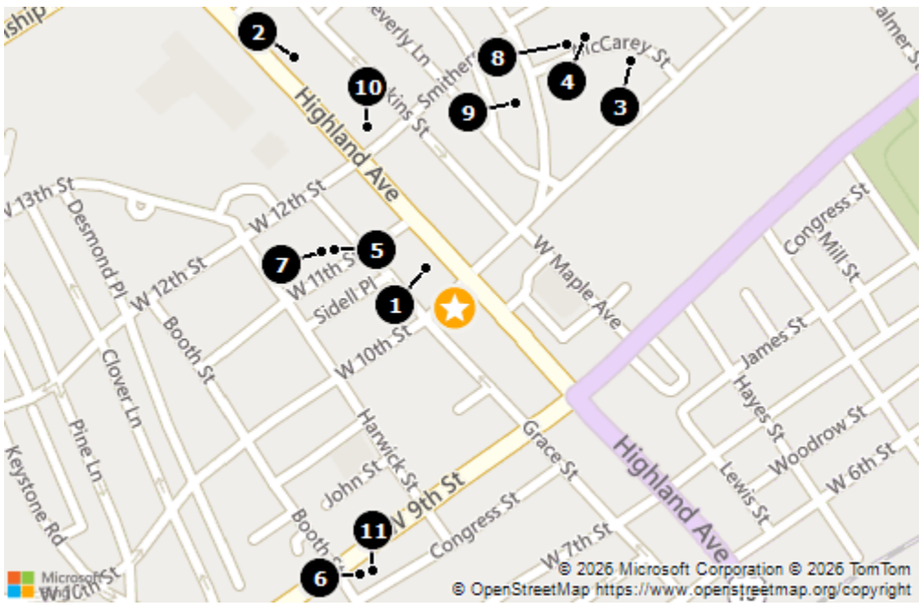
ICE SiteX Report

OrderID: 97523652

SiteX Property Information Report



Subject Property Location

940 HIGHLAND AVE, CHESTER, PA 19013-1610

County:	**DELAWARE PA**	Census Tract:	420454054.002000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	49-11-01637-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$172,000**	FSD:	37	Common Confidence Score:	19
Value Range:	$108,360 - $235,640	ICE Confidence Score:	63		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$10,290	Market Land Value:		Tax Year:	2026
Assd Improvement:	$31,800	Market Improvment Value:		Total Taxable Value:	$1,186
Total Assessed Value:	$42,090	Total Assessor Market Value:	$42,090	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 49 Map Ref: 49-19 -320:028
City/Muni/Twp: CHESTER CITY

Property Characteristics

Lot Size:	3,528 SF	Bedrooms:	4	Pool:	
Building Area:	1876 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	2+AB	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/26/2022	Sales Price:	$285,000
			Multiple Parcels Involved in this transaction
Document #:	2022056189 BK-PG 6868-5161	Type of Sale:	Full Amount on Deed
Contract Date:	09/28/2022		
Document Type:			

Legal Description:
City/Muni/Twp: CHESTER

Prior Transfer

Recording Date:	10/26/2022	Sales Price:	$99,750
Document #:	BK-PG 6868 -5161	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 49 Map Ref: 49-19 -320:028
City/Muni/Twp: CHESTER CITY

Prior Transfer

Recording Date:	10/27/2010	Sales Price:	N/A
Document #:	2010062197 BK-PG 04826-0698	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/07/2010		
Document Type:			

Legal Description:
City/Muni/Twp: CHESTER

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Prior Transfer

Recording Date:	07/02/2010	Sales Price:	$23,000
Document #:	2010037339 BK-PG 04766-0353	Type of Sale:	Full Amount on Deed
Contract Date:	06/17/2010		
Document Type:			

Legal Description:
City/Muni/Twp: CHESTER

Prior Transfer

Recording Date:	03/04/2010	Sales Price:	N/A
Document #:	2010011648 BK-PG 04707-2121	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/22/2010		
Document Type:			

