ICE SiteX Report

OrderID: 96509552

SiteX Property Information Report



Subject Property Location

308 W GRANGE AVE, PHILADELPHIA, PA 19120-1852

County:	**PHILADELPHIA PA**	Census Tract:	421010274.012005
Property Use:	Single Family Residential	Zoning:	RSA3
Parcel Number:	61-2-0624-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$160,000**	FSD:	11
Value Range:	$142,400 - $177,600	Confidence Score:	89

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:	$1,517
Total Assessed Value:	$208,400	Total Assessor Market Value:	$208,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: WARD #61 Map Ref: 122N020049
Abbreviated Description: 105'2 E OF 4TH ST

Property Characteristics

Lot Size:	2,500 SF	Bedrooms:		Pool:	
Building Area:	1388 SF	Baths:		Fireplace:	
Year Built:	1947	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:	3	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	01/15/2022	Loan Amount:	N/A
Document #:	53946531 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Abbreviated Description: 61ST WARD
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	01/08/2015	Loan Amount:	N/A
Document #:	52869230 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2044	Type Finance:	

Legal Description:
District: WARD 61
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	04/03/2012	Sales Price:	$50,000
Document #:	52466676 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/20/2011	Loan Amount:	N/A

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Document #:	52402860 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: PHILADELPHIA-61ST WARD

Mortgage Record

Recording Date:	10/08/2008	Loan Amount:	N/A
Document #:	51977053 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2025	Type Finance:	

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/23/2007	Sales Price:	$63,242
Document #:	51616752 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/22/2005	Loan Amount:	N/A
Document #:	51226047 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2020	Type Finance:	

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	05/21/1998	Sales Price:	$65,000
Document #:	679342 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #61 Map Ref: 122N020049
Abbreviated Description: 105'2 E OF 4TH ST

Prior Transfer

Recording Date:	05/21/1998	Sales Price:	$65,000
Document #:	BK-PG 0679-0342	Type of Sale:	Full Amount on Deed
Contract Date:	05/15/1998		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,684,293	Median # of Bedrooms	
Median Lot Size	2,432 SF	Median # of Baths	1
Median Living Area	1,344 SF	Median Year Built	1930
Price Range - 2 Yrs	$91,293 to $275,000	Age Range	76 years to 126 years
Median Value	$155,000	Median Age	96 years

Comparable Sales Data

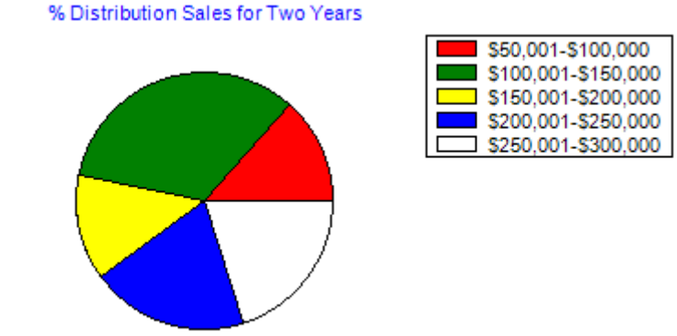
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**5630 N 3RD ST** **PHILADELPHIA, PA 19120-2318**	12/16/2025	$100,000	$58	1720	//	1925	2,942 SF	
		APN: 61-2-3773-00 Document #: 54501265 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:61ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.28Mi.	**5528 N LAWRENCE ST** **PHILADELPHIA, PA 19120-2808**	12/05/2025	$260,000	$201	1290	//2	1930	2,134 SF	
		APN: 42-2-4912-00 Document #: 54497673 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								
3	.06Mi.	**5817 N 3RD ST** **PHILADELPHIA, PA 19120-1849**	11/20/2025	$130,000	$144	900	//	1940	2,741 SF	
		APN: 61-2-3863-00 Document #: 54492670 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.11Mi.	**306 W CHEW AVE** **PHILADELPHIA, PA 19120-2331**	11/17/2025	$135,000	$100	1344	//	1927	2,500 SF	
		APN: 61-2-0381-00 Document #: 54491069 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 195 Subdivision: THE TABOR MUTUAL LAND ASSOCIATION Abbreviated Description: Lot:195 Subdivision:THE TABOR MUTUAL LAND ASSOCIATION City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.37Mi.	**137 W GALE ST** **PHILADELPHIA, PA 19120-2915**	10/08/2025	$275,000	$229	1200	/3/2	1920	1,783 SF	
		APN: 42-2-3007-00 Document #: 54477096 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:FORTY SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.29Mi.	**602 ELKINS AVE** **PHILADELPHIA, PA 19120-2214**	08/18/2025	$180,000	$130	1380	//	1950	2,150 SF	
		APN: 61-2-0275-00 Document #: 54457637 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:61ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.34Mi.	**171 W CLARKSON AVE** **PHILADELPHIA, PA 19120-2929**	07/02/2025	$91,293	$84	1080	6/3/1	1942	932 SF	

