreviated Description:28TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.06Mi.	**2561 N 18TH ST** **PHILADELPHIA, PA 19132-3812**	02/24/2026	$145,000	$69	2076	//	1915	1,056 SF
	APN: 16-1-2553-00 Document #: 54523307 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.06Mi.	**2544 N CHADWICK ST** **PHILADELPHIA, PA 19132-3935**	02/18/2026	$40,000	$52	758	6/3/1	1915	698 SF
	APN: 16-1-1426-00 Document #: 54521573 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:TWENTY-EIGHTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.17Mi.	**2439 N BANCROFT ST** **PHILADELPHIA, PA 19132-4443**	02/05/2026	$30,000	$28	1036	6/3/1	1915	658 SF
	APN: 16-1-0959-00 Document #: 54517653 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.06Mi.	**2537 N COLORADO ST** **PHILADELPHIA, PA 19132-3822**	02/02/2026	$16,500	$16	1016	6/3/1	1915	696 SF
	APN: 16-1-1893-00 Document #: 54516407 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.08Mi.	**2525 N 17TH ST** **PHILADELPHIA, PA 19132-3928**	02/02/2026	$136,500	$89	1518	7/4/1	1915	1,044 SF
	APN: 16-1-1564-00 Document #: 54516116 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.04Mi.	**2632 N 17TH ST** **PHILADELPHIA, PA 19132-3929**	01/30/2026	$200,000	$100	1998	8/6/2	1915	1,005 SF
	APN: 16-1-1752-01 Document #: 54515618 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.15Mi.	**2448 N COLORADO ST** **PHILADELPHIA, PA 19132-4309**	01/30/2026	$113,000	$107	1054	6/3/1	1915	696 SF
	APN: 16-1-2032-00 Document #: 54515746 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.03Mi.	**2623 N COLORADO ST** **PHILADELPHIA, PA 19132-3824**	01/28/2026	$53,000	$47	1105	6/3/1	1915	696 SF
	APN: 16-1-1914-00 Document #: 54514271 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:16TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.14Mi.	**2518 N CLEVELAND ST** **PHILADELPHIA, PA 19132-3819**	01/23/2026	$104,000	$98	1055	6/3/1	1925	711 SF
	APN: 16-2-0399-00 Document #: 54513594 Document Type: Price Code: D Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:28TH 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.

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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.	**2604 N 17TH ST**	**10/17/2024**	$141,600	$141,600	2,172	/9/3	1915	1,005 SF	
0Mi.	**2602 N 17TH ST**	**08/22/2019**	$254,800	$254,800	2,085	9/6/2	1915	1,005 SF	
0Mi.	**2606 N 17TH ST**	**06/21/2007**	$102,100	$102,100	2,172		1915	1,005 SF	
.01Mi.	**2608 N 17TH ST**	**09/15/2022**	$141,600	$141,600	2,172		1915	1,005 SF	
.01Mi.	**2600 N 17TH ST**	**07/29/2020**	$35,300	$35,300	2,643		1920	1,072 SF	
.01Mi.	**1709 W HUNTINGDON ST**	**04/07/1945**	$91,800	$91,800	1,514	7/4/1	1915	984 SF	
.01Mi.	**2610 N 17TH ST**	**12/17/2013**	$98,600	$98,600	1,998		1915	1,005 SF	
.01Mi.	**1711 W HUNTINGDON ST**	**05/21/1987**	$92,300	$92,300	1,514	7/4/1	1915	1,016 SF	
.01Mi.	**2612 N 17TH ST**	**03/16/2022**	$86,900	$86,900	1,998		1915	1,005 SF	
.01Mi.	**2609 N COLORADO ST**	**05/12/2004**	$34,100	$34,100	1,050	6/3/1	1915	696 SF	
.01Mi.	**2614 N 17TH ST**	**09/26/2022**	$138,800	$138,800	2,070		1915	1,005 SF	
.01Mi.	**1713 W HUNTINGDON ST**	**01/06/1971**	$95,500	$95,500	1,784	7/4/1	1915	1,016 SF	
.01Mi.	**2611 N COLORADO ST**	**08/01/2024**	$51,600	$51,600	1,050	6/3/1	1915	696 SF	
.02Mi.	**2613 N COLORADO ST**	**04/13/2016**	$51,600	$51,600	1,050	6/3/1	1915	696 SF	
.02Mi.	**2616 N 17TH ST**	**07/19/1991**	$136,800	$136,800	1,998		1915	1,005 SF	
.02Mi.	**2615 N COLORADO ST**	**07/05/2022**	$51,600	$51,600	1,050	6/3/1	1915	696 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	41.4 years old	Households:	13,568
Median Household Income:	$36,580	Households w/Family:	45%
Household Income Per Capita:	$22,461	Households w/Family Married:	11%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Philadelphia City School District	Students:	120,057
Number of Schools:	220	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.54Mi.	**Tanner G. Duckrey School** Number of Students: 418 Student-Teacher Ratio: 12.95	D+	Public	KG - 8
1.46Mi.	**Mastery Charter School at Gratz** Number of Students: 1,048 Student-Teacher Ratio: 14.97	C+	Public	7 - 12

Flood Report

The Subject Property of **2604 N 17TH ST, PHILADELPHIA, PA 19132-3929** 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	119%	HIGHER
BURGLARY	152%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	52%	NOTABLY LOWER
AGGRAVATED ASSAULT	156%	NOTABLY HIGHER
FORCIBLE RAPE	59%	NOTABLY LOWER
MURDER	121%	HIGHER
OVERALL	157%	NOTABLY 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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ICE SiteX Report

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Data deemed reliable, but not guaranteed.

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