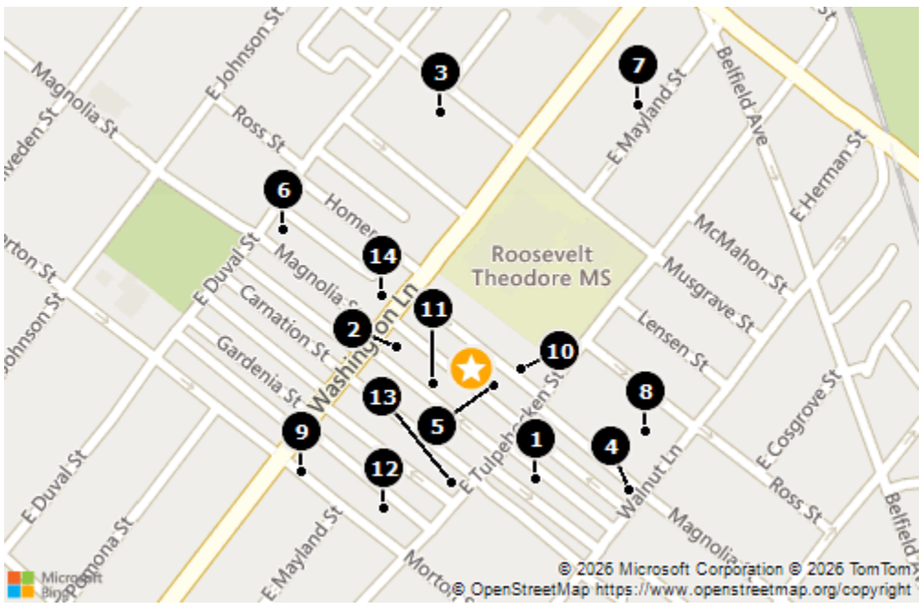
ICE SiteX Report

OrderID: 98722532

SiteX Property Information Report



Subject Property Location

6222 HOMER ST, PHILADELPHIA, PA 19144-1621

County:	**PHILADELPHIA PA**	Census Tract:	421010252.004000
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	59-2-2564-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$277,000**	FSD:	34	Common Confidence Score:	20
Value Range:	$182,820 - $371,180	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$36,580	Market Land Value:	$36,580	Tax Year:	2025
Assd Improvement:	$146,320	Market Improvment Value:	$146,320	Total Taxable Value:	$2,560
Total Assessed Value:	$182,900	Total Assessor Market Value:	$182,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #59 Map Ref: 052N190058
Abbreviated Description: 203'8 3/4N TULPEHCKN

Property Characteristics

Lot Size:	1,679 SF	Bedrooms:	3	Pool:	
Building Area:	1332 SF	Baths:	1	Fireplace:	1
Year Built:	1915	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	Hot Water
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:	08/27/2025	Sales Price:	$138,750
Document #:	54461205 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/24/2023	Sales Price:	$185,000
Document #:	54143290 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: WARD #59 Map Ref: 052N190058
Abbreviated Description: 203'8 3/4N TULPEHCKN

Prior Transfer

Recording Date:	01/24/2023	Sales Price:	$185,000
Document #:	54143290 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/19/2023		
Document Type:			
Legal Description:			

Abbreviated Description: FIFTY-NINTH WARD
City/Muni/Twp: PHILADELPHIA

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Prior Transfer

Recording Date:	05/19/2022	Sales Price:	N/A
Document #:	54043526 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/04/2022		
Document Type:			

Legal Description:
Abbreviated Description: FIFTY-NINTH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	07/22/2016	Sales Price:	N/A
Document #:	53089027 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/24/2016		
Document Type:			

Legal Description:
District: WARD 59
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$2,814,611	Median # of Bedrooms	3
Median Lot Size	1,584 SF	Median # of Baths	1
Median Living Area	1,332 SF	Median Year Built	1915
Price Range - 2 Yrs	$113,000 to $300,000	Age Range	76 years to 126 years
Median Value	$192,500	Median Age	111 years