Legal Description:
City/Muni/Twp: CHESTER

Prior Transfer

Recording Date:	05/29/2009	Sales Price:	$1,417
Document #:	2009029998 BK-PG 04550-2164	Type of Sale:	Full Amount on Deed
Contract Date:	05/21/2009		
Document Type:			

Legal Description:
City/Muni/Twp: CHESTER

Area Sales Analysis

Total Area Sales	$1,297,220	Median # of Bedrooms	3
Median Lot Size	1,873 SF	Median # of Baths	1
Median Living Area	1,260 SF	Median Year Built	1940
Price Range - 2 Yrs	$10,000 to $300,000	Age Range	16 years to 106 years
Median Value	$119,000	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**1006 HIGHLAND AVE** **CHESTER, PA 19013-1611**	02/20/2026	$163,000	$101	1604	7/3/1	1920	3,703 SF	
		APN: 49-11-01641-00 Document #: 2026006485 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
2	.19Mi.	**1305 HIGHLAND AVE** **CHESTER, PA 19013-1912**	02/10/2026	$125,000	$103	1210	6/3/1	1943	1,873 SF	
		APN: 49-11-02523-00 Document #: 2026005022 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 622 Block: 72 Abbreviated Description: Lot:622 Block:72 City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
3	.19Mi.	**2609 MCCAREY ST** **CHESTER, PA 19013-2030**	01/16/2026	$19,000	$15	1210	6/3/1	1943	1,873 SF	
		APN: 49-11-02724-00 Document #: 2026002098 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
4	.19Mi.	**2624 MCCAREY ST** **CHESTER, PA 19013-2031**	01/05/2026	$75,000	$61	1210	6/3/1	1943	1,960 SF	
		APN: 49-11-02756-00 Document #: 2026000397 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Block: 7 Subdivision: HIGHLAND GARDENS MapRef: MB 4865 PG 158 Abbreviated Description: Lot:42 Block:7 Subdivision:HIGHLAND GARDENS Map Ref:MB 4865 PG 158City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
5	.09Mi.	**2906 W 11TH ST** **CHESTER, PA 19013-1634**	11/26/2025	$168,000	$119	1410	6/3/1	1940	1,830 SF	
		APN: 49-11-01010-00 Document #: 2025044560 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
6	.18Mi.	**3031 W 9TH ST** **CHESTER, PA 19013-1712**	11/17/2025	$10,000	$7	1260	6/3/1	1940	1,525 SF	
		APN: 49-11-00920-00 Document #: 2025042927 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
7	.09Mi.	**2910 W 11TH ST** **CHESTER, PA 19013-1634**	11/14/2025	$35,220	$26	1320	6/3/1	1940	1,786 SF	
		APN: 49-11-01012-00 Document #: 2025042605 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: VOL 800 PG 1890 Abbreviated Description: Map Ref:VOL 800 PG 1890City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
8	.18Mi.	**2630 MCCAREY ST** **CHESTER, PA 19013-2031**	10/28/2025	$83,000	$68	1210	6/3/1	1943	1,873 SF	
		APN: 49-11-02759-00 Document #: 2025039868 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: HIGHLAND GARDENS MapRef: MB 6905 PG 5241 Abbreviated Description: Subdivision:HIGHLAND GARDENS Map Ref:MB 6905 PG 5241City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER								
9	.13Mi.	**1106 CULHANE ST** **CHESTER, PA 19013-1935**	09/04/2025	$200,000	$130	1528	6/3/1	2010	4,260 SF	
		APN: 49-11-01306-13 Document #: 2025032327 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: WELLINGTON HEIGHTS MapRef: MB 4767 PG 0491 Abbreviated Description: Lot:14 Subdivision:WELLINGTON HEIGHTS Map Ref:MB 4767 PG 0491								
10	.13Mi.	**1201 HIGHLAND AVE** **CHESTER, PA 19013-1905**	07/17/2025	$300,000	$164	1822	6/3/1	1938	7,013 SF	

