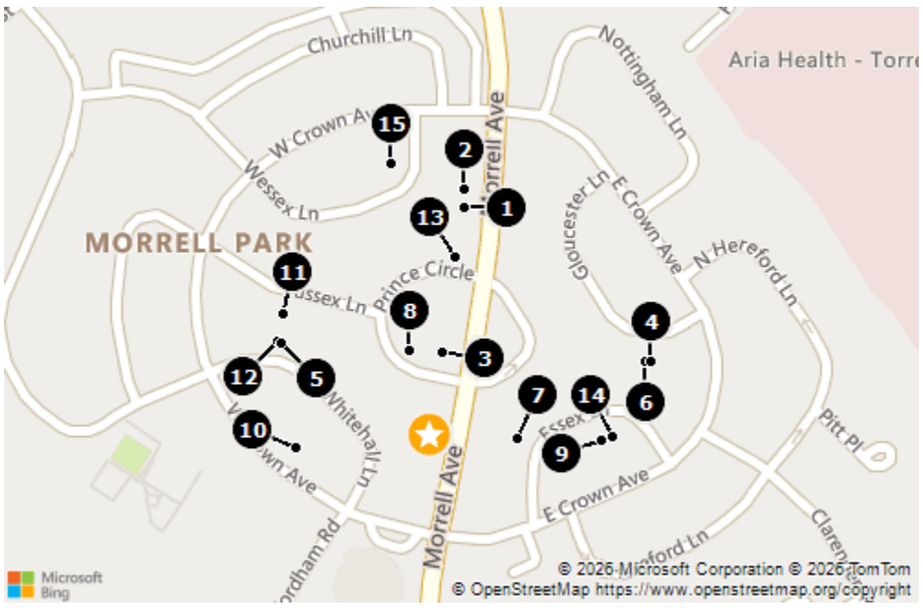
ICE SiteX Report

OrderID: 97523651

SiteX Property Information Report



Subject Property Location

3640 MORRELL AVE, PHILADELPHIA, PA 19114-1926

County:	**PHILADELPHIA PA**	Census Tract:	421010353.012003
Property Use:	Row house (Residential)	Zoning:	RSA4
Parcel Number:	66-1-1280-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$309,000**	FSD:	13	Common Confidence Score:	51
Value Range:	$268,830 - $349,170	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$56,140	Market Land Value:	$56,140	Tax Year:	2025
Assd Improvement:	$224,560	Market Improvment Value:	$224,560	Total Taxable Value:	$3,929
Total Assessed Value:	$280,700	Total Assessor Market Value:	$280,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #66 Map Ref: 153N080469
Abbreviated Description: 142'8E PRINCE CIRCLE

Property Characteristics

Lot Size:	1,831 SF	Bedrooms:	3	Pool:	
Building Area:	1296 SF	Baths:	1	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/12/2025	Sales Price:	$197,046
Document #:	54466959 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/25/2024	Sales Price:	$197,046
Document #:	54355942 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/20/2022	Sales Price:	$191,100
Document #:	53951046 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/18/2021	Loan Amount:	N/A
Document #:	53922645 BK-PG -	Loan Type:	Commercial
TD Due Date:	10/01/2051	Type Finance:	

ICE SiteX Report

OrderID: 97523651

Legal Description:
District: 4
Abbreviated Description: 58TH WARD
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	03/17/2021	Loan Amount:	N/A
Document #:	53804098 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:
District: 4
Abbreviated Description: 58TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/17/2021	Sales Price:	$170,000
Document #:	53804097 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #66 Map Ref: 153N080469
Abbreviated Description: 142'8E PRINCE CIRCLE

Prior Transfer

Recording Date:	03/17/2021	Sales Price:	$170,000
Document #:	53804097 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/05/2021		
Document Type:			

Legal Description:
District: 4
Abbreviated Description: 58TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/12/2021	Sales Price:	$127,500
Document #:	53802487 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/06/2017	Loan Amount:	N/A
Document #:	53262214 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2047	Type Finance:	

Legal Description:
District: WARD 58 Subdivision: GORCHOV BROS
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	01/03/2011	Sales Price:	$110,000
Document #:	52299994 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/03/2010	Loan Amount:	N/A
Document #:	52288970 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2025	Type Finance:	

Legal Description:
City/Muni/Twp: PHILADELPHIA-58TH WARD

Prior Transfer

Recording Date:	01/31/2006	Sales Price:	$76,500
Document #:	51369112 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/23/2006	Loan Amount:	N/A
Document #:	51363807 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	02/01/2021	Type Finance:	