Comparable Sales Data

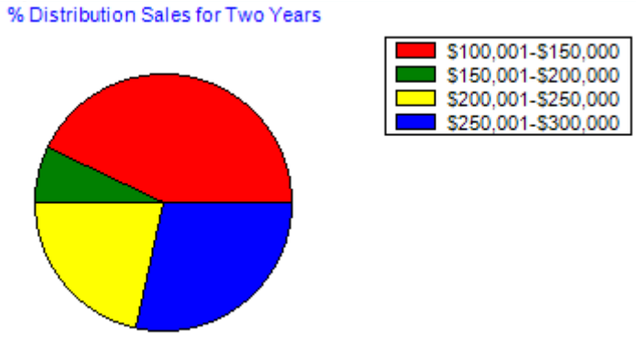
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**6125 GARDENIA ST** **PHILADELPHIA, PA 19144-1016**	10/20/2026	$280,000	$218	1280	6/3/2	1950	1,180 SF	
		APN: 59-2-2222-00 Document #: 54610295 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.05Mi.	**6255 MAGNOLIA ST** **PHILADELPHIA, PA 19144-1610**	10/13/2026	$300,000	$195	1536	6/3/1	1915	1,488 SF	
		APN: 59-2-2510-00 Document #: 54607541 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.16Mi.	**6316 MUSGRAVE ST** **PHILADELPHIA, PA 19144-1009**	09/29/2026	$115,000	$102	1120	6/3/1	1950	1,697 SF	
		APN: 59-2-2799-00 Document #: 54604443 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.12Mi.	**6101 MAGNOLIA ST** **PHILADELPHIA, PA 19144-1022**	08/31/2026	$115,000	$89	1280	6/3/1	1905	1,799 SF	
		APN: 59-2-2465-00 Document #: 54593981 Document Type: Price Code: D Land Use: Row house (Residential) Legal: District: 9 Abbreviated Description: District:9 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.02Mi.	**6212 HOMER ST** **PHILADELPHIA, PA 19144-1621**	08/28/2026	$210,000	$157	1332	6/3/1	1915	1,679 SF	
		APN: 59-2-2559-00 Document #: 54593326 Document Type: Price Code: D Land Use: Row house (Residential) Legal: MapRef: DOC 54471514 Abbreviated Description: Map Ref:DOC 54471514Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.14Mi.	**6343 MAGNOLIA ST** **PHILADELPHIA, PA 19144-1624**	07/07/2026	$150,000	$130	1152	6/3/1	1915	1,721 SF	
		APN: 59-2-2533-00 Document #: 54572130 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:22ND WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.19Mi.	**535 E MAYLAND ST** **PHILADELPHIA, PA 19144-1006**	06/17/2026	$250,000	$260	960	6/3/2	1915	1,376 SF	
		APN: 59-2-1327-00 Document #: 54564646 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.11Mi.	**427 E WALNUT LN** **PHILADELPHIA, PA 19144-1035**	06/16/2026	$175,000	$157	1110	6/3/1	1910	3,252 SF	
		APN: 59-2-0753-00 Document #: 54564202 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.11Mi.	**6253 MORTON ST** **PHILADELPHIA, PA 19144-1612**	05/28/2026	$131,111	$68	1920	6/3/1	1900	1,479 SF	
		APN: 59-2-2113-00 Document #: 54556917 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:FIFTY NINTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.04Mi.	**6207 HOMER ST** **PHILADELPHIA, PA 19144-1620**	04/23/2026	$243,500	$182	1332	6/3/1	1915	1,679 SF	
		APN: 59-2-2605-00 Document #: 54544328 Document Type: Price Code: D Land Use: Row house (Residential) Legal: District: 20 Abbreviated Description: District:20 City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.02Mi.	**6229 MAGNOLIA ST** **PHILADELPHIA, PA 19144-1610**	04/22/2026	$113,000	$73	1536	6/3/1	1915	1,488 SF	
		APN: 59-2-2497-00 Document #: 54543538 Document Type: Price Code: D								

