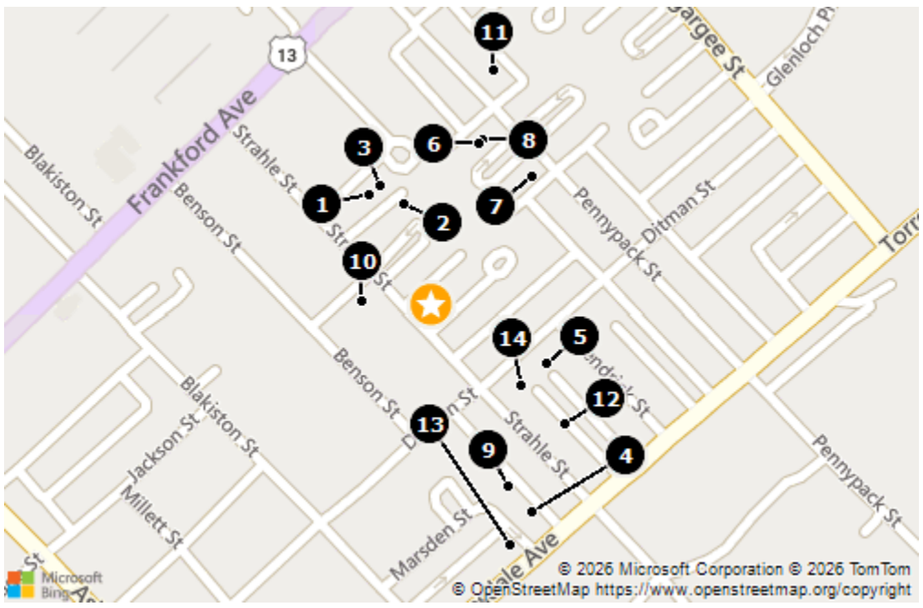
# ICE SiteX Report

**OrderID: 98444453**

## SiteX Property Information Report




## Subject Property Location

### 8604 GLENLOCH ST, PHILADELPHIA, PA 19136-2106

| | | | |
|---|---|---|---|
| County: | **PHILADELPHIA PA** | Census Tract: | 421010349.002006 |
| Property Use: | Row house (Residential) | Zoning: | RSA5 |
| Parcel Number: | 65-2-2673-00 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$245,000** | FSD: | 12 | Common Confidence Score: | 53 |
| Value Range: | $215,600 - $274,400 | ICE Confidence Score: | 88 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $45,200 | Market Land Value: | $45,200 | Tax Year: | 2025 |
| Assd Improvement: | $180,800 | Market Improvment Value: | $180,800 | Total Taxable Value: | $3,164 |
| Total Assessed Value: | $226,000 | Total Assessor Market Value: | $226,000 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

District: WARD #65 Map Ref: 121N150066
Abbreviated Description: 39'1 5/8NE STRAHLE

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 1,531 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1152 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1964 | Partial Baths: | | Type Const: | Masonry |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | Brick |
| Number of Units: | | Garage Type: | Underground | Heating: | |
| 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: | 09/25/2024 | Sales Price: | $171,338 |
| Document #: | 54345979 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/15/2024 | Loan Amount: | N/A |
| Document #: | 54289572 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 04/01/2064 | Type Finance: | |
| **Legal Description:** | | | |
| Abbreviated Description: 65TH WARD | | | |
| City/Muni/Twp: PHILADELPHIA | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/12/2019 | Sales Price: | $74,300 |
| Document #: | 53536889 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/21/2019 | Sales Price: | $174,500 |
| Document #: | 53528875 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 98444453**

**Legal Description:**
District: WARD #65 Map Ref: 121N150066
Abbreviated Description: 39'1 5/8NE STRAHLE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/21/2019 | Sales Price: | $174,500 |
| Document #: | 53528875 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 05/31/2019 | | |
| Document Type: | | | |

