ICE SiteX Report

OrderID: 97524051

SiteX Property Information Report



Subject Property Location

2659 E JUNIATA ST, PHILADELPHIA, PA 19137-1535

County:	**PHILADELPHIA PA**	Census Tract:	421010183.004003
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	45-3-2292-55	Thomas Bros Pg-Grid:	

Valuation

Value:	**$374,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$344,080 - $403,920	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,234
Total Assessed Value:	$331,000	Total Assessor Market Value:	$331,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: WARD #45 Map Ref: 79N18
Abbreviated Description: 188' E EDGEMONT ST

Property Characteristics

Lot Size:	2,016 SF	Bedrooms:	2	Pool:	
Building Area:	1456 SF	Baths:	1	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/08/2015	Loan Amount:	N/A
Document #:	52925380 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2043	Type Finance:	

Legal Description:
Lot: 11 District: WARD 45 Subdivision: B K ENTERPRISES
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/22/2011	Sales Price:	$233,516
Document #:	52415707 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/11/2009	Sales Price:	$206,400
Document #:	52155403 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/04/2009	Loan Amount:	N/A
Document #:	52152614 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2039	Type Finance:	

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Legal Description:
Lot: 11
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	12/01/2009	Sales Price:	$20,000
Document #:	52149748 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/28/2007	Sales Price:	$44,000
Document #:	51700710 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/02/2007	Loan Amount:	N/A
Document #:	51683856 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2022	Type Finance:	

Legal Description:
Lot: 11
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	05/02/2007	Loan Amount:	N/A
Document #:	51683616 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:
Lot: 11
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	05/18/2006	Loan Amount:	N/A
Document #:	51445497 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2026	Type Finance:	

Legal Description:
Lot: 11
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	05/18/2006	Sales Price:	$220,000
Document #:	51445495 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #45 Map Ref: 79N18
Abbreviated Description: 188' E EDGEMONT ST

Prior Transfer

Recording Date:	05/18/2006	Sales Price:	$220,000 Only portion of this parcel is conveyed
Document #:	51445495 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/21/2006		
Document Type:			

Legal Description:
Lot: 11
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,910,500	Median # of Bedrooms	2
Median Lot Size	1,304 SF	Median # of Baths	1
Median Living Area	1,107 SF	Median Year Built	1925
Price Range - 2 Yrs	$123,000 to $367,000	Age Range	15 years to 106 years
Median Value	$216,000	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**4356 EDGEMONT ST** **PHILADELPHIA, PA 19137-1616**	04/30/2026	$240,000	$259	924	5/2/1	1920	1,304 SF	
		APN: 45-3-2432-00 Document #: 54546794 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.03Mi.	**4220 EDGEMONT ST** **PHILADELPHIA, PA 19137-1514**	02/05/2026	$200,000	$242	825	//	1960	1,934 SF	
		APN: 45-3-2407-00 Document #: 54517866 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.24Mi.	**4366 RICHMOND ST** **PHILADELPHIA, PA 19137-1912**	12/15/2025	$216,000	$241	896	5/2/1	1955	2,189 SF	
		APN: 45-3-3026-00 Document #: 54500763 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.25Mi.	**2822 SELLERS ST** **PHILADELPHIA, PA 19137-1923**	11/17/2025	$205,000	$185	1107	6/3/1	1920	1,037 SF	
		APN: 45-3-0403-00 Document #: 54490842								

