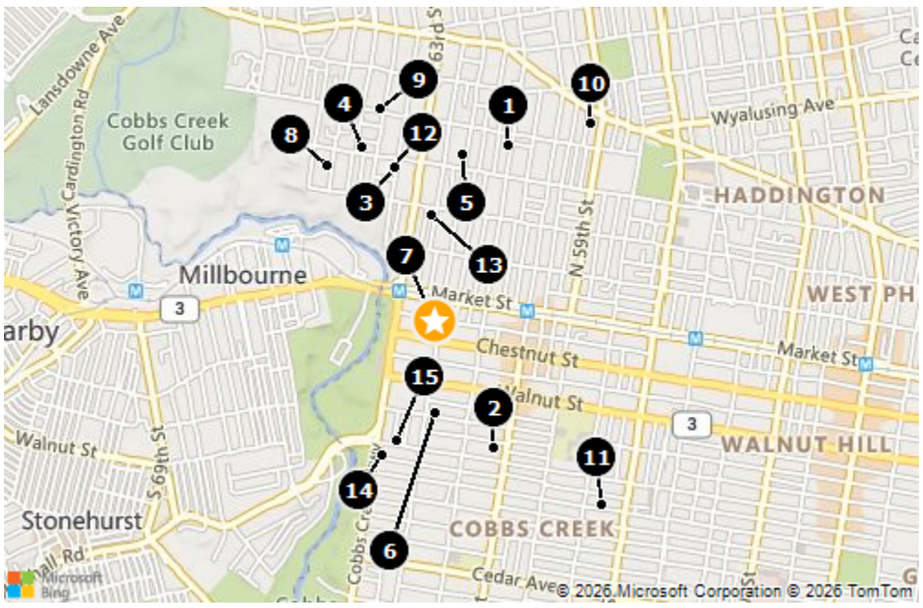
ICE SiteX Report

OrderID: 98655439

SiteX Property Information Report



Subject Property Location

30 S 62ND ST, PHILADELPHIA, PA 19139-2903

County:	**PHILADELPHIA PA**	Census Tract:	421010083.011005
Property Use:	Apartments (generic)	Zoning:	RM1
Parcel Number:	03-1-1908-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$218,000**	FSD:	53	Common Confidence Score:	13
Value Range:	$102,460 - $333,540	ICE Confidence Score:	47		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$34,140	Market Land Value:	$34,140	Tax Year:	2025
Assd Improvement:	$136,560	Market Improvment Value:	$136,560	Total Taxable Value:	$2,389
Total Assessed Value:	$170,700	Total Assessor Market Value:	$170,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #03 Map Ref: 018S090109
Abbreviated Description: SWC LUDLOW ST

Property Characteristics

Lot Size:	2,021 SF	Bedrooms:		Pool:	
Building Area:	2219 SF	Baths:		Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	
Number of Stories:	3+B	Number of Cars:	1	A/C:	
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/12/2025	Sales Price:	$281,250
Document #:	54489060 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/16/2020	Loan Amount:	N/A
Document #:	53646037 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/08/2050	Type Finance:	

Legal Description:
Abbreviated Description: 3RD WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/11/2020	Sales Price:	$142,000
Document #:	53643531 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/17/2019	Sales Price:	$142,000
Document #:	53566114 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98655439

Legal Description:

Mortgage Record

Recording Date:	06/25/2019	Loan Amount:	N/A
Document #:	53529711 BK-PG -	Loan Type:	Commercial
TD Due Date:	06/01/2020	Type Finance:	

Legal Description:
District: WARD 03
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	06/25/2019	Sales Price:	$87,000
Document #:	53529710 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #03 Map Ref: 018S090109
Abbreviated Description: SWC LUDLOW ST

Prior Transfer

Recording Date:	06/25/2019	Sales Price:	$87,000
Document #:	53529710 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/31/2019		
Document Type:			

Legal Description:
District: WARD 03
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	08/14/2014	Sales Price:	$35,000
Document #:	52816922 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/22/2014		
Document Type:			

