ICE SiteX Report

OrderID: 97573563

SiteX Property Information Report



Subject Property Location

432 N SALFORD ST, PHILADELPHIA, PA 19151-4345

County:	**PHILADELPHIA PA**	Census Tract:	421010095.003005
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	04-2-2664-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$158,000**	FSD:	26	Common Confidence Score:	25
Value Range:	$116,920 - $199,080	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$20,460	Market Land Value:	$20,460	Tax Year:	2025
Assd Improvement:	$81,840	Market Improvment Value:	$81,840	Total Taxable Value:	$1,432
Total Assessed Value:	$102,300	Total Assessor Market Value:	$102,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #04 Map Ref: 062N170133
Abbreviated Description: 240' N CALLOWHILL ST

Property Characteristics

Lot Size:	975 SF	Bedrooms:	3	Pool:	
Building Area:	1179 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/12/2025	Sales Price:	$137,250
Document #:	54489054 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/14/2025	Sales Price:	$137,250
Document #:	54478682 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/25/2025	Sales Price:	$137,250
Document #:	54471797 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/24/2024	Sales Price:	$137,250
Document #:	54345207 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	06/12/2021	Loan Amount:	N/A
Document #:	53846094 BK-PG -	Loan Type:	Commercial
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Abbreviated Description: FIFTY SECOND WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	07/05/2016	Sales Price:	$18,000
Document #:	53079938 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #04 Map Ref: 062N170133
Abbreviated Description: 240' N CALLOWHILL ST

Area Sales Analysis

Total Area Sales	$1,631,608	Median # of Bedrooms	3
Median Lot Size	1,041 SF	Median # of Baths	1
Median Living Area	1,124 SF	Median Year Built	1920
Price Range - 2 Yrs	$20,000 to $222,340	Age Range	101 years to 116 years
Median Value	$91,000	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**1218 N 60TH ST** **PHILADELPHIA, PA 19151-4412**	05/04/2026	$125,000	$111	1124	6/3/1	1925	700 SF	
		APN: 34-2-2031-00 Document #: 54548179 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.04Mi.	**432 N 60TH ST** **PHILADELPHIA, PA 19151-4303**	04/22/2026	$20,000	$16	1200	6/3/1	1910	2,250 SF	
		APN: 34-1-0868-00 Document #: 54543421 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.03Mi.	**450 N SALFORD ST** **PHILADELPHIA, PA 19151-4345**	04/09/2026	$173,000	$147	1174	6/3/1	1920	975 SF	
		APN: 04-2-2673-00 Document #: 54538868 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.08Mi.	**5914 CALLOWHILL ST** **PHILADELPHIA, PA 19151-4311**	04/08/2026	$135,000	$137	980	6/3/1	1920	730 SF	
		APN: 04-2-1834-00 Document #: 54538545 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.15Mi.	**314 N 59TH ST** **PHILADELPHIA, PA 19139-1220**	02/25/2026	$21,268	$24	858	6/3/1	1920	750 SF	
		APN: 04-2-2443-00 Document #: 54523712 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:52WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.12Mi.	**445 N 61ST ST** **PHILADELPHIA, PA 19151-4306**	01/15/2026	$91,000	$75	1210	6/3/1	1925	1,660 SF	
		APN: 34-1-1360-00 Document #: 54511253 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.01Mi.	**426 N SALFORD ST** **PHILADELPHIA, PA 19151-4345**	12/18/2025	$125,000	$101	1228	6/3/1	1920	975 SF	
		APN: 04-2-2661-00 Document #: 54501973 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.13Mi.	**316 N REDFIELD ST** **PHILADELPHIA, PA 19139-1227**	12/03/2025	$70,000	$64	1080	6/3/1	1920	1,395 SF	
		APN: 04-2-2516-00 Document #: 54496376 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.04Mi.	**428 N 60TH ST** **PHILADELPHIA, PA 19151-4303**	11/26/2025	$81,000	$61	1320	6/3/1	1925	1,650 SF	
		APN: 34-1-0866-00 Document #: 54494636 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:34TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.11Mi.	**1211 N 60TH ST** **PHILADELPHIA, PA 19151-4413**	11/13/2025	$170,000	$96	1767	//	1915	1,290 SF	
		APN: 34-2-1865-00 Document #: 54489814 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.15Mi.	**6017 VINE ST** **PHILADELPHIA, PA 19139-1131**	11/07/2025	$60,000	$55	1080	6/3/1	1925	1,536 SF	
		APN: 34-1-0344-00 Document #: 54488270 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:THIRTY-FOURTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.11Mi.	**420 N HOBART ST**	11/05/2025	$65,000	$61	1062	6/3/1	1920	1,027 SF	

