



Property Information		Request Information		Update Information	
File#:	BS-X01567-9663145077	Requested Date:	02/14/2024	Update Requested:	
Owner:	KRISTAN WARE	Branch:		Requested By:	
Address 1:	5550 W THOMPSON ST	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	PHILADELPHIA, PA	# of Parcel(s):	1		

Notes

CODE VIOLATIONS Per City of Philadelphia Department of Zoning there are No Code Violation cases on this property.

Collector: City of Philadelphia Department of Zoning
Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102
Business# 215-686-1441

PERMITS Per City of Philadelphia Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: City of Philadelphia Building Department
Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102
Business# 215-686-1441

SPECIAL ASSESSMENTS Per City of Philadelphia Treasurer Department there are Special Assessments due on the property

Collector: Philadelphia City Treasurer
Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102
Business# 215- 686-2300

Comments: Special Assessments are included in Tax Bills. Please refer to the attached document for more information.

DEMOLITION NO



UTILITIES

WATER AND SEWER

Account #: 030-77160-05550-001

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$431.66

Good Thru: 03/14/2024

Account Active: YES

Collector: Philadelphia Water Department

Payable Address: 1101 Market St 5th Floor Philadelphia, PA 19107

Business # 215-686-6995

GAS

Account #: NA

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$2746.02

Good Thru: 03/29/2024

Account Active: YES

Collector: PGW Liens & Judgments Department

Payable Address: 800 W Montgomery Ave, 3rd floor, Philadelphia, PA 19122

Business # 215 -978-1053

GARBAGE

Garbage bills are included in the real estate property taxes



Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: 276406

[Applicable codes index](#)

L&I District: CENTRAL WEST

OPA Account #: 041094500

5550 W THOMPSON ST

Philadelphia, PA 19131-4247

Case number	276406
Priority	STANDARD
Date added	May. 09, 2011
Date updated	Jun. 07, 2011
Resolution date	Jun. 08, 2011

- Violation number: 2067004 - PM-305.3/3 +
- Violation number: 2067001 - FC-914.1/3 +
- Violation number: 2067005 - PM-407.2/9 +
- Violation number: 2067002 - PM-102.1/1 +
- Violation number: 2067003 - PM-304.8/17 +

Investigations



Property History

Permits, licenses, violations & appeals by address

Jun. 07, 2011

276406

PASSED



2 records

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)



Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: 317985

[Applicable codes index](#)

L&I District: CENTRAL WEST

OPA Account #: 041094500

5550 W THOMPSON ST

Philadelphia, PA 19131-4247

Case number	317985
Priority	STANDARD
Date added	Mar. 02, 2012
Date updated	May. 18, 2012
Resolution date	May. 23, 2012



Violation number: 2408519 - PM-102.1/1



Investigations

Date	Case #	Status
Mar. 01, 2012	317985	FAILED
Apr. 10, 2012	317985	FAILED
May. 18, 2012	317985	PASSED





Property History

Permits, licenses, violations & appeals by address

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)



Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: 326974

[Applicable codes index](#)

L&I District: CENTRAL WEST

OPA Account #: 041094500

5550 W THOMPSON ST

Philadelphia, PA 19131-4247

Case number	326974
Priority	STANDARD
Date added	May. 08, 2012
Date updated	May. 18, 2012
Resolution date	May. 23, 2012

Violation number: 2433860 - PM-102.1/1 +

Violation number: 2433861 - PM-102.8/1 +

Investigations

Date	Case #	Status
May. 08, 2012	326974	FAILED
May. 18, 2012	326974	PASSED

2 records



Property History

Permits, licenses, violations & appeals by address

YOUR LOGO
HERE!

Your address here

DATE:	Feb. 19, 2024
ATTN:	407-210-3113@fax.pgworks.com
FROM:	"Santana, Tony"
SUBJECT:	(REVISED)Emailing: 021924 - 5550 W Thompson St (2 Pages).pdf

Note:

Your message is ready to be sent with the following file or link attachments:

- 021924 - 5550 W Thompson St (Page 1).pdf
- 021924 - 5550 W Thompson St (Page 2).pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Philadelphia Gas Works



PGW Credit and Collections Department
 Phone: (215) 978-1053
 Fax: (215) 398-3352

ACCOUNT PAY-OFF INQUIRY FORM

Statement of Confidentiality: This document contains confidential information intended only for the entity named below. Any use, distribution, copying or disclosure by any other entity or person is strictly prohibited. If you have received this facsimile in error, please notify PGW immediately by telephone and return the original transmission to us by mail without making a copy.

A. TITLE AGENCY/LAW FIRM INFORMATION (FILL OUT THIS SECTION ONLY)

Authorization: By submitting this form to PGW, you represent and certify (i) that you are authorized by the owner of the below property to request payoff and account information for this property, and (ii) that all information you submit is to the best of your knowledge true, correct and complete.

