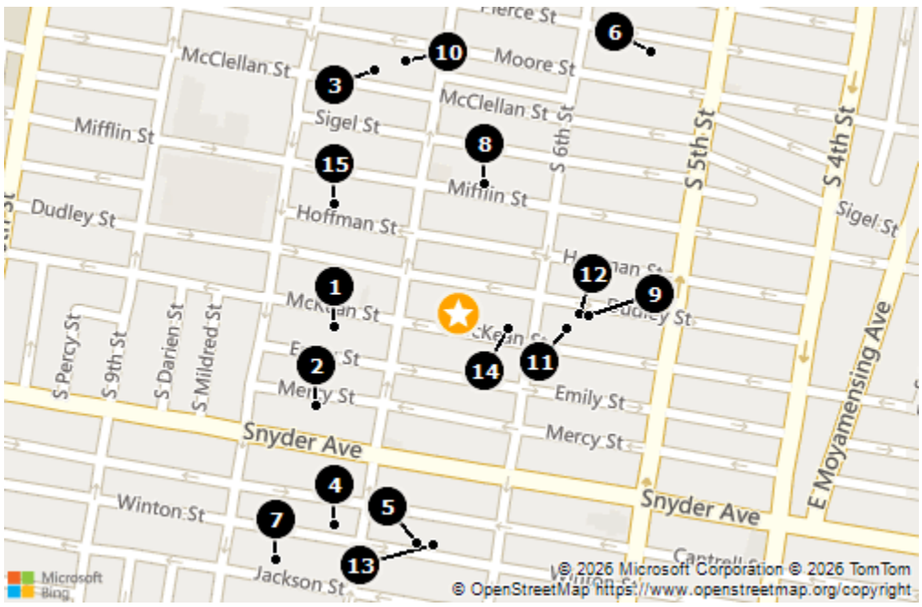
ICE SiteX Report

OrderID: 98444489

SiteX Property Information Report



Subject Property Location

623 MCKEAN ST, PHILADELPHIA, PA 19148-2414

County:	**PHILADELPHIA PA**	Census Tract:	421010041.013013
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	39-3-0236-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$360,000**	FSD:	6	Common Confidence Score:	90
Value Range:	$338,400 - $381,600	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$61,160	Market Land Value:	$61,160	Tax Year:	2025
Assd Improvement:	$244,640	Market Improvment Value:	$244,640	Total Taxable Value:	$4,281
Total Assessed Value:	$305,800	Total Assessor Market Value:	$305,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #39 Map Ref: 015S070396
Abbreviated Description: 225'8 1/2 W 6TH ST

Property Characteristics

Lot Size:	900 SF	Bedrooms:		Pool:	
Building Area:	1660 SF	Baths:		Fireplace:	
Year Built:	1915	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	3+B	Number of Cars:		A/C:	
Style:		Basement:	Unfinished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/06/2026	Sales Price:	$32,000
Document #:	54571327 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/22/2025	Sales Price:	$432,000
Document #:	54502959 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/30/2025	Sales Price:	$432,000
Document #:	54451092 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/23/2025	Sales Price:	$432,000
Document #:	54426534 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

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Prior Transfer

Recording Date:	01/27/2025	Sales Price:	$336,311
Document #:	54386611 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/21/2025	Loan Amount:	N/A
Document #:	54384509 BK-PG -	Loan Type:	Commercial
TD Due Date:	01/01/2055	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	03/06/2023	Loan Amount:	N/A
Document #:	54155446 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/21/2023	Type Finance:	

Legal Description:
Abbreviated Description: 39TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	04/19/2022	Sales Price:	$240,000
Document #:	54026252 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #39 Map Ref: 015S070396
Abbreviated Description: 225'8 1/2 W 6TH ST

Prior Transfer

Recording Date:	04/19/2022	Sales Price:	$240,000
Document #:	54026252 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/06/2022		
Document Type:			

Legal Description:
Abbreviated Description: 39TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	03/18/2022	Sales Price:	$206,000 Multiple Parcels Involved in this transaction
Document #:	54002397 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/10/2022		
Document Type:			

