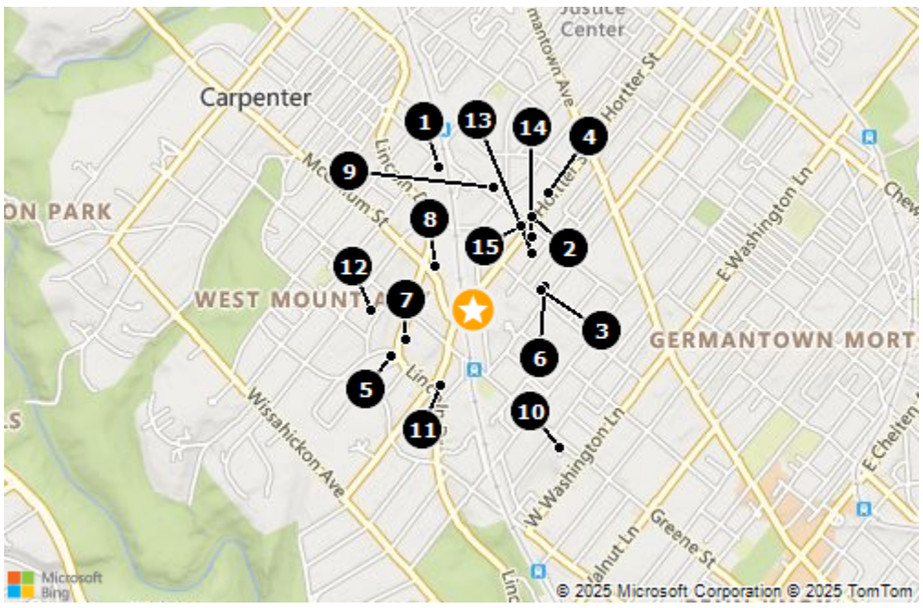
ICE SiteX Report

OrderID: 94977776

SiteX Property Information Report



Subject Property Location

358 W HORTTER ST, PHILADELPHIA, PA 19119-3108

County:	**PHILADELPHIA PA**	Census Tract:	421010237.003013
Property Use:	Single Family Residential	Zoning:	RSA2
Parcel Number:	22-3-0583-58	Thomas Bros Pg-Grid:	

Valuation

Value:	**$525,000**	FSD:	31
Value Range:	$362,250 - $687,750	Confidence Score:	69

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$72,020	Market Land Value:	$72,020	Tax Year:	2024
Assd Improvement:	$288,080	Market Improvment Value:	$288,080	Total Taxable Value:	$5,041
Total Assessed Value:	$360,100	Total Assessor Market Value:	$360,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #22 Map Ref: 083N220075
Abbreviated Description: 171'5 1/8W PELHAM

Property Characteristics

Lot Size:	2,800 SF	Bedrooms:	3	Pool:	
Building Area:	1845 SF	Baths:	2	Fireplace:	1
Year Built:	1993	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Open	Heating:	Forced Air
Number of Stories:	2.5+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/09/2022	Sales Price:	$6,184,957
Document #:	54095902 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/27/2017	Sales Price:	$168,000
Document #:	53243718 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: WARD #22 Map Ref: 083N220075			
Abbreviated Description: 171'5 1/8W PELHAM			

Prior Transfer

Recording Date:	07/27/2017	Sales Price:	$168,000
Document #:	53243718 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/22/2017		
Document Type:	Deed		
Legal Description:			
District: WARD 22			
City/Muni/Twp: PHILADELPHIA			

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Prior Transfer

Recording Date:	07/12/2017	Sales Price:	$190,550
Document #:	53236359 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/02/2014	Loan Amount:	N/A
Document #:	52835298 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2044	Type Finance:	

Legal Description:
Lot: 37 District: WARD 22
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$10,636,500	Median # of Bedrooms	5
Median Lot Size	7,030 SF	Median # of Baths	2
Median Living Area	2,830 SF	Median Year Built	1925
Price Range - 2 Yrs	$175,000 to $1,400,000	Age Range	1 years to 125 years
Median Value	$682,500	Median Age	100 years