**Legal Description:**
District: WARD 65
City/Muni/Twp: PHILADELPHIA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/25/2016 | Sales Price: | $20,000 |
| Document #: | 53015393 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/08/2009 | Loan Amount: | N/A |
| Document #: | 52128057 BK-PG - | Loan Type: | Stand Alone Second |
| TD Due Date: | 10/01/2015 | Type Finance: | |

**Legal Description:**
Subdivision: PLAN OF PROPERTY SURVEYED FOR COTTMAN BUILDERS SUP
City/Muni/Twp: PHILADELPHIA

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/28/2009 | Loan Amount: | N/A |
| Document #: | 52097936 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | 06/01/2039 | Type Finance: | |

**Legal Description:**
City/Muni/Twp: PHILADELPHIA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/23/2009 | Sales Price: | $70,000 |
| Document #: | 52080276 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/11/2006 | Sales Price: | $70,000 |
| Document #: | 51480913 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/02/2005 | Loan Amount: | N/A |
| Document #: | 51327606 BK-PG - | Loan Type: | Fannie Mae / Freddie Mac |
| TD Due Date: | 12/01/2035 | Type Finance: | |

**Legal Description:**
City/Muni/Twp: PHILADELPHIA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/17/1995 | Sales Price: | N/A |
| Document #: | BK-PG 0783-0097 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**
Abbreviated Description: PLAN PROPERTY SUR COTTMAN BUILDERS SUPPLY INC
City/Muni/Twp: PHILADELPHIA

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,090,000 | Median # of Bedrooms | 3 |
| Median Lot Size | 1,580 SF | Median # of Baths | 1 |
| Median Living Area | 1,152 SF | Median Year Built | 1962 |
| Price Range - 2 Yrs | $140,000 to $302,500 | Age Range | 60 years to 101 years |
| Median Value | $224,250 | Median Age | 64 years |

## Comparable Sales Data

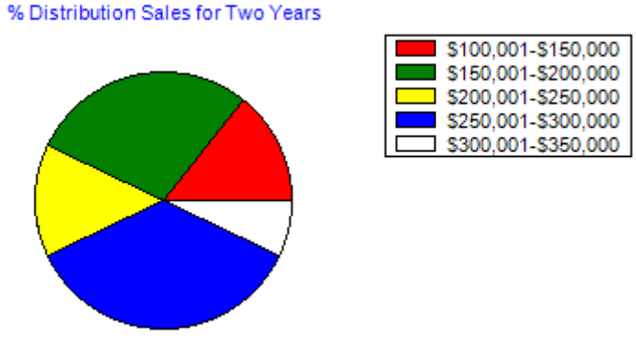
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .08Mi. | **8617 GILLESPIE ST**<br>**PHILADELPHIA, PA 19136-2127** | 08/28/2026 | $170,000 | $147 | 1152 | 6/3/1 | 1963 | 1,515 SF | |
| | | APN: 65-2-2422-00 Document #: 54593555<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: District: 1 Abbreviated Description: District:1 Abbreviated Description:65TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 2 | .06Mi. | **8622 JACKSON ST**<br>**PHILADELPHIA, PA 19136-2108** | 08/27/2026 | $170,000 | $106 | 1600 | 7/4/1 | 1962 | 2,076 SF | |
| | | APN: 65-2-2511-00 Document #: 54593185<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: Abbreviated Description: Abbreviated Description:65TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 3 | .08Mi. | **8623 GILLESPIE ST**<br>**PHILADELPHIA, PA 19136-2127** | 08/25/2026 | $265,000 | $230 | 1152 | 6/3/1 | 1963 | 1,508 SF | |
| | | APN: 65-2-2425-00 Document #: 54591230<br>Document Type: Price Code: D<br>Land Use: Row house (Residential) | | | | | | | | |

