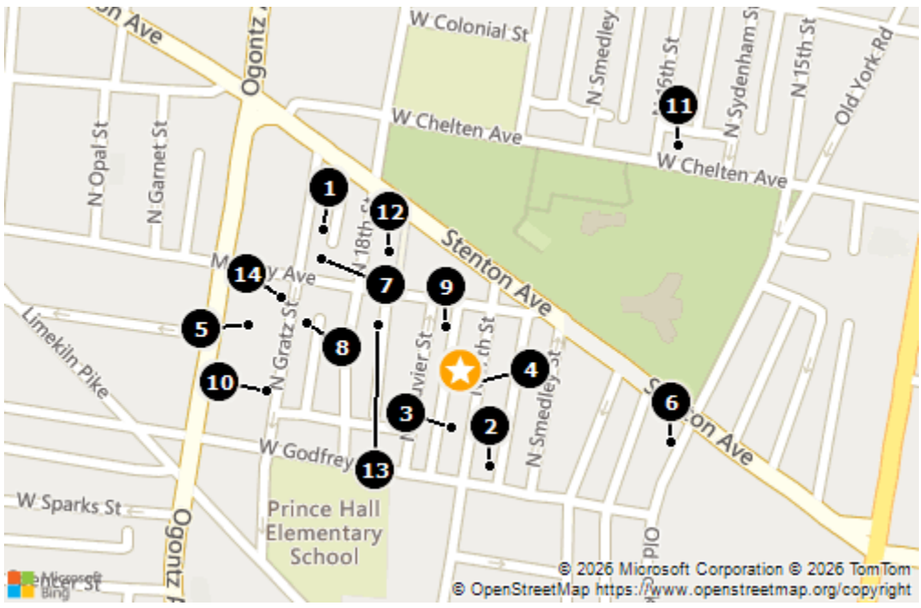
ICE SiteX Report

OrderID: 97767961

SiteX Property Information Report



Subject Property Location

6238 N 17TH ST, PHILADELPHIA, PA 19141-1924

County:	**PHILADELPHIA PA**	Census Tract:	421010277.002008
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	17-2-2120-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$305,000**	FSD:	28	Common Confidence Score:	25
Value Range:	$219,600 - $390,400	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$52,500	Market Land Value:	$52,500	Tax Year:	2025
Assd Improvement:	$210,000	Market Improvment Value:	$210,000	Total Taxable Value:	$3,674
Total Assessed Value:	$262,500	Total Assessor Market Value:	$262,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #17 Map Ref: 143N140112
Abbreviated Description: 305' N GODFREY AVE

Property Characteristics

Lot Size:	1,280 SF	Bedrooms:	3	Pool:	
Building Area:	1438 SF	Baths:	2	Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/07/2024	Sales Price:	$255,290
Document #:	54268140 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/17/2022	Sales Price:	$255,290
Document #:	54109880 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/01/2022	Loan Amount:	N/A
Document #:	54014291 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	
Legal Description:			
Abbreviated Description: 17TH WARD			
City/Muni/Twp: PHILADELPHIA			

Prior Transfer

Recording Date:	03/13/2021	Sales Price:	$260,000
Document #:	53802659 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
District: WARD #17 Map Ref: 143N140112
Abbreviated Description: 305' N GODFREY AVE

Prior Transfer

Recording Date:	03/13/2021	Sales Price:	$260,000
Document #:	53802659 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/02/2021		
Document Type:			

Legal Description:
District: 15
Abbreviated Description: 17TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	07/28/2020	Sales Price:	$90,100
Document #:	53694546 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/23/2020		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	11/15/2011	Sales Price:	$33,000
Document #:	52412687 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/27/2011		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA-17TH WARD

Area Sales Analysis

Total Area Sales	$2,715,999	Median # of Bedrooms	3
Median Lot Size	1,280 SF	Median # of Baths	1
Median Living Area	1,170 SF	Median Year Built	1925
Price Range - 2 Yrs	$65,000 to $325,000	Age Range	101 years to 121 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	.12Mi.	**6317 N GRATZ ST** **PHILADELPHIA, PA 19141-1431**	05/26/2026	$90,000	$94	956	6/3/1	1915	1,125 SF	
		APN: 17-2-2903-00 Document #: 54556391 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.06Mi.	**6203 N 17TH ST** **PHILADELPHIA, PA 19141-1923**	05/07/2026	$308,000	$214	1438	6/3/1	1925	1,440 SF	
		APN: 17-2-1936-00 Document #: 54549374 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.03Mi.	**6216 N 17TH ST** **PHILADELPHIA, PA 19141-1924**	04/22/2026	$155,000	$107	1438	6/3/1	1925	1,280 SF	
		APN: 17-2-2109-00 Document #: 54543484 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.01Mi.	**6232 N 17TH ST** **PHILADELPHIA, PA 19141-1924**	04/14/2026	$299,999	$208	1438	6/3/1	1925	1,280 SF	
		APN: 17-2-2117-00 Document #: 54540195 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.14Mi.	**6231 OGONTZ AVE** **PHILADELPHIA, PA 19141-1412**	04/01/2026	$125,000	$100	1242	6/3/1	1905	2,208 SF	
		APN: 17-2-2437-00 Document #: 54536226 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.13Mi.	**6228 OLD YORK RD** **PHILADELPHIA, PA 19141-1936**	12/16/2025	$235,000	$121	1936	7/4/1	1915	2,125 SF	
		APN: 17-2-0295-00 Document #: 54500874 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:15TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.11Mi.	**1815 MEDARY AVE** **PHILADELPHIA, PA 19141-1407**	11/13/2025	$125,000	$113	1104	6/3/1	1915	1,230 SF	
		APN: 17-1-3164-00 Document #: 54489742 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.1Mi.	**6247 N GRATZ ST** **PHILADELPHIA, PA 19141-1421**	10/20/2025	$65,000	$63	1024	6/3/1	1925	1,200 SF	
		APN: 17-2-2894-00 Document #: 54480594 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.03Mi.	**6259 N BOUVIER ST** **PHILADELPHIA, PA 19141-1429**	09/12/2025	$257,000	$246	1044	6/3/2	1915	900 SF	
		APN: 17-2-2205-00 Document #: 54467122 Document Type: Price Code: D								