ICE SiteX Report

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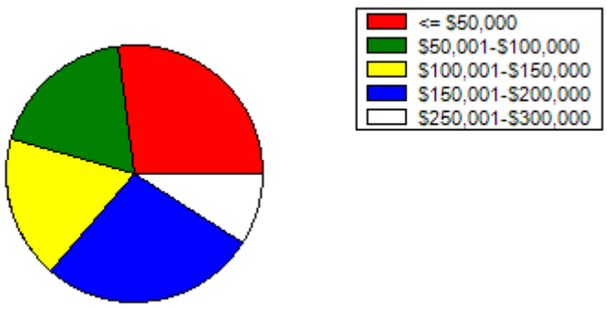
APN: 49-11-01544-00 Document #: 2025025453
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Abbreviated Description: Lot:1 City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER

11	.17Mi.	**3027 W 9TH ST** **CHESTER, PA 19013-1712**	06/25/2025	$119,000	$104	1140	6/3/1	1940	2,004 SF

APN: 49-11-00918-00 Document #: 2025022259
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CHESTER City/Muni/Twp: CHESTER

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.	**940 HIGHLAND AVE**	**10/26/2022**	$42,090	$42,090	1,876	8/4/1	1900	3,528 SF	
0Mi.	**938 HIGHLAND AVE**	**11/03/2003**	$42,220	$42,220	1,826	8/4/2	1900	3,703 SF	
.01Mi.	**936 HIGHLAND AVE**	**01/05/1989**	$47,290	$47,290	2,264	9/4/2	1900	3,485 SF	
.02Mi.	**1002 HIGHLAND AVE**	**03/28/2019**	$50,590	$50,590	2,452	7/4/1	1920	4,138 SF	
.02Mi.	**932 HIGHLAND AVE**	**02/23/2007**	$45,250	$45,250	1,998	8/4/1	1900	3,615 SF	
.02Mi.	**2811 W 10TH ST**	**01/23/2025**	$40,360	$40,360	1,442	6/3/1	1920	5,837 SF	
.02Mi.	**930 HIGHLAND AVE**	**10/31/1972**	$33,240	$33,240	2,012	6/3/1	1925	3,485 SF	
.02Mi.	**1004 HIGHLAND AVE**	**09/12/1997**	$38,050	$38,050	1,480	6/3/1	1920	3,528 SF	
.03Mi.	**928 HIGHLAND AVE**	**09/27/1973**	$33,440	$33,440	1,368	6/3/1	1925	3,703 SF	
.03Mi.	**2813 W 10TH ST**	**10/26/2023**	$116,850	$116,850	1,372	6/3/1	1920	2,178 SF	
.03Mi.	**1006 HIGHLAND AVE**	**07/01/2025**	$39,470	$39,470	1,604	7/3/1	1920	3,703 SF	
.03Mi.	**2810 W 10TH ST**	**06/15/1983**	$38,600	$38,600	1,492	6/3/1	1928	2,962 SF	
.03Mi.	**2815 W 10TH ST**	**08/24/1977**	$32,390	$32,390	1,365	7/3/1	1920	2,222 SF	
.03Mi.	**926 HIGHLAND AVE**	**08/02/2012**	$29,440	$29,440	1,388	6/3/1	1900	3,528 SF	
.03Mi.	**1008 HIGHLAND AVE**	**12/20/1985**	$35,830	$35,830	1,532	6/3/1	1920	3,049 SF	
.04Mi.	**2817 W 10TH ST**	**11/14/2023**	$119,925	$119,925	1,365	6/3/1	1920	2,614 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

OrderID: 97523652

Flood Report

The Subject Property of **940 HIGHLAND AVE, CHESTER, PA 19013-1610** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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