# ICE SiteX Report

**OrderID: 98444453**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 4 | .15Mi. | **4651 BENSON ST**<br>**PHILADELPHIA, PA 19136-2401** | 06/17/2026 | $160,000 | $147 | 1088 | 6/3/1 | 1965 | 1,436 SF |
| | APN: 65-2-0574-00 Document #: 54565040<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: District: 41 Abbreviated Description: District:41 Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 5 | .08Mi. | **8617 DITMAN ST**<br>**PHILADELPHIA, PA 19136-2101** | 06/11/2026 | $255,000 | $196 | 1296 | 6/3/1 | 1960 | 1,600 SF |
| | APN: 65-2-2978-00 Document #: 54562424<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: District: 41 Abbreviated Description: District:41 Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 6 | .1Mi. | **8660 JACKSON ST**<br>**PHILADELPHIA, PA 19136-2148** | 05/11/2026 | $140,000 | $121 | 1152 | 6/3/1 | 1962 | 1,560 SF |
| | APN: 65-2-2519-00 Document #: 54550379<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: Abbreviated Description: Abbreviated Description:65TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 7 | .1Mi. | **8665 JACKSON ST**<br>**PHILADELPHIA, PA 19136-2147** | 04/21/2026 | $239,000 | $207 | 1152 | 6/3/1 | 1925 | 1,515 SF |
| | APN: 65-2-2618-00 Document #: 54543369<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: Abbreviated Description: Abbreviated Description:65TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 8 | .11Mi. | **8662 JACKSON ST**<br>**PHILADELPHIA, PA 19136-2148** | 03/31/2026 | $209,500 | $181 | 1152 | 6/3/1 | 1962 | 1,560 SF |
| | APN: 65-2-2520-00 Document #: 54535414<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: Abbreviated Description: Abbreviated Description:65TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 9 | .13Mi. | **4637 BENSON ST**<br>**PHILADELPHIA, PA 19136-2401** | 03/23/2026 | $150,000 | $137 | 1088 | 6/3/1 | 1965 | 1,440 SF |
| | APN: 65-2-0567-00 Document #: 54532301<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: District: 1 Abbreviated Description: District:1 Abbreviated Description:SIXTY-FIFTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 10 | .04Mi. | **4500 STRAHLE ST**<br>**PHILADELPHIA, PA 19136-2412** | 03/10/2026 | $302,500 | $210 | 1440 | 6/3/1 | 1965 | 2,853 SF |
| | APN: 65-2-0603-00 Document #: 54527781<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: Abbreviated Description: Abbreviated Description:65TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 11 | .15Mi. | **4425 PENNYPACK ST**<br>**PHILADELPHIA, PA 19136-2137** | 01/20/2026 | $280,000 | $216 | 1296 | 6/3/1 | 1966 | 1,710 SF |
| | APN: 65-2-0796-17 Document #: 54512076<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: Abbreviated Description: Abbreviated Description:65TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 12 | .11Mi. | **4625 STRAHLE ST**<br>**PHILADELPHIA, PA 19136-2413** | 12/26/2025 | $279,000 | $242 | 1152 | 6/3/1 | 1965 | 2,129 SF |
| | APN: 65-2-0669-00 Document #: 54504501<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: Abbreviated Description: Abbreviated Description:41ST WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 13 | .16Mi. | **8542 TORRESDALE AVE**<br>**PHILADELPHIA, PA 19136-1504** | 12/01/2025 | $270,000 | $248 | 1088 | 6/3/1 | 1960 | 3,220 SF |
| | APN: 65-2-3218-00 Document #: 54495351<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: District: 1 MapRef: DOC 54447556 Abbreviated Description: District:1 Map Ref:DOC 54447556Abbreviated Description:65TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA | | | | | | | | |
| 14 | .07Mi. | **8605 DITMAN ST**<br>**PHILADELPHIA, PA 19136-2101** | 11/20/2025 | $200,000 | $154 | 1296 | 6/3/1 | 1960 | 1,600 SF |
| | APN: 65-2-2972-00 Document #: 54492256<br>Document Type: Price Code: D<br>Land Use: Row house (Residential)<br>Legal: Abbreviated Description: Abbreviated Description:65TH 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.