Legal Description:
District: WARD 03
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	09/19/2001	Sales Price:	N/A
Document #:	50325870 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/14/2001		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$3,088,999	Median # of Bedrooms	
Median Lot Size	1,608 SF	Median # of Baths	
Median Living Area	1,880 SF	Median Year Built	1925
Price Range - 2 Yrs	$50,000 to $370,000	Age Range	101 years to 111 years
Median Value	$215,000	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**344 N 61ST ST** **PHILADELPHIA, PA 19139-1107**	08/10/2026	$50,000	$28	1761	//	1915	1,058 SF	
		APN: 34-1-1481-00 Document #: 54583478 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.34Mi.	**6014 IRVING ST** **PHILADELPHIA, PA 19139-3728**	06/22/2026	$162,000	$118	1364	//	1925	1,232 SF	
		APN: 03-1-1098-00 Document #: 54565850 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:3RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.4Mi.	**6318 VINE ST** **PHILADELPHIA, PA 19139-1056**	03/13/2026	$262,500	$96	2712	//	1915	2,520 SF	
		APN: 34-3-0066-00 Document #: 54529198 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:15TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.47Mi.	**6421 VINE ST** **PHILADELPHIA, PA 19139-1034**	02/13/2026	$257,500	$113	2265	//	1915	1,710 SF	
		APN: 34-3-0111-00 Document #: 54520525 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.42Mi.	**322 N 62ND ST** **PHILADELPHIA, PA 19139-1108**	02/11/2026	$109,000	$57	1880	//	1915	1,911 SF	
		APN: 34-1-2281-00 Document #: 54519695 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.22Mi.	**6153 LOCUST ST** **PHILADELPHIA, PA 19139-3737**	01/16/2026	$277,500	$196	1410	6/4/2	1925	1,346 SF	
		APN: 03-1-0899-00 Document #: 54511687 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:3RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								

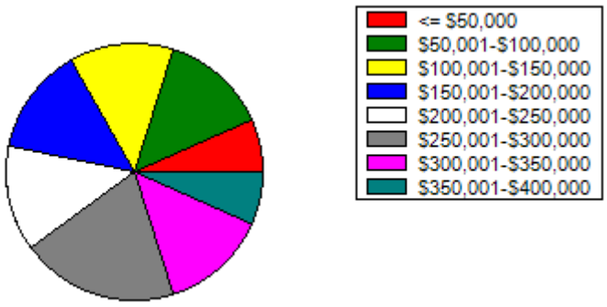
ICE SiteX Report

OrderID: 98655439

7	.01Mi.	**36 S 62ND ST** **PHILADELPHIA, PA 19139-2903**	11/26/2025	$190,000	$92	2044	/4/2	1925	1,608 SF
	APN: 03-1-1911-00 Document #: 54494534 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:3RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.47Mi.	**224 N 65TH ST** **PHILADELPHIA, PA 19139-1006**	11/19/2025	$309,999	$131	2360	//	1925	3,720 SF
	APN: 34-3-1196-10 Document #: 54491689 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.55Mi.	**402 N 64TH ST** **PHILADELPHIA, PA 19151-4050**	10/17/2025	$350,000	$171	2036	//	1925	1,760 SF
	APN: 34-3-0818-00 Document #: 54480422 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.63Mi.	**429 N REDFIELD ST** **PHILADELPHIA, PA 19151-4340**	10/06/2025	$150,000	$119	1260	//	1920	1,256 SF
	APN: 04-2-2507-00 Document #: 54475511 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.61Mi.	**5737 PINE ST** **PHILADELPHIA, PA 19143-1215**	09/03/2025	$240,000	$163	1472	//	1925	1,256 SF
	APN: 60-4-0960-00 Document #: 54463504 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:FORTY-SIXTHWARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.4Mi.	**6320 VINE ST** **PHILADELPHIA, PA 19139-1047**	06/27/2025	$215,000	$71	3024	//	1915	3,500 SF
	APN: 34-3-0067-00 Document #: 54439517 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.27Mi.	**6226 RACE ST** **PHILADELPHIA, PA 19139-2230**	06/18/2025	$82,500	$36	2248	//	1925	2,200 SF
	APN: 34-1-0163-00 Document #: 54435462 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.35Mi.	**313 S 63RD ST** **PHILADELPHIA, PA 19143-1016**	06/05/2025	$63,000	$39	1591	//	1920	1,356 SF
	APN: 03-2-2510-00 Document #: 54430980 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.31Mi.	**6229 SPRUCE ST** **PHILADELPHIA, PA 19139-3984**	06/04/2025	$370,000	$293	1260	6/4/3	1925	1,095 SF
	APN: 03-1-1242-00 Document #: 54430567 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:3RD 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.