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	APN: 42-2-2954-00 Document #: 54441293 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.33Mi.	**606 W OLNEY AVE** **PHILADELPHIA, PA 19120-2220**	06/20/2025	$150,000	$90	1664	7/4/1	1930	2,100 SF
	APN: 61-2-0081-00 Document #: 54436367 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:61ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.3Mi.	**5535 N PALETHORP ST** **PHILADELPHIA, PA 19120-2925**	05/14/2025	$155,000	$149	1038	6/2/1	1940	1,689 SF
	APN: 42-2-3808-00 Document #: 54422599 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.37Mi.	**320 W TABOR RD** **PHILADELPHIA, PA 19120-2821**	03/06/2025	$141,000	$66	2112	7/4/1	1900	2,529 SF
	APN: 42-2-2841-00 Document #: 54399308 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
11	.36Mi.	**5504 N MASCHER ST** **PHILADELPHIA, PA 19120-2918**	01/29/2025	$125,000	$92	1350	//	1940	3,172 SF
	APN: 42-2-3745-00 Document #: 54387154 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:FORTY SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.05Mi.	**5716 N 3RD ST** **PHILADELPHIA, PA 19120-2320**	01/27/2025	$245,000	$217	1125	//	1925	2,942 SF
	APN: 61-2-3780-00 Document #: 54386549 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:61ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.36Mi.	**5519 N MASCHER ST** **PHILADELPHIA, PA 19120-2917**	01/15/2025	$210,000	$119	1755	7/4/3	1940	3,110 SF
	APN: 42-2-3637-00 Document #: 54382724 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.36Mi.	**127 W OLNEY AVE** **PHILADELPHIA, PA 19120-2431**	01/02/2025	$265,000	$184	1440	/3/1	1925	2,000 SF
	APN: 61-2-0183-00 Document #: 54378302 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								
15	.31Mi.	**5511 N FAIRHILL ST** **PHILADELPHIA, PA 19120-2712**	12/24/2024	$222,000	$185	1200	//	1938	2,432 SF
	APN: 61-2-3043-00 Document #: 54375935 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:61ST 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.	**308 W GRANGE AVE**	**05/21/1998**	$208,400	$208,400	1,388		1947	2,500 SF	
0Mi.	**310 W GRANGE AVE**	**01/09/2013**	$210,400	$210,400	1,388		1947	2,500 SF	
.01Mi.	**304 W GRANGE AVE**	**09/06/2019**	$192,100	$192,100	1,050		1947	5,000 SF	
.01Mi.	**302 W GRANGE AVE**	**12/17/2024**	$171,600	$171,600	1,050	/3/1	1947	2,500 SF	
.02Mi.	**5731 N 4TH ST**	**09/16/2024**	$239,300	$239,300	1,600		1925	2,942 SF	
.02Mi.	**5730 N 3RD ST**	**08/02/2022**	$162,200	$162,200	980		1925	2,942 SF	
.02Mi.	**316 W GRANGE AVE**	**05/30/2013**	$199,800	$199,800	1,140		1947	3,016 SF	
.02Mi.	**5729 N 4TH ST**	**11/06/1991**	$239,300	$239,300	1,600		1925	2,942 SF	
.03Mi.	**309 W GRANGE AVE**	**05/06/2019**	$171,600	$171,600	1,050	6/3/1	1947	2,500 SF	
.03Mi.	**311 W GRANGE AVE**	**12/27/2021**	$213,100	$213,100	1,050	/3/1	1947	2,500 SF	
.03Mi.	**307 W GRANGE AVE**	**08/20/1999**	$156,400	$156,400	1,050		1947	2,500 SF	
.03Mi.	**305 W GRANGE AVE**	**04/28/2009**	$208,600	$208,600	1,360		1947	2,500 SF	
.03Mi.	**5723 N 4TH ST**	**10/22/2014**	$218,300	$218,300	1,344		1925	2,942 SF	
.03Mi.	**5722 N 3RD ST**	**08/16/1994**	$238,300	$238,300	1,500		1925	2,942 SF	
.03Mi.	**315 W GRANGE AVE**	**12/28/2011**	$167,200	$167,200	1,050		1947	2,000 SF	
.03Mi.	**303 W GRANGE AVE**	**07/22/1997**	$208,600	$208,600	1,360		1947	2,500 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	35.8 years old	Households:	21,597
Median Household Income:	$47,326	Households w/Family:	69%
Household Income Per Capita:	$22,059	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Philadelphia City School District	Students:	124,111
Number of Schools:	217	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.85Mi.	**Samuel Fels High School** Number of Students: 934 Student-Teacher Ratio: 14.78 Advanced Placement: Yes	D	Public	9 - 12
0.15Mi.	**James R. Lowell Elementary School** Number of Students: 651 Student-Teacher Ratio: 16.14	C	Public	KG - 4
0.57Mi.	**Grover Washington, Jr. Middle School** Number of Students: 540 Student-Teacher Ratio: 14.19	C	Public	5 - 8

Flood Report

The Subject Property of **308 W GRANGE AVE, PHILADELPHIA, PA 19120-1852** 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	89%	LOWER
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	41%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	64%	NOTABLY LOWER
OVERALL	73%	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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