



## Property Information      Request Information      Update Information

File#:	BS-W01469-3508880588	Requested Date:	10/25/2023	Update Requested:
Owner:	EVETTE PRITCHETT	Branch:		Requested By:
Address 1:	5435 Rutland St	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Philadelphia, PA	# of Parcel(s):	1	

## Notes

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

Collector: Philadelphia City Licenses and Inspections Department  
 Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102  
 Business# (215) 686-1441

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

Collector: Philadelphia City Licenses and Inspections Department  
 Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102  
 Business# (215) 686-1441

**SPECIAL ASSESSMENTS**      Per Philadelphia City Treasurer Department there are no Special Assessments/liens on the property.

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

**DEMOLITION**      NO

**UTILITIES**

**Water & Sewer:**  
 Account #: 0167002005435001  
 Payment Status: PAID  
 Status: Pvt & Liable  
 Amount: \$0.00  
 Good Thru: N/A  
 Account Active: YES  
 Collector: Philadelphia Water Department  
 Payable Address: 1101 W Market Street, 5th Floor, Philadelphia, PA 19107  
 Business # (215) 685-6300

**Gas:**  
 Account #: 0003 1350 2475  
 Payment Status: DUE  
 Status: Pvt & Liable  
 Amount: \$86.95  
 Good Thru: 12/19/2023  
 Account Active: YES/NO  
 Collector: PGW Liens & Judgments Department  
 Payable Address: 800 W Montgomery Ave, 3rd floor, Philadelphia, PA 19122  
 Business # (215) 978-1053

**Garbage:**  
 GARBAGE BILLED WITH TAXES.

📍 5435 RUTLAND ST

PHILADELPHIA, PA 19124-1127

**Owner**

**PRITCHETT EVETTE**

**OPA Account Number**

621329700

**Mailing Address**

5435 Rutland St  
Philadelphia PA 19124-1127

Property assessment and sale information

Assessed Value	\$151,900
Sale Date	01/13/2003
Sale Price	\$73,000

Office of Property Assessment (OPA) was formerly part of the Board of Revision of Taxes (BRT) and some City records may still use that name. Source: [Office of Property Assessment \(OPA\). \(https://www.phila.gov/opa/pages/default.aspx\)](https://www.phila.gov/opa/pages/default.aspx)

Valuation History (10)

Taxable and exempt land values can represent the contributory value of land in relation to the total market value, or were no structure is present, the value of vacant land. (Consistent with International Association of Assessing Officers (IAAO) standards, the value of an improved parcel is separated into the portion of value attributed to the improvement and the portion of value attributed to the land.)

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2024	\$151,900	\$30,300	\$41,600	\$0	\$80,000
2023	\$151,900	\$30,300	\$41,600	\$0	\$80,000
2022	\$121,300	\$18,654	\$57,646	\$0	\$45,000
2021	\$121,300	\$18,654	\$57,646	\$0	\$45,000
2020	\$121,300	\$18,654	\$57,646	\$0	\$45,000
2019	\$116,400	\$17,900	\$58,500	\$0	\$40,000
2018	\$102,700	\$15,816	\$56,884	\$0	\$30,000
2017	\$102,700	\$15,816	\$56,884	\$0	\$30,000
2016	\$102,700	\$19,031	\$53,669	\$0	\$30,000

<b>Year</b>	<b>Market Value</b>	<b>Taxable Land</b>	<b>Taxable Improvement</b>	<b>Exempt Land</b>	<b>Exempt Improvement</b>
2015	\$102,700	\$19,031	\$53,669	\$0	\$30,000

Sales History (2)

<b>Date</b>	<b>Adjusted Total</b>	<b>Grantees</b>	<b>Grantors</b>	<b>Doc Id</b>
01/14/2003	\$73,000	PRITCHETT EVETTE	CONDON KATHLEEN	50627528
07/23/2002	\$1	CONDON KATHLEEN A	CONDON KATHLEEN A	50501411

## Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=621329700](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=621329700)) or call OPA at ([215](tel:+12156869200)) 686-9200 (tel:+12156869200).

Year Built	1925 (estimated)
Building Description	ROW PORCH FRONT
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Partial basement No fireplace No garage (1 space)
Heating and Utilities	Heater type n/a No central air Sewer type n/a
Lot Size	1,464 sq ft
Improvement Area	1,417 sq ft
Frontage	15 ft
Beginning Point	263'8 1/2" NE SANGER
Zoning	<b><a href="#">RSA5-Residential Single Family Attached-5</a></b> ( <a href="https://atlas.phila.gov/5435%20RUTLAND%20ST/zoning">https://atlas.phila.gov/5435%20RUTLAND%20ST/zoning</a> .)
OPA Account Number	621329700
OPA Address	5435 Rutland St
Homestead Exemption	Yes