Title/Lawyer Agency File #: BS-X01567-9663145077 Date of Settlement: 2/21/2024
 Law Firm/Title Agency: Stellar Innovations Requestor Name (Print Clearly): Gary
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113

Property Information (Please provide account numbers) Email: _____
 Address: 5550 W Thompson St PGW Account #(s): _____
 Owner(s): Kristan Ware

Please Check All Applicable Boxes:

Purpose: Sale Refinance Foreclosure
 Type: Commercial Rental Mixed Use Rental Residential Rental Owner Occupied Unknown

If Sheriff Sale, Defendant Name: _____ Book/Writ # _____

Judgment/Lien _____ Docket #: _____ File Date: _____
 Judgment/Lien _____ Docket #: _____ File Date: _____
 Judgment/Lien _____ Docket #: _____ File Date: _____

B. PGW ONLY

DISCLAIMER: The pay-off information provided by PGW below is based on the property and owner information provided by the law firm/title agency. Failure to provide accurate information could affect the accuracy of the information reported by PGW. The information provided in this form is valid as of the date PGW faxes it to you. This statement is not a final bill which means that additional charges may be imposed for additional metered usage.

No Record of Account-(i) Verify type and status of services with owner, and (ii) re-contact PGW
 Record of Account:

Meter#: <u>2140677</u>	Meter Reading: <u>937</u>	Date: <u>2/8/2024</u>	Actual/Estimate/Final	<u>Actual</u>
Meter#: <u>2092463</u>	Meter Reading: <u>8103</u>	Date: <u>12/8/2023</u>	Actual/Estimate/Final	<u>Final</u>
Meter#: _____	Meter Reading: _____	Date: _____	Actual/Estimate/Final	_____

LCP COOPERATIVE (Property Not Liable for Tenant Debt) LCP NON-COOPERATIVE

List Of All Debt

Account#:	Customer of Record:	Start Date:	End Date:	Amount:	Paid Through Date:	Amount Due:
		2/2/2024			3/11/2024	\$ 79.75
		8/3/2021	12/8/2023		FINAL	\$ 2,013.10
		2/27/2020	5/29/2020		FINAL	\$ 490.79

Judgment/Lien _____ Docket #: _____ File Date: _____
 Judgment/Lien _____ Docket #: _____ File Date: _____
 Judgment/Lien _____ Docket #: _____ File Date: _____

TOTAL AMOUNT DUE:
\$2,746.02

C. TITLE COMPANY/LAW FIRM PAYMENT INSTRUCTIONS

Make checks payable for the "TOTAL AMOUNT DUE" as stated

PGW – Collection Department

Philadelphia Gas Works



PGW Credit and Collections Department
 Phone: (215) 978-1053
 Fax: (215) 398-3352

ACCOUNT PAY-OFF INQUIRY FORM

(Page 2 of 2)

PGW ONLY (Continued from Section B)

List of All Debt

Account#:	Customer of Record:	Start Date:	End Date:	Amount:	Paid Through Date:	Amount Due:
		2/20/2023			3/11/2024	\$ 40.00
		9/1/2021			3/11/2024	\$ 122.38

Judgment/Lien _____ Docket #: _____ File Date: _____
 Judgment/Lien _____ Docket #: _____ File Date: _____
 Judgment/Lien _____ Docket #: _____ File Date: _____

TOTAL AMOUNT DUE:
\$ 2,746.02

All liens and judgments will be satisfied once full payment has been credited against the relevant account.

PREPARED BY: T. Santana DATE: 2/19/2024 PAGE 2 OF 2



Property History

Permits, licenses, violations & appeals by address

PLUMBING PERMIT

ISSUED 10/23/2012

434302

L&I District: CENTRAL WEST

OPA Account #: 041094500

5550 W THOMPSON ST

Philadelphia, PA 19131-4247

L&I district	CENTRAL WEST
Permit number	434302
Permit type	PLUMBING PERMIT (PP_PLUMBNG)
Type of work	EZPLUM REPLACE WATER SERVICE AND DISTRIBUTION WITH 1" SERVICE & DISTRIBUTION (MULTI FAMILY) PA1 CALL# 2012 2971109
Permit status	COMPLETED
Date issued	Oct. 23, 2012
Zoning documents	No zoning documents
Contractor	AVERY ENTERPRISES INC 506 MIFFLIN ST PHILADELPHIA PA 19148-





< Home

5550 W
THOMPSON ST
PHILADELPHIA PA 19131-
4247

Balance

\$891.47

> Make a payment

OPA : |
Assessed value :
Owner : |

Summary More options...