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	12/28/2001	Sales Price:	N/A
Document #:	50381177 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/12/2001		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	08/06/1997	Sales Price:	$69,900
Document #:	BK-PG 0376-0334	Type of Sale:	Full Amount on Deed
Contract Date:	05/30/1997		
Document Type:			

Legal Description:
Lot: 38 Block: 82 Subdivision: PLAN MADE FOR GORCHOV BROTHERS JOHN MCDEVITT
City/Muni/Twp: PHILADELPHIA

ICE SiteX Report

OrderID: 97523651

Area Sales Analysis

Total Area Sales	$4,168,900	Median # of Bedrooms	3
Median Lot Size	1,939 SF	Median # of Baths	1
Median Living Area	1,260 SF	Median Year Built	1961
Price Range - 2 Yrs	$192,000 to $365,000	Age Range	62 years to 65 years
Median Value	$260,000	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**3524 MORRELL AVE** **PHILADELPHIA, PA 19114-1919**	05/01/2026	$250,000	$187	1332	6/3/1	1961	1,926 SF	
		APN: 66-1-1251-00 Document #: 54547613 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Lot: 57 Abbreviated Description: Lot:57 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.15Mi.	**3518 MORRELL AVE** **PHILADELPHIA, PA 19114-1919**	04/16/2026	$192,000	$144	1332	6/3/1	1961	1,938 SF	
		APN: 66-1-1248-00 Document #: 54541505 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.05Mi.	**3620 MORRELL AVE** **PHILADELPHIA, PA 19114-1912**	04/13/2026	$235,000	$176	1332	6/3/1	1961	1,714 SF	
		APN: 66-1-1270-00 Document #: 54539743 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.14Mi.	**3568 GLOUCESTER LN** **PHILADELPHIA, PA 19114-1907**	02/04/2026	$330,000	$261	1260	6/3/1	1964	1,995 SF	
		APN: 66-1-2478-00 Document #: 54517326 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:66TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.11Mi.	**3631 WHITEHALL LN** **PHILADELPHIA, PA 19114-1826**	01/15/2026	$352,000	$279	1260	6/3/1	1961	1,727 SF	
		APN: 66-1-2197-00 Document #: 54511219 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.14Mi.	**3566 GLOUCESTER LN** **PHILADELPHIA, PA 19114-1907**	01/14/2026	$260,000	$206	1260	6/3/1	1964	1,836 SF	
		APN: 66-1-2477-00 Document #: 54510742 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:66TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.05Mi.	**3650 ESSEX LN** **PHILADELPHIA, PA 19114-1904**	01/14/2026	$332,000	$263	1260	6/3/1	1964	3,725 SF	
		APN: 66-1-2752-00 Document #: 54510390 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:66TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.05Mi.	**3619 PRINCE CIR** **PHILADELPHIA, PA 19114-1811**	01/08/2026	$250,000	$182	1368	6/3/1	1961	8,682 SF	
		APN: 66-1-2029-00 Document #: 54508165 Document Type: Price Code: D Land Use: Row house (Residential) Legal: District: 4 Abbreviated Description: District:4 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.11Mi.	**3609 ESSEX LN** **PHILADELPHIA, PA 19114-1903**	12/29/2025	$210,000	$166	1260	6/3/1	1964	1,989 SF	
		APN: 66-1-2771-00 Document #: 54505050 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.08Mi.	**3647 W CROWN AVE** **PHILADELPHIA, PA 19114-1824**	10/27/2025	$359,900	$285	1260	6/3/1	1964	2,886 SF	
		APN: 66-1-1878-00 Document #: 54483393 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:66TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.12Mi.	**3529 SUSSEX LN** **PHILADELPHIA, PA 19114-1813**	10/17/2025	$243,000	$192	1260	6/3/2	1961	1,681 SF	
		APN: 66-1-2113-00 Document #: 54480364 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:58TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.11Mi.	**3629 WHITEHALL LN** **PHILADELPHIA, PA 19114-1826**	10/03/2025	$290,000	$230	1260	6/3/1	1961	1,720 SF	
		APN: 66-1-2196-00 Document #: 54474805 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:SOXTY- SIXTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.11Mi.	**3540 MORRELL AVE** **PHILADELPHIA, PA 19114-1919**	09/26/2025	$235,000	$176	1332	6/3/1	1961	3,213 SF	
		APN: 66-1-1259-00 Document #: 54472362 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:SIXTY SIXTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.11Mi.	**3605 ESSEX LN** **PHILADELPHIA, PA 19114-1903**	09/26/2025	$365,000	$289	1260	6/3/2	1964	1,939 SF	
		APN: 66-1-2769-00 Document #: 54472276 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:66TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.17Mi.	**3512 WESSEX LN**	09/03/2025	$265,000	$210	1260	6/3/1	1961	2,058 SF	

