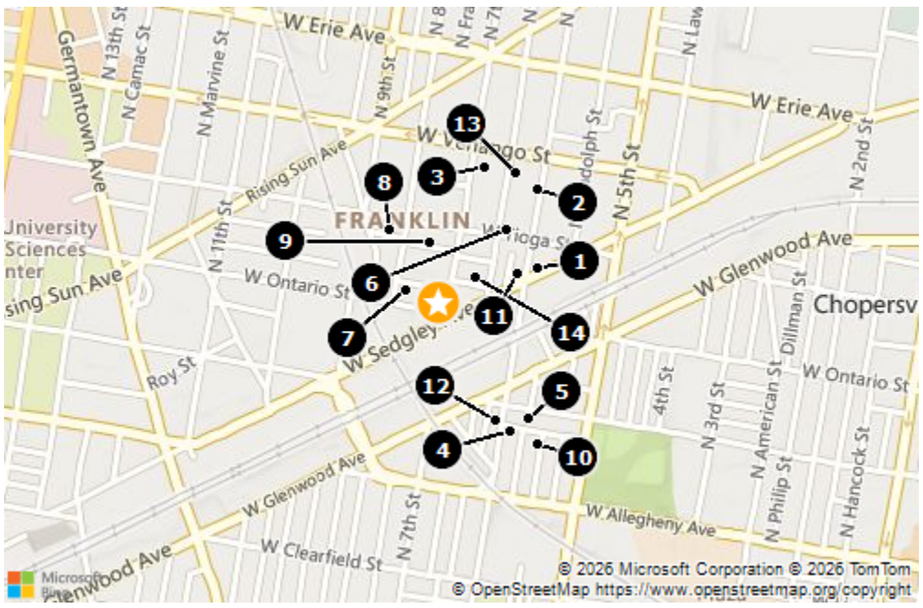
ICE SiteX Report

OrderID: 98504622

SiteX Property Information Report



Subject Property Location

707 W ONTARIO ST, PHILADELPHIA, PA 19140-5516

County:	**PHILADELPHIA PA**	Census Tract:	421010199.002014
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	43-1-0616-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$79,000**	FSD:	59	Common Confidence Score:	11
Value Range:	$32,390 - $125,610	ICE Confidence Score:	41		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$15,740	Market Land Value:	$15,740	Tax Year:	2025
Assd Improvement:	$62,960	Market Improvment Value:	$62,960	Total Taxable Value:	$1,102
Total Assessed Value:	$78,700	Total Assessor Market Value:	$78,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #43 Map Ref: 043N010216
Abbreviated Description: 45' W 7TH STREET

Property Characteristics

Lot Size:	750 SF	Bedrooms:	3	Pool:	
Building Area:	900 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/18/2025	Sales Price:	$100,980
Document #:	54502111 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/05/2023	Loan Amount:	N/A
Document #:	54249099 BK-PG -	Loan Type:	Commercial
TD Due Date:	01/01/2054	Type Finance:	

Legal Description:
Abbreviated Description: FORTY THIRD WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	08/23/2023	Sales Price:	$60,000
Document #:	54215785 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #43 Map Ref: 043N010216
Abbreviated Description: 45' W 7TH STREET

Prior Transfer

Recording Date:	08/23/2023	Sales Price:	$60,000

ICE SiteX Report

OrderID: 98504622

Document #:	54215785 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/24/2023		
Document Type:			

Legal Description:
Abbreviated Description: FORTY THIRD WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	02/18/2022	Sales Price:	$344,000 Multiple Parcels Involved in this transaction
Document #:	53977080 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/06/2021		
Document Type:			

Legal Description:
Abbreviated Description: 43RD WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	06/22/2021	Sales Price:	$344,000 Multiple Parcels Involved in this transaction
Document #:	53850789 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/06/2021		
Document Type:			

Legal Description:
Abbreviated Description: 43RD WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	06/01/2009	Sales Price:	$9,000
Document #:	52070093 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/13/2009		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$1,120,600	Median # of Bedrooms	3
Median Lot Size	923 SF	Median # of Baths	1
Median Living Area	962 SF	Median Year Built	1925
Price Range - 2 Yrs	$15,000 to $125,000	Age Range	84 years to 108 years
Median Value	$89,500	Median Age	101 years

