



Subject Property

6151 Chestnut St
Philadelphia, PA 19139



Location		Lot	
County:	Philadelphia, PA	Acres:	0.04
MLS Area:	Philadelphia	Lot SqFt:	1871
School District:	Philadelphia City		
Building			
Property Type:	RES	Garage Spaces:	0
Structure Type:	RowTownClu	Fireplaces:	0
Bedrooms:	3	Basement Type:	Other
Full/Half Baths:	1 / 0		
		Year Built:	1925
		Above Grade Fin SQFT:	1,232
Listing and Selling Information		Days on Market / Taxes	
MLS #:	031024900	Zoning:	RM1
Tax ID #:	031024900	Land Use Code:	O30
		Tax Annual Amount:	\$1,647
		Tax Assessed Value:	\$117,700

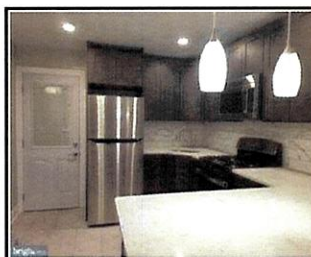




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CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address	6151 Chestnut St	100 N Millick St	117 N Wanamaker N Wanamaker St	6045 Delancey St
County	Philadelphia, PA	Philadelphia, PA	Philadelphia, PA	Philadelphia, PA
Municipality	Philadelphia	Philadelphia	Philadelphia	Philadelphia
Neighborhood				
Status	Public Record Comparable	Active	Active	Active
Closed Date	1/11/13			
List Price		\$210,000	\$195,999	\$189,000
Closed Price	\$40,180			
Concessions				
Financing				
Property Class	RES	Residential	Residential	Residential
Structure Type	RowTownClu	Row/Twnhse/Cluster	Row/Twnhse/Cluster	Row/Twnhse/Cluster
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type		Blanket Deed	Nominal	
Style				
Levels/Stories		2.00	2.00	2.00
Year Built	1925	1910	1925	1925
Condition				
Annual Tax	\$1,647	\$1,019	\$1,147	\$937
Tax Total Asmt	\$117,700	\$72,800	\$82,000	\$67,000
Lot Acres/SqFt	0.04a / 1871sf	0a / 1,016.00sf	0a / 836.00sf	0a / 992.00sf
Lot Dimension		15.00 x 67.00	15.00 x 57.00	16.00 x 62.00
Waterfront		No	No	No
Abv Grd Fin SF	1,232	1,384	1,224	1,320
Total Bldg SF		0	0	0
Total Units	1	1	1	1
Bedrooms	3	3	3	3
Baths	1 / 0	1	1	1
Garage Spaces	0	0	0	0
Parking Feat				
Basement	Other			
Cooling				
Heat	Hot Water			
Pool		False	False	False
DOM		25	268	86
MLS#	031024900	PAPH2200278	PAPH2124298	PAPH2180416

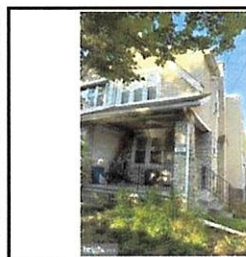




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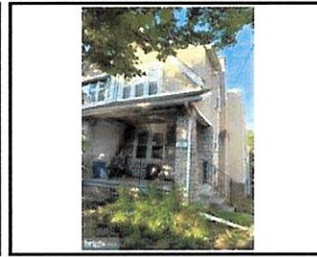


Address	6151 Chestnut St	57 N 62nd St	130 N Edgewood St	191 Powell Ln
County	Philadelphia, PA	Philadelphia, PA	Philadelphia, PA	Delaware, PA
Municipality	Philadelphia	Philadelphia	Philadelphia	Upper Darby Twp
Neighborhood				STONEHURST
Status	Public Record Comparable	Closed	Closed	Closed
Closed Date	1/11/13	10/5/20	12/10/19	10/27/22
List Price		\$179,000	\$189,900	\$219,999
Closed Price	\$40,180	\$87,000	\$501,000	\$200,000
Concessions		No, \$0	Yes, \$7,400	No, \$0
Financing		Conventional	FHA	Conventional
Property Class	RES	Residential	Residential	Residential
Structure Type	RowTownClu	Row/Twnhse/Cluster	Row/Twnhse/Cluster	Twin/Semi-Det
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type			Blanket Deed	
Style				
Levels/Stories		2.00	2.00	2.00
Year Built	1925	1925	1925	1925
Condition			Excellent	
Annual Tax	\$1,647	\$984	\$965	\$3,952
Tax Total Asmt	\$117,700	\$70,300	\$69,000	\$96,960
Lot Acres/SqFt	0.04a / 1871sf	0a / 1,150.00sf	0a / 943.00sf	0a / 1,742.00sf
Lot Dimension		15.00 x 75.00	15.08 x 62.50	25.00 x 72.00
Waterfront		No	No	No
Abv Grd Fin SF	1,232	1,214	1,088	1,300
Total Bldg SF		0	0	0
Total Units	1	1	1	1
Bedrooms	3	3	3	3
Baths	1 / 0	1	1	1
Garage Spaces	0	0	0	0
Parking Feat				Off Street, On Street
Basement	Other	Yes (Type Unknown)		Full
Cooling				
Heat	Hot Water	Radiant		Hot Water/Steam
Pool		False	False	False
DOM		40	282	16
MLS#	031024900	PAPH2148920	PAPH2032882	PADE2033726



CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	6151 Chestnut St	100 N Millick St	191 Powell Ln	117 N Wanamaker N Wanamaker St
County	Philadelphia, PA	Philadelphia, PA	Delaware, PA	Philadelphia, PA
Municipality	Philadelphia	19139 - Philadelphia County	Upper Darby Twp - Delaware	19139 - Philadelphia County
Neighborhood		HADDINGTON	NONE AVAILABLE	NONE AVAILABLE
Status	Public Record Comparable	Active	Closed	Active
Closed Date	1/11/13		10/31/2022	
List Price		\$210,000	\$219,999	\$195,999
Closed Price	\$40,180		\$200,000	
Concessions			No, \$0	
Financing			Conventional	
Property Class	RES	Residential	Residential	Residential
Structure Type	RowTownClu	End of Row/Townhouse	Twin/Semi-Detached	Interior Row/Townhouse
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type		Standard	Standard	Standard
Style		AirLite	AirLite	Straight Thru
Levels/Stories		2	2	2
Year Built	1925	1910	1925	1925
Condition				
Annual Tax	\$1,647	\$1,019	\$3,952	\$1,147
Tax Total Asmt	\$117,700	\$72,800	\$96,960	\$82,000
Lot Acres/SqFt	0.04a / 1871sf	0a / 1,016.00sf	0a / 1,742.00sf	0a / 836.00sf
Lot Dimension		15.00 x 67.00	25.00 x 72.00	15.00 x 57.00
Waterfront		No	No	No
Abv Grd Fin SF	1232	1,384	1,300	1,224
Blw Grd Fin SF		0	0	0
Total Bldg SF		1,384	1,300	1,224
Total Units	1	0	0	0
Bedrooms	3	3	3	3
Baths	1 / 0	1	1	1
Garage Spaces	0	0	0	0
Parking Feat				
Basement	Other	Unfinished	Full	Interior Access
Cooling		Window Unit(s)	No Cooling	Ceiling Fan(s)
Heat	Hot Water	Forced Air	Hot Water	Baseboard - Electric
Pool		No Pool	No Pool	No Pool
DOM		25	16	268
MLS#	031024900	PAPH2200278	PADE2033726	PAPH2124298



CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	6151 Chestnut St	6045 Delancey St	130 N Edgewood St	57 N 62nd St
County	Philadelphia, PA	Philadelphia, PA	Philadelphia, PA	Philadelphia, PA
Municipality	Philadelphia	19143 - Philadelphia County	19139 - Philadelphia County	19139 - Philadelphia County
Neighborhood		COBBS CREEK	HADDINGTON	COBBS CREEK
Status	Public Record Comparable	Active	Closed	Closed
Closed Date	1/11/13		09/15/2022	10/21/2022
List Price		\$189,000	\$189,900	\$179,000
Closed Price	\$40,180		\$185,000	\$177,000
Concessions			Yes, \$7,400	No, \$0
Financing			FHA	Conventional
Property Class	RES	Residential	Residential	Residential
Structure Type	RowTownClu	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type		Standard	Standard	Standard
Style		Traditional	Straight Thru	Split Level, Straight Thru
Levels/Stories		2	2	2
Year Built	1925	1925	1925	1925
Condition			Excellent	
Annual Tax	\$1,647	\$937	\$965	\$984
Tax Total Asmt	\$117,700	\$67,000	\$69,000	\$70,300
Lot Acres/SqFt	0.04a / 1871sf	0a / 992.00sf	0a / 943.00sf	0a / 1,150.00sf
Lot Dimension		16.00 x 62.00	15.08 x 62.50	15.00 x 75.00
Waterfront		No	No	No
Abv Grd Fin SF	1232	1,320	1,088	1,214
Blw Grd Fin SF		0	0	0
Total Bldg SF		1,320	1,088	1,214
Total Units	1	0	0	0
Bedrooms	3	3	3	3
Baths	1 / 0	1	1	1
Garage Spaces	0	0	0	0
Parking Feat				
Basement	Other	Full	Full	Unfinished
Cooling		Wall Unit	Central A/C	No Cooling
Heat	Hot Water	90% Forced Air	Central, Forced Air	Radiant
Pool		No Pool	No Pool	No Pool
DOM		86	282	40
MLS#	031024900	PAPH2180416	PAPH2032882	PAPH2148920





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Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

Active Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	List Date
6151 Chestnut St				3	1	0	1,232			
100 N Millick St	\$210,000			3	1		1,384		\$151.73	02/02/2023
117 N Wanamaker	\$195,999			3	1		1,224		\$160.13	06/05/2022
N Wanamaker St										
6045 Delancey St	\$189,000			3	1		1,320		\$143.18	12/04/2022
Averages:	\$198,333			3	1		1,309		\$151.68	

Closed Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Closed Date
6151 Chestnut St				3	1	0	1,232			
191 Powell Ln	\$219,999	\$200,000		3	1		1,300		\$153.85	10/31/2022
130 N Edgewood St	\$189,900	\$185,000	\$7,400	3	1		1,088		\$170.04	09/15/2022
57 N 62nd St	\$179,000	\$177,000		3	1		1,214		\$145.80	10/21/2022
Averages:	\$196,300	\$187,333	\$7,400	3	1		1,201		\$156.56	

Median of Comparable Listings: **\$192,500**

Average of Comparable Listings: **\$192,833**

	Low	Median	Average	High	Count
Comparable Price	\$177,000	\$192,500	\$192,833	\$210,000	6
Adjusted Comparable Price	\$177,000	\$192,500	\$192,833	\$210,000	6
DOM	16	63	120	282	6