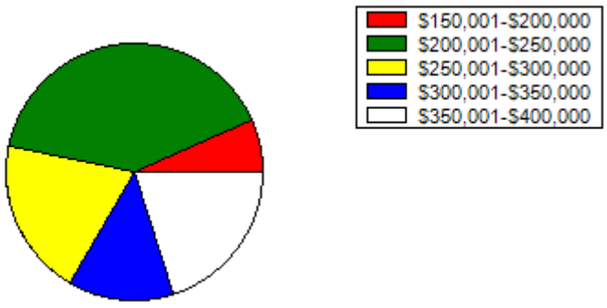
ICE SiteX Report

OrderID: 97523651

PHILADELPHIA, PA 19114-1818
APN: 66-1-1896-00 Document #: 54463301
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: 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.

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.	**3640 MORRELL AVE**	**03/17/2021**	$280,700	$280,700	1,296	6/3/1	1961	1,831 SF	
0Mi.	**3642 MORRELL AVE**	**01/17/1961**	$280,700	$280,700	1,296	6/3/1	1961	1,827 SF	
0Mi.	**3638 MORRELL AVE**	**09/28/1989**	$280,700	$280,700	1,296	6/3/1	1961	1,836 SF	
.01Mi.	**3636 MORRELL AVE**	**08/16/2021**	$286,700	$286,700	1,296	6/3/2	1961	1,825 SF	
.01Mi.	**3644 MORRELL AVE**	**06/09/2006**	$288,200	$288,200	1,296	6/3/1	1961	3,200 SF	
.01Mi.	**3634 MORRELL AVE**	**07/08/1974**	$280,700	$280,700	1,296	6/3/1	1961	1,833 SF	
.01Mi.	**3632 MORRELL AVE**	**04/13/2022**	$283,400	$283,400	1,296	6/3/1	1961	1,827 SF	
.01Mi.	**3646 MORRELL AVE**	**10/31/2007**	$290,900	$290,900	1,296	6/3/1	1961	3,200 SF	
.02Mi.	**3630 MORRELL AVE**	**12/15/1998**	$292,200	$292,200	1,296	6/3/1	1961	1,831 SF	
.02Mi.	**3648 MORRELL AVE**	**04/02/2024**	$280,700	$280,700	1,296	6/3/1	1961	1,831 SF	
.02Mi.	**3679 WHITEHALL LN**	**08/30/2005**	$299,800	$299,800	1,260	6/3/1	1961	4,000 SF	
.02Mi.	**3628 MORRELL AVE**	**02/02/2022**	$320,700	$320,700	1,296	6/3/2	1961	1,825 SF	
.02Mi.	**3642 PRINCE CIR**	**10/08/1985**	$325,000	$325,000	1,368	6/3/1	1961	6,477 SF	
.02Mi.	**3681 WHITEHALL LN**	**07/21/2020**	$332,700	$332,700	1,260	6/3/1	1961	3,991 SF	
.02Mi.	**3650 MORRELL AVE**	**01/19/2001**	$280,700	$280,700	1,296	6/3/1	1961	1,833 SF	
.02Mi.	**3677 WHITEHALL LN**	**06/11/1998**	$290,100	$290,100	1,260	6/3/1	1961	2,217 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	43.4 years old	Households:	13,811
Median Household Income:	$74,997	Households w/Family:	56%
Household Income Per Capita:	$41,969	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

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
3.24Mi.	**George Washington High School** Number of Students: 1,755 Student-Teacher Ratio: 16.8 Advanced Placement: Yes	D	Public	9 - 12
0.10Mi.	**John Hancock Demonstration School** Number of Students: 895 Student-Teacher Ratio: 14.15	B-	Public	KG - 8

ICE SiteX Report

OrderID: 97523651

Flood Report

The Subject Property of **3640 MORRELL AVE, PHILADELPHIA, PA 19114-1926** 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	103%	SIMILAR
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	77%	NOTABLY LOWER
OVERALL	63%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.