# ICE SiteX Report

**OrderID: 98444453**

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. | **8604 GLENLOCH ST** | **06/21/2019** | $226,000 | $226,000 | 1,152 | 6/3/1 | 1964 | 1,531 SF | |
| 0Mi. | **8606 GLENLOCH ST** | **05/15/2012** | $225,900 | $225,900 | 1,152 | 6/3/1 | 1964 | 1,520 SF | |
| 0Mi. | **8602 GLENLOCH ST** | **08/01/2012** | $225,800 | $225,800 | 1,152 | 6/3/1 | 1964 | 1,511 SF | |
| .01Mi. | **8608 GLENLOCH ST** | **12/17/2020** | $232,900 | $232,900 | 1,152 | 6/3/1 | 1964 | 1,520 SF | |
| .01Mi. | **8600 GLENLOCH ST** | **06/19/1978** | $210,100 | $210,100 | 1,152 | 6/3/1 | 1964 | 2,200 SF | |
| .01Mi. | **8610 GLENLOCH ST** | **08/08/1975** | $225,900 | $225,900 | 1,152 | 6/3/1 | 1964 | 1,524 SF | |
| .01Mi. | **8612 GLENLOCH ST** | **06/21/2016** | $232,900 | $232,900 | 1,152 | 6/3/1 | 1964 | 1,520 SF | |
| .02Mi. | **8614 GLENLOCH ST** | **12/20/2021** | $230,600 | $230,600 | 1,152 | 6/3/1 | 1964 | 1,511 SF | |
| .02Mi. | **8605 JACKSON ST** | **06/20/2007** | $226,200 | $226,200 | 1,152 | 6/3/1 | 1964 | 1,515 SF | |
| .02Mi. | **8616 GLENLOCH ST** | **12/23/1963** | $226,000 | $226,000 | 1,152 | 6/3/1 | 1964 | 1,535 SF | |
| .02Mi. | **8607 JACKSON ST** | **07/31/2020** | $258,500 | $258,500 | 1,152 | 6/3/1 | 1962 | 1,524 SF | |
| .02Mi. | **8603 JACKSON ST** | **09/24/2018** | $233,400 | $233,400 | 1,152 | 6/3/1 | 1962 | 1,531 SF | |
| .02Mi. | **8609 JACKSON ST** | **02/22/2018** | $248,200 | $248,200 | 1,152 | 6/3/1 | 1962 | 1,520 SF | |
| .02Mi. | **8601 JACKSON ST** | **07/09/2025** | $242,800 | $242,800 | 1,152 | 6/3/1 | 1962 | 2,616 SF | |
| .02Mi. | **8611 JACKSON ST** | **01/06/2022** | $226,200 | $226,200 | 1,152 | 6/3/1 | 1962 | 1,520 SF | |
| .02Mi. | **8618 GLENLOCH ST** | **05/31/1973** | $225,900 | $225,900 | 1,152 | 6/3/1 | 1964 | 1,520 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 36% | Households Occupied by Owners: | 60% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 36.7 years old | Households: | 12,715 |
| Median Household Income: | $67,799 | Households w/Family: | 62% |
| Household Income Per Capita: | $30,230 | Households w/Family Married: | 38% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 33% |

## 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 |
|---|---|---|---|---|
| 1.54Mi. | **Abraham Lincoln High School**<br>Number of Students: 2,472<br>Student-Teacher Ratio: 21<br>Advanced Placement: Yes | D- | Public | 9 - 12 |
| 1.63Mi. | **Thomas Holme School**<br>Number of Students: 850<br>Student-Teacher Ratio: 14.21 | D+ | Public | KG - 8 |

## Flood Report

The Subject Property of **8604 GLENLOCH ST, PHILADELPHIA, PA 19136-2106** 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** | 93% | SIMILAR |
| **BURGLARY** | 82% | LOWER |
| **MOTOR VEHICLE THEFT** | 95% | SIMILAR |
| **FORCIBLE ROBBERY** | 81% | LOWER |
| **AGGRAVATED ASSAULT** | 65% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 105% | SIMILAR |
| **MURDER** | 73% | NOTABLY LOWER |
| **OVERALL** | 58% | 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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# ICE SiteX Report

**OrderID: 98444453**

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