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

Prior Transfer

Recording Date:	05/21/2021	Sales Price:	$164,250
Document #:	53835936 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/20/2018	Loan Amount:	N/A
Document #:	53330109 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
District: WARD 39
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	09/26/2017	Sales Price:	$300,000
Document #:	53270487 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/17/2017	Loan Amount:	N/A
Document #:	53163356 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/31/2018	Type Finance:	

Legal Description:
District: WARD 39
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	04/08/2016	Sales Price:	$100,000
Document #:	53044067 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/18/2011	Loan Amount:	N/A
Document #:	52348692 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: PHILADELPHIA-39TH WARD

ICE SiteX Report

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Prior Transfer

Recording Date:	12/21/2010	Sales Price:	N/A
Document #:	52295805 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/04/2010		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA-39TH WARD

Area Sales Analysis

Total Area Sales	$4,225,500	Median # of Bedrooms	3
Median Lot Size	700 SF	Median # of Baths	1
Median Living Area	1,120 SF	Median Year Built	1920
Price Range - 2 Yrs	$65,000 to $530,000	Age Range	7 years to 111 years
Median Value	$275,000	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**726 MCKEAN ST** **PHILADELPHIA, PA 19148-2428**	09/11/2026	$442,000	$306	1440	6/3/2	1920	938 SF	
		APN: 39-3-0302-00 Document #: 54598738 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.11Mi.	**724 MERCY ST** **PHILADELPHIA, PA 19148-2430**	08/14/2026	$100,000	$83	1200	6/3/1	1925	768 SF	
		APN: 39-3-0484-00 Document #: 54586268 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.16Mi.	**727 MCCLELLAN ST** **PHILADELPHIA, PA 19148-1710**	07/20/2026	$289,900	$383	756	6/2/1	1920	616 SF	
		APN: 01-2-1481-00 Document #: 54577306 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.15Mi.	**703 WINTON ST** **PHILADELPHIA, PA 19148-3255**	07/08/2026	$275,000	$327	840	5/2/2	1920	651 SF	
		APN: 39-3-0675-00 Document #: 54572859 Document Type: Price Code: D Land Use: Row house (Residential) Legal: MapRef: DOC 541230882 Abbreviated Description: Map Ref:DOC 541230882City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.14Mi.	**625 WINTON ST** **PHILADELPHIA, PA 19148-3239**	07/08/2026	$330,000	$420	784	5/3/1	1920	672 SF	
		APN: 39-3-0663-00 Document #: 54572862 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.2Mi.	**522 PIERCE ST** **PHILADELPHIA, PA 19148-1808**	07/07/2026	$210,000	$277	756	6/3/1	1920	694 SF	
		APN: 01-1-3834-00 Document #: 54571939 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:1ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.19Mi.	**733 JACKSON ST** **PHILADELPHIA, PA 19148-3249**	07/07/2026	$345,000	$159	2169	6/3/1	1915	1,061 SF	
		APN: 39-3-0775-00 Document #: 54571712 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.09Mi.	**619 MIFFLIN ST** **PHILADELPHIA, PA 19148-1712**	06/30/2026	$210,000	$140	1497	6/3/1	1915	1,023 SF	
		APN: 01-2-1634-00 Document #: 54569772 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:1ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.08Mi.	**528 DUDLEY ST** **PHILADELPHIA, PA 19148-2519**	06/16/2026	$163,000	$145	1120	6/3/1	1920	700 SF	
		APN: 39-2-0220-00 Document #: 54564306 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.16Mi.	**712 MOORE ST** **PHILADELPHIA, PA 19148-1718**	06/10/2026	$269,000	$214	1256	6/3/2	1915	1,008 SF	
		APN: 01-2-1443-00 Document #: 54562113 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:1ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.07Mi.	**539 MCKEAN ST** **PHILADELPHIA, PA 19148-2530**	06/10/2026	$530,000	$276	1918	8/4/	2017	896 SF	
		APN: 39-2-0274-00 Document #: 54561995 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.08Mi.	**532 DUDLEY ST** **PHILADELPHIA, PA 19148-2519**	06/05/2026	$207,900	$185	1120	5/2/1	1920	700 SF	
		APN: 39-2-0222-00 Document #: 54560849 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.14Mi.	**617 WINTON ST** **PHILADELPHIA, PA 19148-3239**	06/05/2026	$65,000	$82	784	6/3/1	1920	672 SF	
		APN: 39-3-0659-00 Document #: 54560540 Document Type: Price Code: D								