## Local Details

Political Divisions	<a href="http://atlas.phila.gov/5435-RUTLAND-ST/voting">Ward: 62nd   Council District: 7th</a>
School Catchment	<a href="https://webapps1.philasd.org/school_finder/">Elementary: Phila Charter for Arts at HR Edmunds   Middle: Phila Charter for Arts at HR Edmunds   HS: Frankford HS</a>
Police District	<a href="https://www.phillypolice.com/districts/15th/index.html">15th District</a>
Trash Day	<a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">Wednesday</a>
L&I District	EAST
Census Tract	030200

You can download the property assessment dataset in bulk, and get more information about this data at [metadata.phila.gov](https://metadata.phila.gov)

Note: Taxable and exempt land values can represent the contributory value of land in relation to the total market value, or were no structure is present, the value of vacant land. (Consistent with International Association of Assessing Officers (IAAO) standards, the value of an improved parcel is separated into the portion of value attributed to the improvement and the portion of value attributed to the land.)

# Property History

Permits, licenses, violations & appeals by address

[L&I dashboard](#) / [Property history](#) / 5435 RUTLAND ST

## Property address search

Search an address...

5435 RUTLAND ST

CLEAR ✕



**L&I district**

EAST

**Owner name**

PRITCHETT EVETTE

**Owner mailing address**

5435 RUTLAND ST  
PHILADELPHIA, PA 19124

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

## Property History

Permits, licenses, violations & appeals by address



< Home

5435 RUTLAND ST  
PHILADELPHIA PA 19124-1127

Balance  
**\$0.00**

OPA : 6  
Assessed value : \$  
Owner : P  
E

Summary More options...

### Accounts



#### Real Estate Tax

Balance

**\$0.00**

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







# 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](mailto:wateramountdue@phila.gov)

Settlement Agent Name*: _____	Property Owner Name*: <u>PRITCHETT EVETTE</u>
Settlement Company: _____	Property Address*: <u>5435 RUTLAND ST, PHILADELPHIA, PA 19124-1127</u>
Settlement File No.: _____	Property Account #: _____
Phone: <u>302-261-9069</u>	Water Code Enforcement #: _____
Fax: <u>407- 210-3113</u>	#: _____
Email*: _____	#: _____
Date of Request*: <u>10/25/2023</u>	Agency/Lien Repair #: _____
Date of Settlement*: <u>11/06/2023</u>	HELP Loan #: _____
Additional Comments: <u>Let us know if there are any outstanding fees.</u>	
	<u>Provide pay off good until 11/30/2023.</u>

\* 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>5435 RUTLAND ST, PHILADELPHIA, PA 19124-1127</u> Account #: <u>0167002005435001</u> Last Meter Reading: <u>1278</u> Taken On: <u>10/24/2023</u> <input type="checkbox"/> Actual <input checked="" type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>09/25/2023</u> to <u>10/24/2023</u> Water/Sewer Balance: <u>\$0.00</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: <u>\$0.00</u>	Discontinued Account(s) <input checked="" type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____
---	--

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: \$ _____
---	---

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

<b>ACCOUNT BALANCE DUE (inclusive of all amounts listed above):</b> <u>\$0.00</u>
<b>GOOD THROUGH:</b> <u>11/28/2023</u>
<b>Additional Comments:</b> <u>LAST ACTUAL READ 10/25/2022 1257</u>

Philadelphia Water Department Representative's Name: JONES GARDNER Date: 11/15/2023

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>5435 RUTLAND ST, PHILADELPHIA, PA 19124-1127</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"/> <b>None if checked</b> #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____	
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees)  <input type="checkbox"/> <b>None if checked</b>	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"/> <b>None if checked</b>	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
HELP Loan Bill Balance  <input type="checkbox"/> <b>None if checked</b>	HELP Loan Acct #: _____ Date: _____ Total: \$ _____	
<b>ACCOUNT BALANCE DUE (inclusive of all amounts listed above):</b> _____  <b>GOOD THROUGH:</b> _____  <b>Additional Comments:</b> _____ _____		

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

**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: 11/20/2023  
 Law Firm/Title Agency: \_\_\_\_\_ Requestor Name (Print Clearly) \_\_\_\_\_  
 Telephone #: \_\_\_\_\_ Facsimile #: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Property Information** (Please provide account numbers)  
 Address: 5435 Rutland St, Philadelphia, Pa 19124-1127 PGW Account #(s): \_\_\_\_\_  
 Owner(s): Pritchett, Evette

**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#: 2295244 Meter Reading: 2321 Date: 11/17/2023 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:
0003 1350 2475	Pritchett, Evette	1/10/2023		\$ 86.95	12/19/2023	\$ 86.95

Judgment/Lien \_\_\_\_\_ Docket #: \_\_\_\_\_ File Date: \_\_\_\_\_  
 Judgment/Lien \_\_\_\_\_ Docket #: \_\_\_\_\_ File Date: \_\_\_\_\_  
 Judgment/Lien \_\_\_\_\_ Docket #: \_\_\_\_\_ File Date: \_\_\_\_\_

**TOTAL AMOUNT DUE:**  
**\$86.95**