Accounts



Real Estate Tax

Balance

\$1,201.03

- > Make a payment
- > View period balance
- > Apply for real estate assistance programs
- > View liens and debt

Commercial Trash Fees

Balance

(\$309.56)

- > View period balance
- > Apply for commercial trash fee exemption
- > Apply for a refund





Water Payoff Request Form

Use this form when requesting water payoff information.
Questions? Call (215) 686-6995 or 6987

Please follow these instructions:

1. Complete Page 1 by typing directly in the fields below. Fields marked with a star (*) are required. Leave Pages 2 and 3 blank. Don't complete this form by hand.
2. Go to **File** > then **Save As...**
3. Choose a Folder, such as your Desktop.
4. Give your PDF a unique File Name that includes the Property Address or File No. (Example: "123MainStreet").
5. Save
6. Submit your saved form by email to: wateramountdue@phila.gov

Settlement Agent Name*: Nick Thomas

Property Owner Name*: KRISTAN WARE

Settlement Company: Stellar Innovations

Property Address*: 5550 W THOMPSON STREET

Settlement File No.: BS-X01567-9663145077

Property Account #: _____

Phone: 302-261-9069

Water Code Enforcement #: _____

Fax: 407- 210-3113

#: _____

Email*: CLS@STELLARIPL.COM

#: _____

Date of Request*: 2/15/2024

Agency/Lien Repair #: _____

Date of Settlement*: _____

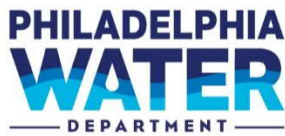
HELP Loan #: _____

Additional Comments: Let us know if there are any outstanding fees.
Provide payoff good through 02/23/2024.

* Required Field

***** This is a payoff request form. This does not serve as a lien search. Accordingly, title insurance companies should search (1) The Locality/In Rem Index and/or (2) the Philadelphia Courts Civil Dockets for existing liens.*****

If there are estimated meter readings for this account or the most recent readings on this account are estimated, the outstanding balance on this account may be higher than what is reflected here **and may result in charges being retroactively billed to this account.** The Meter Shop should be contacted immediately at (215) 685-3000 to have the meter serviced.



Water Payoff Request Form

Use this form when requesting water payoff information.

Questions? Call (215) 686-6995 or 6987

Property Address: <u>5550 W THOMPSON STREET</u> Account #: _____ Last Meter Reading: _____ Taken On: _____ <input type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: _____ to _____ Water/Sewer Balance: _____ Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ _____	Discontinued Account(s) <input type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____
---	---

Agency/Lien Repair Bill Balance <input type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
---	---	---

HELP Loan Bill Balance <input type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____
--	---

Water Code Enforcement Judgment(s) <input type="checkbox"/> None if checked

ACCOUNT BALANCE DUE (inclusive of all amounts listed above): _____ GOOD THROUGH: _____ Additional Comments: _____ _____

Philadelphia Water Department Representative's Name: _____ Date: _____

Mail your completed form along with a certified check, settlement agent escrow check or money order payable to "City Of Philadelphia" to: Water Revenue Bureau, PO BOX 41496, Philadelphia, PA 19101

Should you need an updated payoff figure, please send this completed form back with your request.

For Water Department Use Only



City of

Philadelphia

Law Department

Tax Unit: Mass Litigation Water

Water Payoff Request Form

Use this form when requesting water payoff information.

Page 3 of 3

Questions? Call (215) 686-6995 or 6987

Property Address: <u>5550 W THOMPSON STREET</u> Account #: <u>030-77160-05550-001</u> Last Meter Reading: <u>123</u> Taken On: <u>2-10-2024</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>1-16-2024</u> to <u>2-10-2024</u> Water/Sewer Balance: <u>94.66</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>94.66</u>			Discontinued Account(s) <input checked="" type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____		
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees) <input type="checkbox"/> None if checked	Judgment #: <u>CE1802720377</u> Date: <u>4-3-2018</u> Court Costs: \$ <u>37.00</u> Fines: \$ <u>300.00</u> Total: \$ <u>337.00</u>	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____			
	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____			
Agency/Lien Repair Bill Balance <input checked="" type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____			
HELP Loan Bill Balance <input checked="" type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____				
ACCOUNT BALANCE DUE (inclusive of all amounts listed above): <u>\$431.66</u>					
GOOD THROUGH: <u>3-14-2024</u>					
Additional Comments: _____ _____ _____					

Law Department Representative's Name: L FORSYTH **Date:** 2-26-2024

Mail your completed form along with a certified check, settlement agent escrow check or money order payable to "City Of Philadelphia" to: Philadelphia Law Department, 1401 John F. Kennedy Blvd, Room 580, Philadelphia, PA, 19102.

Should you need an updated payoff figure, please send this completed form back with your request.

For Law Department Use Only