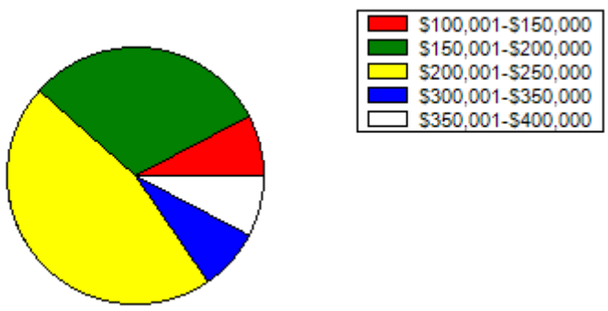
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	Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.25Mi.	**2864 E BRISTOL ST** **PHILADELPHIA, PA 19137-1931**	11/14/2025	$367,000	$246	1490	6/3/	2011	1,420 SF
	APN: 45-3-0394-60 Document #: 54490008 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.1Mi.	**4259 SALMON ST** **PHILADELPHIA, PA 19137-1534**	11/03/2025	$123,000	$106	1160	6/2/1	1925	840 SF
	APN: 45-3-2794-00 Document #: 54485892 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.23Mi.	**4365 SALMON ST** **PHILADELPHIA, PA 19137-1601**	10/03/2025	$220,000	$245	896	5/2/1	1955	2,224 SF
	APN: 45-3-2806-00 Document #: 54474936 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.3Mi.	**2659 ORTHODOX ST** **PHILADELPHIA, PA 19137-1635**	08/28/2025	$217,000	$161	1340	6/3/1	1920	1,216 SF
	APN: 45-3-0717-00 Document #: 54461923 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.04Mi.	**2641 E JUNIATA ST** **PHILADELPHIA, PA 19137-1535**	07/18/2025	$340,000	$233	1456	4/3/2	2006	2,016 SF
	APN: 45-3-2292-10 Document #: 54447269 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Lot: 20 Abbreviated Description: Lot:20 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.08Mi.	**4250 EDGEMONT ST** **PHILADELPHIA, PA 19137-1523**	07/17/2025	$245,000	$185	1320	//	1920	1,408 SF
	APN: 45-3-2416-20 Document #: 54446784 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.33Mi.	**4432 EDGEMONT ST** **PHILADELPHIA, PA 19137-1618**	07/15/2025	$197,500	$174	1130	6/3/1	1925	1,299 SF
	APN: 45-3-2457-00 Document #: 54445788 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.11Mi.	**2611 EDDINGTON ST** **PHILADELPHIA, PA 19137-1509**	06/30/2025	$175,000	$192	910	6/3/1	1955	1,126 SF
	APN: 45-3-0238-00 Document #: 54439715 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.25Mi.	**2873 HEDLEY ST** **PHILADELPHIA, PA 19137-1924**	06/23/2025	$165,000	$203	812	5/2/1	1920	1,278 SF
	APN: 45-3-0118-00 Document #: 54436769 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:45TH 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.

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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.	**2659 E JUNIATA ST**	**05/18/2006**	$331,000	$331,000	1,456	4/2/1	2006	2,016 SF	
0Mi.	**2657 E JUNIATA ST**	**01/18/2022**	$315,800	$315,800	1,456	4/3/2	2006	1,440 SF	
.01Mi.	**2655 E JUNIATA ST**	**01/19/2007**	$315,800	$315,800	1,456	4/2/1	2006	1,440 SF	
.01Mi.	**2661 E JUNIATA ST**	**04/23/2007**	$341,800	$341,800	1,540	6/3/2	2007	2,080 SF	
.01Mi.	**2663 E JUNIATA ST**	**04/20/2007**	$330,800	$330,800	1,540	6/3/2	2007	1,646 SF	
.01Mi.	**2653 E JUNIATA ST**	**05/05/2020**	$315,800	$315,800	1,456	4/3/2	2006	1,440 SF	
.01Mi.	**2665 E JUNIATA ST**	**06/11/2007**	$330,000	$330,000	1,540	6/3/2	2007	1,616 SF	
.01Mi.	**2658 ALRESFORD ST**	**03/13/2006**	$324,900	$324,900	1,456	4/2/1	2006	2,016 SF	
.01Mi.	**2656 ALRESFORD ST**	**03/29/2016**	$310,000	$310,000	1,456	4/2/1	2006	1,440 SF	
.02Mi.	**2654 ALRESFORD ST**	**05/28/2009**	$310,000	$310,000	1,456	4/2/1	2006	1,440 SF	
.02Mi.	**2651 E JUNIATA ST**	**03/14/2019**	$315,800	$315,800	1,456	4/2/1	2006	1,440 SF	
.02Mi.	**2652 ALRESFORD ST**	**05/04/2006**	$310,000	$310,000	1,456	4/2/1	2006	1,440 SF	
.02Mi.	**2649 E JUNIATA ST**	**10/06/2014**	$315,800	$315,800	1,456	4/2/1	2006	1,440 SF	
.02Mi.	**2650 ALRESFORD ST**	**05/14/2022**	$310,000	$310,000	1,456	4/2/1	2006	1,440 SF	
.02Mi.	**2647 E JUNIATA ST**	**05/04/2022**	$315,800	$315,800	1,456	4/3/3	2006	1,440 SF	
.02Mi.	**2648 ALRESFORD ST**	**09/25/2018**	$310,000	$310,000	1,456	6/3/2	2006	1,440 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	39.7 years old	Households:	3,181
Median Household Income:	$66,196	Households w/Family:	65%
Household Income Per Capita:	$29,887	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

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
1.77Mi.	**Frankford High School** Number of Students: 907 Student-Teacher Ratio: 14.17 Advanced Placement: Yes	D-	Public	9 - 12
0.71Mi.	**Bridesburg Elementary School** Number of Students: 525 Student-Teacher Ratio: 14.12	C+	Public	KG - 8

Flood Report

The Subject Property of **2659 E JUNIATA ST, PHILADELPHIA, PA 19137-1535** 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	97%	SIMILAR
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	95%	SIMILAR
MURDER	51%	NOTABLY LOWER
OVERALL	64%	NOTABLY LOWER

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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