



| Property Information | | Request Information | | Update Information |
|----------------------|----------------------|-----------------------|------------|--------------------|
| File#: | BS-X01567-9663417017 | Requested Date: | 02/14/2024 | Update Requested: |
| Owner: | Brian Jeans | Branch: | | Requested By: |
| Address 1: | 1809 S BANCROFT ST | Date Completed: | 02/21/2024 | Update Completed: |
| Address 2: | | # of Jurisdiction(s): | | |
| City, State Zip: | PHILADELPHIA, PA | # of Parcel(s): | 1 | |

Notes

| | |
|---------------------|---|
| CODE VIOLATIONS | <p>Per City of Philadelphia Department of Zoning there are No Code Violation on this property.</p> <p>Collector: City of Philadelphia Department of Zoning Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441</p> |
| PERMITS | <p>Per City of Philadelphia Building Department there are no Open/Pending/ Expired Permit on this property.</p> <p>Collector: City of Philadelphia Building Department Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441</p> |
| SPECIAL ASSESSMENTS | <p>Per City of Philadelphia Treasurer Department there are Special Assessments due on the property</p> <p>Collector: Philadelphia City Treasurer Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102 Business# 215- 686-2300</p> <p>Comments: Special Assessments are included in Tax Bills. Please refer to the attached document for more information.</p> |
| DEMOLITION | NO |



UTILITIES

WATER AND SEWER

Account #: 0431572001809001

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$48.90

Good Thru: 03/06/2024

Account Active: YES

Collector: Philadelphia Water Department

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

Business # 215-686-6995

GAS

Account #: 926445250

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$217.86

Good Thru: 03/13/2024

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

YOUR LOGO
HERE!

Your address here

| | |
|-----------------|--------------------------------|
| DATE: | Feb. 19, 2024 |
| ATTN: | 4072103113@fax.pgworks.com |
| FROM: | "Jackson, Gilda Y" |
| SUBJECT: | 021924 -1809 S BANCROFT ST.pdf |

Note:

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 #: S-XO1567-2681551797 Date of Settlement: 2/21/2024
 Law Firm/Title Agency: STELLAR INNOVATIONS Requestor Name (Print Clearly): GARY WATSON
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113
 Property Information (Please provide account numbers) Email: _____
 Address: 746 SOUTH 3RD ST PGW Account #(s): _____
 Owner(s): LYNDSI DENGLER

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#: 2297857 Meter Reading: 1245 Date: 2/13/2024 Actual/Estimate/Final Actual
 Meter#: _____ Meter Reading: _____ Date: _____ Actual/Estimate/Final _____
 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: |
|-------------|---------------------|-------------|-----------|-----------|--------------------|-------------|
| 9 2644 5250 | RICHARD DENGLER | 9/14/2018 | | \$ 217.86 | 3/13/2024 | \$ 217.86 |
| | | | | | | |
| | | | | | | |

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

TOTAL AMOUNT DUE:
\$217.86

C. TITLE COMPANY/LAW FIRM PAYMENT INSTRUCTIONS

Make checks payable for the "TOTAL AMOUNT DUE" as stated above to PGW and return this form. Forward with payment to:

PGW – Collection Department
 800 W. Montgomery Avenue, 3rd floor
 Philadelphia, PA 19122
 Attn: Liens & Judgments

FAILURE TO RETURN THIS FORM ALONG WITH YOUR PAYMENT MAY RESULT IN A DELAY OR INCORRECT PROCESSING OF PAYMENT.

The "Paid Through Date" listed above may not include the final bill.
 If the owner is terminating service as of the settlement date,
 please provide the owner's mailing address for the final bill:

ADDRESS

PREPARED BY: G.JACKSON DATE: 2/19/2024 PAGE 1 OF 1



Property History

Permits, licenses, violations & appeals by address

Property address search

Search an address...

1809 S BANCROFT ST

CLEAR ✕



L&I district

CENTRAL WEST

Owner name

JEANS BRIAN L

Owner mailing address 1809 S BANCROFT ST

PHILADELPHIA, PA 19145

To report corrections, [submit an official inquiry](#).

Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

No Investigations for this property

Business licenses

No business licenses for this property

Permits

7 Permits for this property



Violations

No Violations for this property



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*: Brian Jeans

Settlement Company: Stellar Innovations

Property Address*: 1809 South Bancroft St

Settlement File No.: BS-X01567-9663417017

Property Account #: 0431572001809001

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>1809 South Bancroft St</u> Account #: <u>0431572001809001</u> Last Meter Reading: <u>310</u> Taken On: <u>2/5/24</u> <input checked="checked" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>1/3/24</u> to <u>2/5/24</u> Water/Sewer Balance: <u>48.90</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>48.90</u> | Discontinued Account(s) <input checked="checked" type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____ |
|--|--|

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

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

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

| |
|--|
| ACCOUNT BALANCE DUE (inclusive of all amounts listed above): <u>48.90</u> GOOD THROUGH: <u>3/6/24</u> Additional Comments: _____ _____ |
|--|

Philadelphia Water Department Representative's Name: AMB Date: 2/20/24

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



Water Payoff Request Form

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

| | | |
|---|--|---|
| Property Address: <u>1809 South Bancroft St</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: _____ | |
| Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees) <input type="checkbox"/> None if checked | Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____ | Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____ |
| | Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____ | Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____ |
| 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: \$ _____ | |
| ACCOUNT BALANCE DUE (inclusive of all amounts listed above): _____ GOOD THROUGH: _____ Additional Comments: _____ _____ | | |

Law 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: 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



Property History

Permits, licenses, violations & appeals by address

MECHANICAL PERMIT

ISSUED 07/17/2014

549886

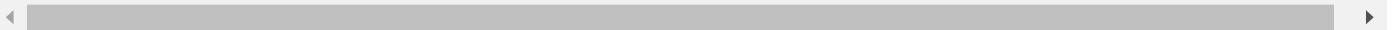
L&I District: CENTRAL WEST

OPA Account #: 481191020

1809 S BANCROFT ST

Philadelphia, PA 19145-

| | |
|-------------------------|---|
| L&I district | CENTRAL WEST |
| Permit number | 549886 |
| Permit type | MECHANICAL PERMIT (BP_MECH) |
| Type of work | WARMA INSTALL 1.5 TON HEAT PUMP CONDENSER,WITH 1.5 TON AIR HANDLER W/10KW HEAT STRIP WITH RELATED DUCT WORK THRU OUT,INSTALL HRV |
| Permit status | COMPLETED |
| Date issued | Jul. 17, 2014 |
| Zoning documents | No zoning documents |
| Contractor | INFINITE AIR HVAC LLC 6084 WASHINGTON LANE BENSALEM PA 19020-2436 |





Property History

Permits, licenses, violations & appeals by address

ELECTRICAL PERMIT

ISSUED 07/11/2014

547402

L&I District: CENTRAL WEST

OPA Account #: 481191020

1809 S BANCROFT ST

Philadelphia, PA 19145-

| | |
|-------------------------|--|
| L&I district | CENTRAL WEST |
| Permit number | 547402 |
| Permit type | ELECTRICAL PERMIT (EP_ELECTRL) |
| Type of work | EZELEC 100A SERVICE COMPLETE, 20- CIRCUIT PANEL AND GROUND. INSTALL OUTLETS, SMOKE DETECTORS, C/O DETECTORS, LIGH FIXTURES, CABLE AND DATA POINTS... IN ACCORDANCE WITH 2008 NEC FOR A ONE FAMILY BUILDING |
| Permit status | COMPLETED |
| Date issued | Jul. 11, 2014 |
| Zoning documents | No zoning documents |
| Contractor | CHARLIE DUNLOP ELEC CONTRACTOR 33 FULMER AVE HAVERTOWN PA 19083- |





Property History

Permits, licenses, violations & appeals by address

PLUMBING PERMIT

ISSUED 02/10/2014

519138

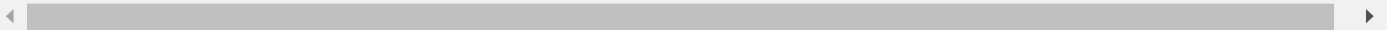
L&I District: CENTRAL WEST

OPA Account #: 481191020

1809 S BANCROFT ST

Philadelphia, PA 19145-

| | |
|-------------------------|--|
| L&I district | CENTRAL WEST |
| Permit number | 519138 |
| Permit type | PLUMBING PERMIT (PP_PLUMBNG) |
| Type of work | EZPLUM NEW 5" CAST IRON TRAP,NEW 4" MAIN LINE,NEW 1" WATER SERVICE,3 PIECE BATHROOM ROUGH IN NEW PEX LINES NEW BATH TUBS,NEW DIVENTER,NEW TOILETS,VANITIES AND KITCHEN SINK PA20140291882 (SFD) |
| Permit status | COMPLETED |
| Date issued | Feb. 10, 2014 |
| Zoning documents | No zoning documents |
| Contractor | No Contractor Listed |