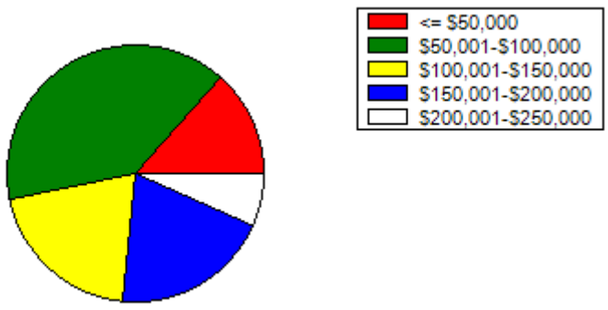
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		PHILADELPHIA, PA 19131-4821							
	APN: 04-2-2355-00 Document #: 54486648								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:40TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.07Mi.	**5922 CALLOWHILL ST**	10/24/2025	$88,000	$89	980	6/3/1	1920	729 SF
		PHILADELPHIA, PA 19151-4312							
	APN: 04-2-1838-00 Document #: 54482703								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:4TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.17Mi.	**5932 VINE ST**	09/30/2025	$222,340	$197	1128	6/3/1	1920	1,050 SF
		PHILADELPHIA, PA 19139-1239							
	APN: 04-2-1626-00 Document #: 54473397								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal:								
15	.11Mi.	**410 N HOBART ST**	09/05/2025	$185,000	$174	1062	6/3/1	1920	1,041 SF
		PHILADELPHIA, PA 19131-4821							
	APN: 04-2-2350-00 Document #: 54464558								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:WARD 4 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.	**432 N SALFORD ST**	**07/05/2016**	$102,300	$102,300	1,179	6/3/1	1920	975 SF	
0Mi.	**430 N SALFORD ST**	**12/04/1984**	$102,300	$102,300	1,179	6/3/1	1920	975 SF	
0Mi.	**434 N SALFORD ST**	**10/07/1998**	$102,300	$102,300	1,179	6/3/1	1920	975 SF	
.01Mi.	**428 N SALFORD ST**	**01/19/2021**	$102,300	$102,300	1,179	6/3/1	1920	975 SF	
.01Mi.	**436 N SALFORD ST**	**03/12/1992**	$102,300	$102,300	1,179	6/3/1	1920	975 SF	
.01Mi.	**426 N SALFORD ST**	**04/14/2016**	$104,000	$104,000	1,228	6/3/1	1920	975 SF	
.01Mi.	**424 N SALFORD ST**	**03/21/2025**	$138,700	$138,700	1,178	/3/2	1920	975 SF	
.01Mi.	**422 N SALFORD ST**	**05/15/1995**	$102,300	$102,300	1,179	6/3/1	1920	975 SF	
.01Mi.	**442 N SALFORD ST**	**01/17/2004**	$102,300	$102,300	1,179	6/3/1	1920	975 SF	
.01Mi.	**429 N 60TH ST**	**07/18/2006**	$129,500	$129,500	1,560	7/4/1	1920	1,216 SF	
.01Mi.	**433 N 60TH ST**	**06/14/2017**	$138,400	$138,400	1,850	7/4/1	1920	1,216 SF	
.02Mi.	**420 N SALFORD ST**	**10/20/2011**	$102,300	$102,300	1,179	6/3/1	1920	975 SF	
.02Mi.	**444 N SALFORD ST**	**09/26/1990**	$102,200	$102,200	1,174	6/3/1	1920	975 SF	
.02Mi.	**439 N 60TH ST**	**04/23/2024**	$115,900	$115,900	1,388	6/3/1	1920	1,216 SF	
.02Mi.	**418 N SALFORD ST**	**09/11/2012**	$102,300	$102,300	1,179	6/3/1	1920	975 SF	
.02Mi.	**446 N SALFORD ST**	**06/25/2024**	$102,300	$102,300	1,179	6/3/1	1920	975 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	35.1 years old	Households:	11,627
Median Household Income:	$69,216	Households w/Family:	60%
Household Income Per Capita:	$33,363	Households w/Family Married:	27%
Most Common Education Level:	Some College	Households w/Family Children:	31%

School District

School District Zone:	Philadelphia City School District	Students:	120,057
Number of Schools:	220	Rating:	C

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.77Mi.	**William L. Sayre High School** Number of Students: 447 Student-Teacher Ratio: 17.02	D+	Public	9 - 12
0.31Mi.	**John Barry Elementary School** Number of Students: 467 Student-Teacher Ratio: 11.88	C-	Public	KG - 8

Flood Report

The Subject Property of **432 N SALFORD ST, PHILADELPHIA, PA 19151-4345** 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	104%	SIMILAR
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	64%	NOTABLY LOWER
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	84%	LOWER
MURDER	87%	LOWER
OVERALL	93%	SIMILAR

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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