Comparable Sales Data

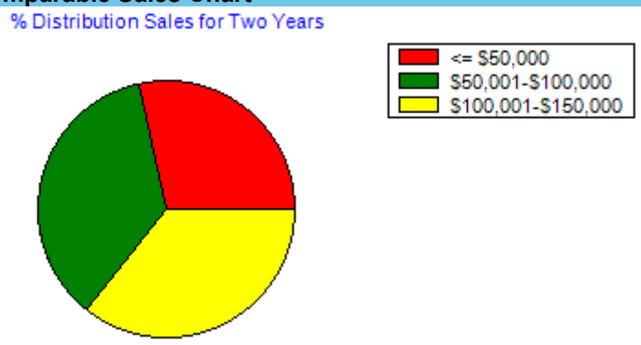
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**3433 N 6TH ST** **PHILADELPHIA, PA 19140-4561**	09/14/2026	$15,000	$13	1120	6/3/1	1920	980 SF	
		APN: 43-1-1093-00 Document #: 54598923 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.18Mi.	**3540 N 6TH ST** **PHILADELPHIA, PA 19140-4506**	08/25/2026	$90,000	$114	784	6/3/1	1920	1,293 SF	
		APN: 43-2-0745-00 Document #: 54591703 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.18Mi.	**3555-57 N 7TH ST** **PHILADELPHIA, PA 19140-4401**	07/28/2026	$125,000	$48	2604	//1	1925	2,756 SF	
		APN: 43-2-0900-00 Document #: 54579717 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:43RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
4	.18Mi.	**3251 N 6TH ST** **PHILADELPHIA, PA 19140-5613**	06/24/2026	$40,000	$34	1172	6/3/1	1918	900 SF	
		APN: 19-3-1809-00 Document #: 54566987 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:19TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
5	.18Mi.	**548 W WESTMORELAND ST** **PHILADELPHIA, PA 19140-5632**	06/16/2026	$58,100	$74	780	6/3/1	1920	592 SF	
		APN: 19-3-2133-00 Document #: 54563934 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
6	.13Mi.	**621 W TIOGA ST** **PHILADELPHIA, PA 19140-4407**	05/18/2026	$89,000	$78	1140	6/3/1	1940	945 SF	
		APN: 43-2-0012-00 Document #: 54553574 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:43RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
7	.04Mi.	**736 W RUSSELL ST** **PHILADELPHIA, PA 19140-5521**	05/18/2026	$40,000	$42	940	6/3/1	1925	716 SF	
		APN: 43-1-0704-00 Document #: 54553454 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Lot: 736 Subdivision: WEST RUSSELL STREET Abbreviated Description: Lot:736 Subdivision:WEST RUSSELL STREET City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
8	.11Mi.	**811 W SCHILLER ST** **PHILADELPHIA, PA 19140-5540**	01/29/2026	$122,000	$150	808	6/2/1	1942	578 SF	
		APN: 43-1-0938-00 Document #: 54515208 Document Type: Price Code: D								