ICE SiteX Report

OrderID: 98655439

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.	**30 S 62ND ST**	**06/25/2019**	$170,700	$170,700	2,219		1925	2,021 SF	
0Mi.	**32 S 62ND ST**	**09/02/1976**	$147,900	$147,900	2,044		1925	1,848 SF	
.01Mi.	**34 S 62ND ST**	**02/25/1988**	$99,500	$99,500	2,044		1925	1,848 SF	
.01Mi.	**36 S 62ND ST**	**09/23/2025**	$214,600	$214,600	2,044	/4/2	1925	1,608 SF	
.01Mi.	**38 S 62ND ST**	**12/09/2005**	$223,500	$223,500	2,044		1925	1,848 SF	
.02Mi.	**40 S 62ND ST**	**04/22/2025**	$227,300	$227,300	2,044	/7/4	1925	2,021 SF	
.02Mi.	**6216 LUDLOW ST**	**06/03/2024**	$267,400	$267,400	1,605	7/4/1	1925	1,485 SF	
.02Mi.	**6203 LUDLOW ST**	**12/02/2020**	$153,600	$153,600	1,488	6/3/1	1925	1,674 SF	
.02Mi.	**6205 LUDLOW ST**	**03/29/1978**	$131,800	$131,800	1,164	6/3/1	1925	1,155 SF	
.02Mi.	**18-28 S 62ND ST**	**09/21/2018**	$27,600	$27,600	954		1925	875 SF	
.02Mi.	**6207 LUDLOW ST**	**02/05/2010**	$131,800	$131,800	1,164	6/3/1	1925	1,155 SF	
.02Mi.	**6209 LUDLOW ST**	**04/10/2006**	$131,800	$131,800	1,164	6/3/1	1925	1,164 SF	
.02Mi.	**6211 LUDLOW ST**	**09/19/2001**	$131,800	$131,800	1,164	6/3/1	1925	1,155 SF	
.02Mi.	**6218 LUDLOW ST**	**04/17/2025**	$149,400	$149,400	1,200	6/3/1	1925	1,485 SF	
.02Mi.	**6213 LUDLOW ST**	**10/22/1993**	$131,800	$131,800	1,164	6/3/1	1925	1,155 SF	
.02Mi.	**6220 LUDLOW ST**	**03/30/2021**	$149,100	$149,100	1,200	6/3/1	1925	1,468 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	35%

Demographics & Income

Median Age:	34.5 years old	Households:	17,518
Median Household Income:	$44,317	Households w/Family:	52%
Household Income Per Capita:	$25,820	Households w/Family Married:	16%
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:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.44Mi.	**William L. Sayre High School** Number of Students: 447 Student-Teacher Ratio: 17.02	F	Public	9 - 12
0.40Mi.	**John Barry Elementary School** Number of Students: 467 Student-Teacher Ratio: 11.88	F	Public	KG - 8

Flood Report

The Subject Property of **30 S 62ND ST, PHILADELPHIA, PA 19139-2903** 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	123%	HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	145%	NOTABLY HIGHER
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	152%	NOTABLY HIGHER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	131%	NOTABLY HIGHER
OVERALL	149%	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

OrderID: 98655439

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