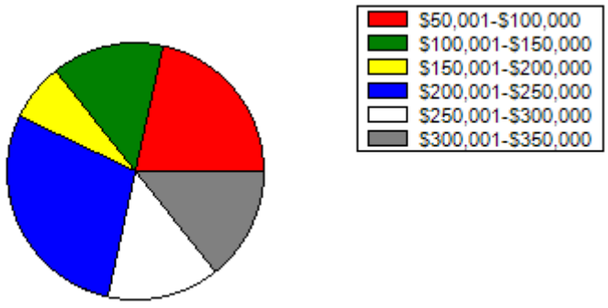
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	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.12Mi.	**6218 N GRATZ ST**	09/03/2025	$223,500	$218	1024	/3/1	1925	1,200 SF
		PHILADELPHIA, PA 19141-1422							
	APN: 17-2-2950-00 Document #: 54463544								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:17 WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.2Mi.	**1533 W CHELTEN AVE**	08/28/2025	$325,000	$197	1648	7/4/2	1925	1,488 SF
		PHILADELPHIA, PA 19126-3521							
	APN: 17-1-3338-00 Document #: 54461609								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.09Mi.	**6313 N 18TH ST**	07/17/2025	$215,000	$179	1200	6/3/1	1925	1,360 SF
		PHILADELPHIA, PA 19141-1427							
	APN: 17-2-2705-00 Document #: 54446649								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.06Mi.	**6257 N 18TH ST**	06/24/2025	$77,500	$67	1140	6/3/1	1925	1,755 SF
		PHILADELPHIA, PA 19141-1425							
	APN: 17-2-2693-00 Document #: 54437336								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.12Mi.	**1824 MEDARY AVE**	06/18/2025	$215,000	$194	1104	6/3/1	1915	1,230 SF
		PHILADELPHIA, PA 19141-1437							
	APN: 17-1-3049-00 Document #: 54435528								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:17TH 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.

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.	**6238 N 17TH ST**	**03/13/2021**	$262,500	$262,500	1,438	6/3/2	1925	1,280 SF	
0Mi.	**6236 N 17TH ST**	**12/30/1999**	$183,500	$183,500	1,438	6/3/1	1925	1,280 SF	
0Mi.	**6240 N 17TH ST**	**12/26/2017**	$223,000	$223,000	1,438	6/3/1	1925	1,280 SF	
.01Mi.	**6234 N 17TH ST**	**02/18/1998**	$184,300	$184,300	1,438	6/3/1	1925	1,280 SF	
.01Mi.	**6242 N 17TH ST**	**12/19/2007**	$184,300	$184,300	1,438	6/3/1	1925	1,280 SF	
.01Mi.	**6244 N 17TH ST**	**08/06/2015**	$184,300	$184,300	1,438	6/3/1	1925	1,280 SF	
.01Mi.	**6232 N 17TH ST**	**02/14/1961**	$184,300	$184,300	1,438	6/3/1	1925	1,280 SF	
.01Mi.	**6246 N 17TH ST**	**05/22/2019**	$183,500	$183,500	1,438	6/3/1	1925	1,280 SF	
.01Mi.	**6230 N 17TH ST**	**01/28/2016**	$237,900	$237,900	1,438	11/4/2	1925	1,280 SF	
.01Mi.	**6241 N BOUVIER ST**	**03/21/2019**	$176,100	$176,100	1,044	6/3/1	1915	900 SF	
.01Mi.	**6243 N BOUVIER ST**	**04/02/2019**	$214,800	$214,800	1,044	6/4/2	1915	900 SF	
.01Mi.	**6239 N BOUVIER ST**	**05/12/2011**	$145,500	$145,500	1,044	6/3/1	1915	900 SF	
.01Mi.	**6245 N BOUVIER ST**	**09/13/2006**	$146,100	$146,100	1,044	6/3/1	1915	900 SF	
.01Mi.	**6237 N BOUVIER ST**	**09/27/1985**	$146,100	$146,100	1,044	6/3/1	1915	900 SF	
.02Mi.	**6248 N 17TH ST**	**11/26/2019**	$184,300	$184,300	1,438	6/3/1	1925	1,280 SF	
.02Mi.	**6228 N 17TH ST**	**11/16/2006**	$184,300	$184,300	1,438	6/3/1	1925	1,280 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	44%

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Demographics & Income

Median Age:	40.5 years old	Households:	11,920
Median Household Income:	$42,443	Households w/Family:	51%
Household Income Per Capita:	$24,095	Households w/Family Married:	17%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

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
0.13Mi.	**Prince Hall Elementary School** Number of Students: 360 Student-Teacher Ratio: 15.13	C-	Public	KG - 5
0.19Mi.	**General Louis Wagner Middle School** Number of Students: 296 Student-Teacher Ratio: 14.1	D+	Public	6 - 8
0.89Mi.	**Martin Luther King High School** Number of Students: 527 Student-Teacher Ratio: 15.45	D-	Public	9 - 12

Flood Report

The Subject Property of **6238 N 17TH ST, PHILADELPHIA, PA 19141-1924** 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	113%	HIGHER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	37%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	97%	SIMILAR
OVERALL	120%	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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