ICE SiteX Report

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	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:43RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
9	.08Mi.	**723 W SCHILLER ST**	01/20/2026	$118,000	$149	788	6/3/1	1925	647 SF
		PHILADELPHIA, PA 19140-5524							
	APN: 43-1-0924-00 Document #: 54511779								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:43TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
10	.21Mi.	**3244 N RANDOLPH ST**	11/05/2025	$90,000	$95	944	6/3/1	1920	679 SF
		PHILADELPHIA, PA 19140-5628							
	APN: 19-3-1626-00 Document #: 54486639								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:19TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
11	.1Mi.	**3422 N 6TH ST**	10/27/2025	$60,000	$53	1120	6/3/1	1920	1,260 SF
		PHILADELPHIA, PA 19140-4560							
	APN: 43-1-1105-00 Document #: 54483149								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:43RD WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
12	.16Mi.	**3258 N 6TH ST**	09/24/2025	$120,000	$82	1451	6/3/1	1925	1,240 SF
		PHILADELPHIA, PA 19140-5643							
	APN: 37-2-0135-00 Document #: 54471449								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:37TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
13	.19Mi.	**3557 N MARSHALL ST**	09/22/2025	$40,000	$45	884	6/3/1	1940	1,106 SF
		PHILADELPHIA, PA 19140-4405							
	APN: 43-2-0794-10 Document #: 54470295								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:43 WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
14	.06Mi.	**635 W RUSSELL ST**	08/07/2025	$113,500	$115	980	6/3/1	1940	840 SF
		PHILADELPHIA, PA 19140-5518							
	APN: 43-1-0757-00 Document #: 54453885								
	Document Type: Price Code: D								
	Land Use: Row house (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:43RD WARD 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.	**707 W ONTARIO ST**	**08/23/2023**	$78,700	$78,700	900	6/3/1	1940	750 SF	
0Mi.	**705 W ONTARIO ST**	**02/19/2022**	$122,400	$122,400	1,800	6/3/1	1940	750 SF	
0Mi.	**709 W ONTARIO ST**	**05/11/1978**	$122,400	$122,400	1,800	6/3/1	1940	750 SF	
.01Mi.	**703 W ONTARIO ST**	**10/30/1980**	$122,400	$122,400	1,800	6/3/1	1940	750 SF	
.01Mi.	**701 W ONTARIO ST**	**08/06/2024**	$122,400	$122,400	1,800	6/3/1	1940	750 SF	
.01Mi.	**713 W ONTARIO ST**	**11/17/2023**	$78,700	$78,700	900	6/3/1	1940	750 SF	
.01Mi.	**708 W RUSSELL ST**	**03/09/2001**	$76,000	$76,000	940	6/3/1	1925	716 SF	
.01Mi.	**710 W RUSSELL ST**	**03/22/2018**	$76,000	$76,000	940	6/3/1	1925	716 SF	
.01Mi.	**715 W ONTARIO ST**	**09/21/1994**	$78,700	$78,700	900	6/3/1	1940	750 SF	
.01Mi.	**712 W RUSSELL ST**	**04/07/1993**	$76,000	$76,000	940	6/3/1	1925	716 SF	
.01Mi.	**717 W ONTARIO ST**	**05/03/2021**	$78,700	$78,700	900	6/3/1	1940	750 SF	
.01Mi.	**714 W RUSSELL ST**	**07/19/2021**	$76,000	$76,000	940	6/3/1	1925	716 SF	
.02Mi.	**716 W RUSSELL ST**	**05/02/2006**	$76,000	$76,000	940	6/3/1	1925	716 SF	
.02Mi.	**719 W ONTARIO ST**	**09/16/2008**	$78,700	$78,700	900	6/3/1	1940	750 SF	
.02Mi.	**718 W RUSSELL ST**	**04/22/2013**	$76,000	$76,000	940	6/3/1	1925	716 SF	
.02Mi.	**721 W ONTARIO ST**	**03/31/1989**	$78,700	$78,700	900	6/3/1	1940	750 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	48%

ICE SiteX Report

OrderID: 98504622

Demographics & Income

Median Age:	40.6 years old	Households:	18,126
Median Household Income:	$32,122	Households w/Family:	61%
Household Income Per Capita:	$17,652	Households w/Family Married:	21%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

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
0.68Mi.	**Roberto Clemente Middle School** Number of Students: 259 Student-Teacher Ratio: 10.94	F	Public	6 - 8
0.31Mi.	**Bayard Taylor Elementary School** Number of Students: 394 Student-Teacher Ratio: 9.87	F	Public	KG - 5
0.89Mi.	**Thomas A. Edison High School** Number of Students: 983 Student-Teacher Ratio: 15.92 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **707 W ONTARIO ST, PHILADELPHIA, PA 19140-5516** 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	105%	SIMILAR
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	60%	NOTABLY LOWER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	87%	LOWER
MURDER	84%	LOWER
OVERALL	124%	HIGHER

Disaster Alerts

No alerts noted

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