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	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
12	.1Mi.	**6213 MORTON ST PHILADELPHIA, PA 19144-1612**	04/21/2026	$295,000	$153	1920	6/4/1	1900	1,467 SF	
	APN: 59-2-2093-00 Document #: 54543003									
	Document Type: Price Code: D									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: Abbreviated Description:59TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
13	.07Mi.	**6203 GARDENIA ST PHILADELPHIA, PA 19144-1608**	03/30/2026	$288,000	$195	1472	6/3/1	1925	1,360 SF	
	APN: 59-2-2229-00 Document #: 54534898									
	Document Type: Price Code: D									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: Abbreviated Description:FIFTY NINTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA									
14	.07Mi.	**207 E WASHINGTON LN PHILADELPHIA, PA 19144-1628**	03/02/2026	$149,000	$94	1576	6/3/1	1920	2,379 SF	
	APN: 59-2-1482-00 Document #: 54524921									
	Document Type: Price Code: D									
	Land Use: Row house (Residential)									
	Legal: Abbreviated Description: 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.	**6222 HOMER ST**	**01/24/2023**	$182,900	$182,900	1,332	6/3/1	1915	1,679 SF	
0Mi.	**6224 HOMER ST**	**07/03/2006**	$182,900	$182,900	1,332	6/3/1	1915	1,679 SF	
0Mi.	**6220 HOMER ST**	**08/28/2015**	$182,900	$182,900	1,332	6/3/1	1915	1,679 SF	
.01Mi.	**6226 HOMER ST**	**04/27/2022**	$182,900	$182,900	1,332	6/3/1	1915	1,679 SF	
.01Mi.	**6218 HOMER ST**	**01/05/2010**	$182,500	$182,500	1,324	6/3/1	1915	1,679 SF	
.01Mi.	**6228 HOMER ST**	**01/13/2023**	$267,400	$267,400	1,432	6/5/3	1915	1,679 SF	
.01Mi.	**6216 HOMER ST**	**08/03/2022**	$268,800	$268,800	1,332	6/3/2	1915	1,679 SF	
.01Mi.	**6230 HOMER ST**	**02/13/2003**	$182,900	$182,900	1,332	6/3/1	1915	1,679 SF	
.01Mi.	**6214 HOMER ST**	**02/19/2002**	$182,100	$182,100	1,332	6/3/1	1915	1,679 SF	
.02Mi.	**6232 HOMER ST**	**06/30/2025**	$182,900	$182,900	1,332	6/3/1	1915	1,679 SF	
.02Mi.	**6212 HOMER ST**	**09/24/2025**	$182,100	$182,100	1,332	6/3/1	1915	1,679 SF	
.02Mi.	**6227 MAGNOLIA ST**	**03/12/1996**	$189,600	$189,600	1,536	6/3/1	1915	1,488 SF	
.02Mi.	**6225 MAGNOLIA ST**	**06/02/2021**	$189,600	$189,600	1,536	6/3/1	1915	1,488 SF	
.02Mi.	**6229 MAGNOLIA ST**	**12/17/2020**	$188,800	$188,800	1,536	6/3/1	1915	1,488 SF	
.02Mi.	**6223 MAGNOLIA ST**	**04/28/1995**	$189,600	$189,600	1,536	6/3/1	1915	1,488 SF	
.02Mi.	**6231 MAGNOLIA ST**	**11/16/2000**	$189,600	$189,600	1,536	6/3/1	1915	1,488 SF	

Rent vs. Own

Households Occupied by Renters:	56%	Households Occupied by Owners:	33%

Demographics & Income

Median Age:	35.4 years old	Households:	19,020
Median Household Income:	$51,930	Households w/Family:	47%
Household Income Per Capita:	$34,211	Households w/Family Married:	19%
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

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0.98Mi. **Martin Luther King High School** Number of Students: 527 Student-Teacher Ratio: 15.45		F	Public	9 - 12
0.08Mi. **Roosevelt Elementary School** Number of Students: 400 Student-Teacher Ratio: 8.67		F	Public	KG - 8

Flood Report

The Subject Property of **6222 HOMER ST, PHILADELPHIA, PA 19144-1621** 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	114%	HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	140%	NOTABLY HIGHER
FORCIBLE RAPE	129%	HIGHER
MURDER	128%	HIGHER
OVERALL	139%	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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