Property History

Permits, licenses, violations & appeals by address

SUPPRESSION PERMIT

ISSUED 01/28/2014

515906

L&I District: CENTRAL WEST

OPA Account #: 481191020

1809 S BANCROFT ST

Philadelphia, PA 19145-

| | |
|-------------------------|--|
| L&I district | CENTRAL WEST |
| Permit number | 515906 |
| Permit type | SUPPRESSION PERMIT (BP_FIRESUP) |
| Type of work | <p>NEWIN</p> <p>INSTALL NEW FIRE SUPPRESSION SYSTEM AND 1" SERVICE IN ACCORDANCE WITH NFPA 13D THROUGHOUT THE ENTIRE BUILDING. ALL WORK SHALL COMPLY WITH THE APPROVED PLANS. ALL WORK SHALL BE PERFORMED BY A FIRE SUPPRESSION CONTRACTOR LICENSED BY THE CITY OF PHILADELPHIA.</p> |
| Permit status | COMPLETED |
| Date issued | Jan. 28, 2014 |
| Zoning documents | No zoning documents |
| Contractor | <p>ONEIDA FIRE PROTECTION</p> <p>421 N 07TH STREET STE 401</p> <p>PHILADELPHIA PA 19123-</p> |



Property History

Permits, licenses, violations & appeals by address

NEW CONSTRUCTION PERMIT

ISSUED 10/21/2013

496846

L&I District: CENTRAL WEST

OPA Account #: 481191020

1809 S BANCROFT ST

Philadelphia, PA 19145-

| | |
|-------------------------|--|
| L&I district | CENTRAL WEST |
| Permit number | 496846 |
| Permit type | NEW CONSTRUCTION PERMIT (BP_NEWCNST) |
| Type of work | ENTIRE NEW CONSTRUCTION OF A (2) STORY SFD OVER BASEMENT WITH PILOT HOUSE ACCESS TO ROOF DECK, FULLY GREEN ROOF. (SEE AP #496836 FOR PLANS AND DOCUMENTS) *** THE LISTED GENERAL CONTRACTOR, LPMG CONSTRUCTION MANAGEMENT LLC, HAS NO EMPLOYEES AS PER NOTARIZED LETTER. ALL SUB-CONTRACTORS ARE TO BE LICENSED IN THE CITY OF PHILADELPHIA, AND LISTED ON PERMIT. A SUB-CONTRACTORS LIST IS TO BE GIVEN TO THE INSPECTOR BEFORE ANY WORK STARTS. |
| Permit status | COMPLETED |
| Date issued | Oct. 21, 2013 |
| Zoning documents | No zoning documents |
| Contractor | HYBRID CONSTRUCTION LLC 1732 N HOWARD STREET PHILADELPHIA PA 19122- |



Property History

Permits, licenses, violations & appeals by address



Property History

Permits, licenses, violations & appeals by address

ZONING/USE PERMIT

ISSUED 06/24/2013

462891

L&I District: CENTRAL WEST

OPA Account #: 481191020

1809 S BANCROFT ST

Philadelphia, PA 19145-

| | |
|-------------------------|--|
| L&I district | CENTRAL WEST |
| Permit number | 462891 |
| Permit type | ZONING/USE PERMIT (ZP_ZON/USE) |
| Type of work | NEWCON SEE A/P # 462732 |
| Permit status | COMPLETED |
| Date issued | Jun. 24, 2013 |
| Zoning documents | Jun. 24, 2013 PAGES: 3 FILE-SIZE: 0.13mb 27-187838.pdf |
| Contractor | HYBRID CONSTRUCTION LLC 1732 N HOWARD STREET PHILADELPHIA PA 19122- |





Property History

Permits, licenses, violations & appeals by address

PLUMBING PERMIT

ISSUED 07/29/2014

552517

L&I District: CENTRAL WEST

OPA Account #: 481191020

1809 S BANCROFT ST

Philadelphia, PA 19145-

| | |
|-------------------------|--|
| L&I district | CENTRAL WEST |
| Permit number | 552517 |
| Permit type | PLUMBING PERMIT (PP_PLUMBNG) |
| Type of work | EZPLUM 5" LAT, HT, FAI, PRVB, HD & 1" WD - "SELF-CERTIFICATION'S AR NO LONGER PERMITTED" - "ALL EXCAVATIONS AND PLUMBING TRENCHES IN EXCESS OF 5 FEET IN DEPTH MUST HAVE APPROVED SHORING IN PLACE AT THE TIME OF INSPECTION" |
| Permit status | COMPLETED |
| Date issued | Jul. 29, 2014 |
| Zoning documents | No zoning documents |
| Contractor | BEST CHOICE PLUMBING INC 2521 ORTHODOX ST PHILADELPHIA PA 19137- |





[< Home](#)

**1809 S BANCROFT
ST**
PHILADELPHIA PA 19145-
2206

Balance

\$5,079.87

[> Make a payment](#)

OPA :
Assessed value :
Owner :

[Summary](#) [More options...](#)

Accounts



Real Estate Tax

Balance

\$5,079.87

- [> Make a payment](#)
- [> View period balance](#)
- [> Apply for real estate assistance programs](#)
- [> View liens and debt](#)

