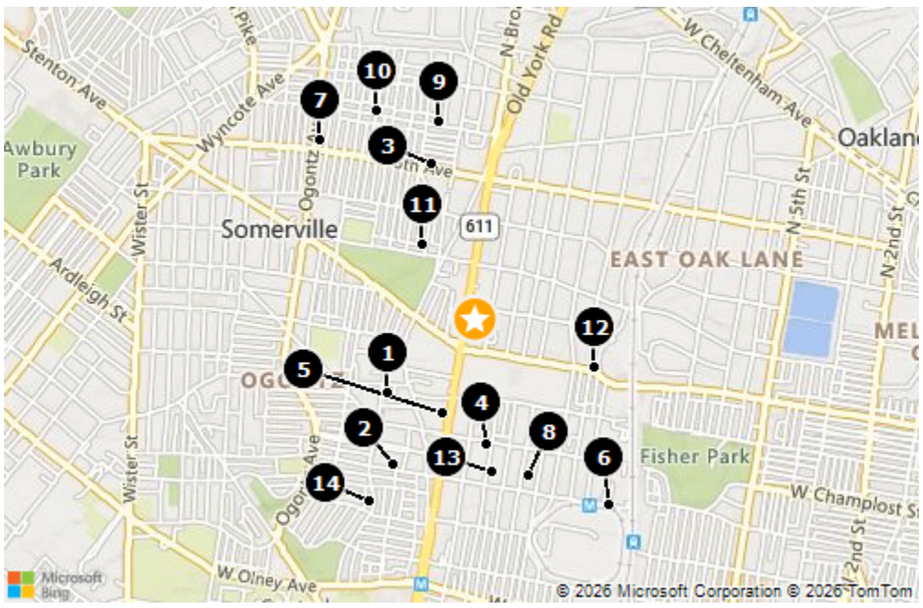
ICE SiteX Report

OrderID: 98444546

SiteX Property Information Report



Subject Property Location

6247 N BROAD ST, PHILADELPHIA, PA 19141-2007

County:	**PHILADELPHIA PA**	Census Tract:	421010268.004013
Property Use:	Apartments (generic)	Zoning:	RM1
Parcel Number:	49-3-2543-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$262,000**	FSD:	42	Common Confidence Score:	17
Value Range:	$151,960 - $372,040	ICE Confidence Score:	58		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$51,780	Market Land Value:	$51,780	Tax Year:	2025
Assd Improvement:	$207,120	Market Improvment Value:	$207,120	Total Taxable Value:	$3,624
Total Assessed Value:	$258,900	Total Assessor Market Value:	$258,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #49 Map Ref: 129N5 102
Abbreviated Description: 364'4 N GODFREY AVE

Property Characteristics

Lot Size:	1,592 SF	Bedrooms:		Pool:	
Building Area:	2190 SF	Baths:		Fireplace:	
Year Built:	1935	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/10/2025	Sales Price:	$120,000
Document #:	54498790 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/30/2021	Sales Price:	$60,000
Document #:	53884881 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/12/2021	Sales Price:	$150,000
Document #:	53868157 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: WARD #49 Map Ref: 129N5 102
Abbreviated Description: 364'4 N GODFREY AVE

Prior Transfer

Recording Date:	08/12/2021	Sales Price:	$150,000
Document #:	53868157 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/09/2021		

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Document Type:
Legal Description:
Abbreviated Description: FORTY NINTH WARD
City/Muni/Twp: PHILADELPHIA

Mortgage Record

Recording Date:	04/16/2010	Loan Amount:	N/A
Document #:	52199854 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/30/2035	Type Finance:	VAR
Legal Description:			

Area Sales Analysis

Total Area Sales	$2,943,090	Median # of Bedrooms	
Median Lot Size	1,918 SF	Median # of Baths	
Median Living Area	1,460 SF	Median Year Built	1925
Price Range - 2 Yrs	$115,000 to $362,000	Age Range	76 years to 121 years
Median Value	$199,945	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**1514-16 CHURCH LN** **PHILADELPHIA, PA 19141-**	08/25/2026	$175,000	$82	2120	//	1905	7,895 SF	
		APN: 17-1-2299-00 Document #: 54591373 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.41Mi.	**1511 NEDRO AVE** **PHILADELPHIA, PA 19141-1809**	08/20/2026	$130,000	$81	1600	8/4/	1925	2,524 SF	
		APN: 17-1-1659-00 Document #: 54589153 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:SEVENTEENTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.4Mi.	**1537 66TH AVE** **PHILADELPHIA, PA 19126-2766**	05/01/2026	$236,000	$170	1386	6/2/2	1950	1,248 SF	
		APN: 10-1-2202-00 Document #: 54547337 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:50TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.31Mi.	**5950 N 13TH ST** **PHILADELPHIA, PA 19141-3222**	03/19/2026	$299,900	$238	1260	//	1940	2,368 SF	
		APN: 49-3-2185-00 Document #: 54531212 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:49TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.24Mi.	**6034 N BROAD ST** **PHILADELPHIA, PA 19141-1930**	02/24/2026	$219,890	$99	2214	//	1905	1,960 SF	
		APN: 17-2-0091-00 Document #: 54522986 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:17TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.56Mi.	**5901 N HUTCHINSON ST** **PHILADELPHIA, PA 19141-3713**	02/02/2026	$150,000	$101	1480	//	1930	2,188 SF	
		APN: 49-2-1550-00 Document #: 54515905 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:49TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.57Mi.	**6603 OGONTZ AVE** **PHILADELPHIA, PA 19126-2637**	01/30/2026	$362,000	$257	1406	//	1920	1,285 SF	
		APN: 10-1-2073-00 Document #: 54515701 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.4Mi.	**5921 N 12TH ST** **PHILADELPHIA, PA 19141-3219**	01/09/2026	$130,000	$108	1200	//	1940	1,680 SF	
		APN: 49-3-1273-00 Document #: 54508936 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Lot: 240 Subdivision: FERN ROCK LAND COMPANY Abbreviated Description: Lot:240 Subdivision:FERN ROCK LAND COMPANY City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.5Mi.	**1529 67TH AVE** **PHILADELPHIA, PA 19126-2707**	12/26/2025	$180,000	$132	1356	//	1920	1,508 SF	
		APN: 10-1-2401-00 Document #: 54504605 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.57Mi.	**1719 67TH AVE** **PHILADELPHIA, PA 19126-2622**	10/20/2025	$169,500	$117	1440	//	1920	2,209 SF	
		APN: 10-1-2436-00 Document #: 54480958 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:10TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.23Mi.	**6412 N SYDENHAM ST** **PHILADELPHIA, PA 19126-3507**	09/17/2025	$245,000	$182	1342	6/3/1	1925	1,168 SF	
		APN: 17-2-1051-00 Document #: 54468695 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Abbreviated Description: Abbreviated Description:17 WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.32Mi.	**1003 W GODFREY AVE** **PHILADELPHIA, PA 19141-3806**	09/12/2025	$305,000	$165	1840	//	1925	1,876 SF	
		APN: 49-2-0752-00 Document #: 54467168 Document Type: Price Code: D Land Use: Apartments (generic)								