Comparable Sales Data

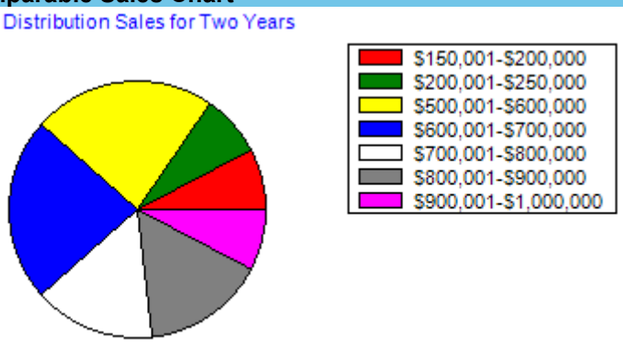
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**308 CARPENTER LN** **PHILADELPHIA, PA 19119-3003**	06/16/2025	$820,000	$188	4348	8/5/3	1911	14,194 SF	
		APN: 22-3-1052-00 Document #: 54434401 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:TWENTY-SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.28Mi.	**6601 EMLEN ST** **PHILADELPHIA, PA 19119-2715**	06/12/2025	$1,400,000	$314	4445	9/6/2	1925	22,865 SF	
		APN: 22-3-2189-00 Document #: 54433740 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:22RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.17Mi.	**141 W UPSAL ST** **PHILADELPHIA, PA 19119-4003**	05/30/2025	$728,000	$192	3780	//	1925	8,960 SF	
		APN: 22-3-0222-00 Document #: 54428264 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:TWENTY-SECOND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.35Mi.	**127 W HORTTER ST** **PHILADELPHIA, PA 19119-2707**	05/14/2025	$575,000	$220	2603	7/3/1	1925	7,000 SF	
		APN: 22-3-0627-00 Document #: 54422763 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.23Mi.	**502 ARBUTUS ST** **PHILADELPHIA, PA 19119-3501**	05/06/2025	$625,000	$312	2000	7/4/1	1925	3,634 SF	
		APN: 22-3-0788-00 Document #: 54419519 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.19Mi.	**135 W UPSAL ST** **PHILADELPHIA, PA 19119-4003**	04/29/2025	$750,000	$271	2760	8/5/3	1925	7,030 SF	
		APN: 22-3-0220-00 Document #: 54417433 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:22ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.18Mi.	**6627 LINCOLN DR** **PHILADELPHIA, PA 19119-3116**	04/03/2025	$1,100,000	$388	2830	8/5/4	2024	9,862 SF	
		APN: 22-3-2669-10 Document #: 54408853 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.15Mi.	**6701 LINCOLN DR** **PHILADELPHIA, PA 19119-3119**	03/05/2025	$682,500	$185	3679	10/5/4	1925	8,767 SF	
		APN: 22-3-2680-00 Document #: 54398499 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.31Mi.	**6715 EMLEN ST** **PHILADELPHIA, PA 19119-2602**	01/28/2025	$826,000	$225	3667	9/6/3	1925	8,258 SF	
		APN: 22-3-2193-00 Document #: 54387142 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:22ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.4Mi.	**6336 GREENE ST** **PHILADELPHIA, PA 19144-2510**	01/23/2025	$175,000	$54	3240	9/6/2	1900	4,037 SF	
		APN: 59-3-1743-00 Document #: 54385677 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:FIFTH NINTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.2Mi.	**430 W HORTTER ST** **PHILADELPHIA, PA 19119-3645**	01/15/2025	$610,000	$225	2700	10/5/2	1925	3,574 SF	
		APN: 22-3-0594-00 Document #: 54383065 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.25Mi.	**625 W PHIL ELLENA ST** **PHILADELPHIA, PA 19119-3524**	12/19/2024	$950,000	$237	4003	13/6/2	1925	15,541 SF	
		APN: 22-3-0781-00 Document #: 54374486								

