



Property Information		Request Information		Update Information
File#:	BS-X01567-9529692917	Requested Date:	02/14/2024	Update Requested:
Owner:	GILBERT HOPKINS ANN M	Branch:		Requested By:
Address 1:	8433 LYNNEWOOD RD	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 #: 019-52200-08433-001

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$37.78

Good Thru: 03/21/2024

Account Active: YES

Collector: Philadelphia Water Department

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

Business # 215-686-6995

Comments: Please contact Philadelphia Water Department at (215) 686-6995 or 6987 before making the payments for further questions or clarifications

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

GAS

Account #: NON COLLECTIBLE

Payment Status: NA

Status: Pvt & Lienable

Amount: NA

Good Thru: NA

Account Active: NA

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

Property address search

Search an address...

8433 LYNNEWOOD RD

CLEAR ✕



L&I district

NORTH

Owner name

GILBERT HOPKINS
ANN M

Owner mailing address 8433 LYNNEWOOD RD
PHILADELPHIA, PA 19150

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

No Permits for this property

Violations

No Violations for this property



[< Home](#)

**8433 LYNNEWOOD
RD**

PHILADELPHIA PA 19150-
3204

Balance

\$2,329.27

[> Make a payment](#)

OPA :
Assessed value :
Owner :

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

Accounts



Real Estate Tax

Balance

\$2,329.27

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



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YOUR LOGO
HERE!

Your address here

DATE:	Mar. 7, 2024
ATTN:	1-407-210-3113@FAX.PGWORKS.COM
FROM:	"Clement, Dessalina"
SUBJECT:	030724 - 8433 LYNNEWOOD.RD.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 #: _____ Date of Settlement: 3/6/2024
 Law Firm/Title Agency: STELLAR INNOVATIONS Requestor Name (Print Clearly): _____
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113
 Property Information (Please provide account numbers) Email: _____
 Address: 8433 LYNNEWOOD RD, PHILADELPHIA PA 19150 PGW Account #(s): _____
 Owner(s): GILBERT HOPKINS & ANN M

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#: 1825057 Meter Reading: 941 Date: 2/22/2024 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:
NON COLLECTIBLE				\$ 0.00		\$ 0.00

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

TOTAL AMOUNT DUE:
\$ 0.00

C. TITLE COMPANY/LAW FIRM PAYMENT INSTRUCTIONS

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

PGW – Collection Department