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Legal: District: 5 Abbreviated Description: District:5 Abbreviated Description:FOURTY NINTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

13	.38Mi.	**5917 N 13TH ST** **PHILADELPHIA, PA 19141-3221**	08/28/2025	$225,800	$71	3141	//	1940	5,043 SF

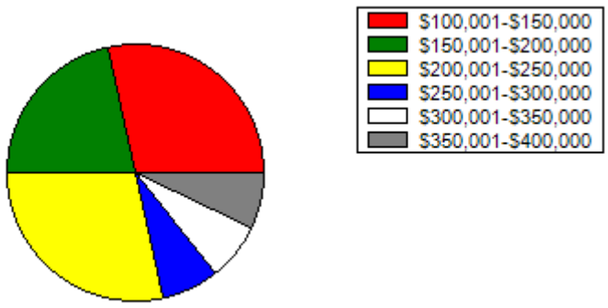
APN: 49-3-2036-00 Document #: 54461673
Document Type: Price Code: D
Land Use: Apartments (generic)
Legal: MapRef: MB 1376 PG 403 Abbreviated Description: Map Ref:MB 1376 PG 403City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

14	.52Mi.	**5816 N 16TH ST** **PHILADELPHIA, PA 19141-1826**	08/27/2025	$115,000	$69	1652	//	1920	1,728 SF

APN: 17-2-1429-00 Document #: 54461336
Document Type: Price Code: D
Land Use: Apartments (generic)
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.	**6247 N BROAD ST**	**08/12/2021**	$258,900	$258,900	2,190		1935	1,592 SF	
0Mi.	**6249 N BROAD ST**	**10/24/2019**	$256,900	$256,900	2,148		1935	1,599 SF	
0Mi.	**6245 N BROAD ST**	**10/15/1999**	$259,000	$259,000	2,190		1935	1,599 SF	
.01Mi.	**6251 N BROAD ST**	**05/15/2014**	$259,100	$259,100	2,190		1935	1,608 SF	
.01Mi.	**6243 N BROAD ST**	**01/14/1982**	$248,400	$248,400	2,706		1935	1,881 SF	
.01Mi.	**6253 N BROAD ST**	**09/12/2002**	$258,700	$258,700	2,190		1935	1,575 SF	
.01Mi.	**6255 N BROAD ST**	**12/18/2019**	$311,700	$311,700	2,190	/6/2	1935	1,599 SF	
.02Mi.	**6257 N BROAD ST**	**03/13/2002**	$259,000	$259,000	2,190		1935	1,599 SF	
.02Mi.	**6259 N BROAD ST**	**08/25/2022**	$259,000	$259,000	2,190		1935	1,599 SF	
.02Mi.	**1334 MEDARY AVE**	**11/10/2020**	$214,000	$214,000	1,320	6/3/1	1925	1,999 SF	
.02Mi.	**6233 N BROAD ST**	**01/11/2012**	$709,200	$709,200	4,000		1998	24,731 SF	
.02Mi.	**1332 MEDARY AVE**	**01/24/2022**	$210,700	$210,700	1,366	6/3/1	1925	1,677 SF	
.02Mi.	**6261 N BROAD ST**	**06/15/2006**	$251,200	$251,200	2,746		1935	1,599 SF	
.03Mi.	**1330 MEDARY AVE**	**01/23/1979**	$210,700	$210,700	1,366		1925	1,677 SF	
.03Mi.	**6242 N PARK AVE**	**11/25/2019**	$198,600	$198,600	1,232	6/3/1	1935	1,569 SF	
.03Mi.	**6240 N PARK AVE**	**02/11/2019**	$198,100	$198,100	1,232	6/3/1	1935	1,545 SF	

Rent vs. Own

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

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:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.49Mi.	**Ellwood Elementary School** Number of Students: 292 Student-Teacher Ratio: 11.63	D-	Public	KG - 5
0.36Mi.	**General Louis Wagner Middle School** Number of Students: 296	F	Public	6 - 8

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Student-Teacher Ratio: 14.1

1.15Mi. **Martin Luther King High School** F Public 9 - 12
Number of Students: 527
Student-Teacher Ratio: 15.45

Flood Report

The Subject Property of **6247 N BROAD ST, PHILADELPHIA, PA 19141-2007** 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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