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	Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:22ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
13	.2Mi.	**123 W SHARPNACK ST** **PHILADELPHIA, PA 19119-4034**	11/13/2024	$245,000	$91	2688	//	1920	2,426 SF	
	APN: 22-3-0458-00 Document #: 54362935 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:22ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
14	.24Mi.	**204 W HORTTER ST** **PHILADELPHIA, PA 19119-3101**	11/04/2024	$550,000	$243	2263	8/5/2	1925	3,688 SF	
	APN: 22-3-0556-00 Document #: 54359780 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:22ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
15	.24Mi.	**6610 EMLEN ST** **PHILADELPHIA, PA 19119-2714**	10/16/2024	$600,000	$223	2682	10/6/2	1925	4,032 SF	
	APN: 22-3-2231-00 Document #: 54352849 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:22ND 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.	**358 W HORTTER ST**	**07/27/2017**	$360,100	$360,100	1,845	/3/2	1993	2,800 SF	
.01Mi.	**356 W HORTTER ST**	**10/22/2019**	$372,400	$372,400	1,845	/3/2	1980	3,320 SF	
.01Mi.	**354 W HORTTER ST**	**09/19/2018**	$376,200	$376,200	1,845	/3/2	1989	3,560 SF	
.01Mi.	**360-62 W HORTTER ST**	**01/31/1992**	$423,100	$423,100	1,845	/3/2	1992	8,000 SF	
.01Mi.	**515 PELHAM RD**	**04/12/2010**	$269,300	$269,300	1,188	//1	1925	3,834 SF	
.02Mi.	**352 W HORTTER ST**	**05/05/2010**	$360,100	$360,100	1,845	/3/3	1994	2,800 SF	
.02Mi.	**519 PELHAM RD**	**01/05/2000**	$561,900	$561,900	2,695	/4/3	1925	6,211 SF	
.02Mi.	**350 W HORTTER ST**	**11/21/2019**	$379,200	$379,200	1,845	/3/2	1993	3,760 SF	
.03Mi.	**521 PELHAM RD**	**09/07/2011**	$455,300	$455,300	2,393	/5/2	1925	5,636 SF	
.03Mi.	**351 W HORTTER ST**	**04/03/2001**	$306,600	$306,600	1,069	/2/2	1925	6,000 SF	
.03Mi.	**523 PELHAM RD**	**12/11/2021**	$664,200	$664,200	2,348	/5/3	1925	5,623 SF	
.04Mi.	**349 W HORTTER ST**	**04/03/2013**	$269,000	$269,000	1,036	/2/2	1925	2,480 SF	
.04Mi.	**6601 MCCALLUM ST**	**04/09/2009**	$499,600	$499,600	2,336	/5/2	1920	5,084 SF	
.04Mi.	**6603 MCCALLUM ST**	**12/20/2021**	$648,000	$648,000	2,336	7/5/2	1925	5,266 SF	
.04Mi.	**531 PELHAM RD**	**06/21/2007**	$608,200	$608,200	2,875	/6/2	1925	9,615 SF	
.05Mi.	**379 PELHAM RD**	**08/06/2019**	$627,900	$627,900	2,520	9/5/2	1905	7,272 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	42.1 years old	Households:	11,606
Median Household Income:	$85,611	Households w/Family:	57%
Household Income Per Capita:	$59,984	Households w/Family Married:	38%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	30%

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

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1.80Mi. **Roxborough High School** Number of Students: 773 Student-Teacher Ratio: 11.99 Advanced Placement: Yes		D-	Public	9 - 12
0.37Mi. **Charles W. Henry School** Number of Students: 489 Student-Teacher Ratio: 14.77		C+	Public	KG - 8

Flood Report

The Subject Property of **358 W HORTTER ST, PHILADELPHIA, PA 19119-3108** 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	105%	SIMILAR
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	87%	LOWER
OVERALL	86%	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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