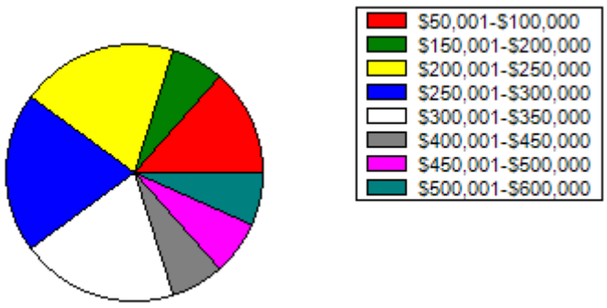
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	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.04Mi.	**1940 S 6TH ST** **PHILADELPHIA, PA 19148-2451**	06/04/2026	$478,700	$253	1890	7/4/3	2019	924 SF
	APN: 39-2-3451-00 Document #: 54560147								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:39TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
15	.1Mi.	**725 HOFFMAN ST** **PHILADELPHIA, PA 19148-2407**	06/03/2026	$310,000	$289	1072	6/3/1	1925	700 SF
	APN: 39-3-0080-00 Document #: 54559442								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:39TH 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.	**623 MCKEAN ST**	**04/19/2022**	$305,800	$305,800	1,660		1915	900 SF	
0Mi.	**621 MCKEAN ST**	**07/27/2021**	$305,800	$305,800	1,660		1920	900 SF	
.01Mi.	**617 MCKEAN ST**	**12/02/2010**	$287,000	$287,000	1,460		1920	890 SF	
.01Mi.	**624 DUDLEY ST**	**11/16/2016**	$429,900	$429,900	1,483	6/3/3	2018	676 SF	
.01Mi.	**615 MCKEAN ST**	**04/07/1965**	$286,500	$286,500	1,460		1920	882 SF	
.01Mi.	**622 DUDLEY ST**	**01/13/2022**	$421,900	$421,900	1,426	6/3/3	2016	672 SF	
.01Mi.	**626 DUDLEY ST**	**08/30/1977**	$206,300	$206,300	840	6/3/1	1930	672 SF	
.01Mi.	**631 MCKEAN ST**	**04/07/2021**	$462,300	$462,300	1,842	7/4/3	1920	900 SF	
.01Mi.	**620 DUDLEY ST**	**04/08/2011**	$206,300	$206,300	840	5/2/1	1930	672 SF	
.01Mi.	**630 DUDLEY ST**	**01/24/2017**	$414,500	$414,500	1,374	6/3/3	2016	672 SF	
.01Mi.	**613 MCKEAN ST**	**11/05/1947**	$286,500	$286,500	1,460		1920	882 SF	
.01Mi.	**633 MCKEAN ST**	**01/16/2009**	$296,000	$296,000	1,550		1920	900 SF	
.02Mi.	**635 MCKEAN ST**	**04/10/2012**	$295,500	$295,500	1,550	7/4/1	1920	900 SF	
.02Mi.	**634 DUDLEY ST**	**06/25/2002**	$246,100	$246,100	840	6/3/1	1930	672 SF	
.02Mi.	**609 MCKEAN ST**	**08/18/2006**	$286,500	$286,500	1,460		1920	882 SF	
.02Mi.	**636 DUDLEY ST**	**04/05/2021**	$266,000	$266,000	840	6/3/1	1928	672 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	39.4 years old	Households:	20,110
Median Household Income:	$72,423	Households w/Family:	58%
Household Income Per Capita:	$36,698	Households w/Family Married:	36%
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:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.58Mi.	**South Philadelphia High School**	F	Public	9 - 12
Number of Students: 684				
Student-Teacher Ratio: 13.26				
0.21Mi.	**Southwark School**	D	Public	KG - 8
Number of Students: 976				

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Student-Teacher Ratio: 15.36

Flood Report

The Subject Property of **623 MCKEAN ST, PHILADELPHIA, PA 19148-2414** 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	88%	LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	38%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	37%	SIGNIFICANTLY LOWER
MURDER	79%	LOWER
OVERALL	76%	NOTABLY 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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