



Property Information Request Information Update Information

File#:	BS-W01469-3207785210	Requested Date:	10/25/2023	Update Requested:
Owner:	SADO NGUYEN	Branch:		Requested By:
Address 1:	4004 Lawndale 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 #: 0364958004004001
Payment Status: DELINQUENT
Status: Pvt & Liable
Amount: \$1,552.31
Good Thru: 11/24/2023
Account Active: YES
Collector: Philadelphia Water Department
Payable Address: 1101 Market Street, 5th Floor, Philadelphia, PA 19107
Business # (215) 685-6300

Gas:
Account #: 0001 4358 1700
Payment Status: DELINQUENT
Status: Pvt & Liable
Amount: \$906.62
Good Thru: 12/05/2023
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 BILLED WITH TAXES.

📍 4004 LAWNDALE ST

PHILADELPHIA, PA 19124-5224

Owner

NGUYEN SADO

OPA Account Number

332257600

Mailing Address

4004 Lawndale St
Philadelphia PA 19124

Property assessment and sale information

Assessed Value	\$124,000
Sale Date	02/07/2012
Sale Price	\$1

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	\$124,000	\$24,800	\$99,200	\$0	\$0
2023	\$124,000	\$24,800	\$99,200	\$0	\$0
2022	\$93,400	\$14,005	\$79,395	\$0	\$0
2021	\$93,400	\$14,005	\$79,395	\$0	\$0
2020	\$93,400	\$14,005	\$79,395	\$0	\$0
2019	\$86,700	\$13,000	\$73,700	\$0	\$0
2018	\$79,400	\$11,910	\$67,490	\$0	\$0
2017	\$79,400	\$11,910	\$67,490	\$0	\$0
2016	\$79,400	\$13,395	\$66,005	\$0	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$79,400	\$13,395	\$66,005	\$0	\$0

Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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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=332257600) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1925
Building Description	ROW POST WAR
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	Radiant heaters No central air Sewer type n/a
Lot Size	1,126 sq ft
Improvement Area	896 sq ft
Frontage	16 ft
Beginning Point	40'10" N OF LUZERNE
Zoning	RSA5-Residential Single Family Attached-5 (https://atlas.phila.gov/4004%20LAWNDALE%20ST/zoning .)
OPA Account Number	332257600
OPA Address	4004 Lawndale St
Homestead Exemption	No

Local Details

Political Divisions	Ward: 33rd Council District: 7th
School Catchment	Elementary: Juniata Park Academy Middle: Juniata Park Academy HS: Frankford HS
Police District	24th District
Trash Day	Unavailable
L&I District	EAST
Census Tract	019100

You can download the property assessment dataset in bulk, and get more information about this data at 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

Property address search

Search an address...
4004 LAWNDALE ST

CLEAR ✕



L&I district	EAST
Owner name	NGUYEN SADO
Owner mailing address	4004 LAWNDALE 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



< Home

4004 LAWNDAL ST

PHILADELPHIA PA 19124-5224

Balance

\$0.00

OPA : 3
Assessed value : \$
Owner : N
S

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

Settlement Agent Name*: _____	Property Owner Name*: <u>NGUYEN SADO</u>
Settlement Company: _____	Property Address*: <u>4004 LAWNDAL ST, PHILADELPHIA, PA 19124-5224</u>
Settlement File No.: <u>BS-W01469-3207785210</u>	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>4004 LAWDALE ST, PHILADELPHIA, PA 19124-5224</u> Account #: <u>0364958004004001</u> Last Meter Reading: <u>7649</u> Taken On: <u>10/19/2023</u> <input type="checkbox"/> Actual <input checked="" type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>09/21/2023</u> to <u>10/19/2023</u> Water/Sewer Balance: <u>\$1552.31</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>1552.31</u>	Discontinued Account(s) <input checked="" type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____
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Agency/Lien Repair Bill Balance <input checked="" type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
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HELP Loan Bill Balance <input checked="" type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____
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Water Code Enforcement Judgment(s)	<input checked="" type="checkbox"/> None if checked
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ACCOUNT BALANCE DUE (inclusive of all amounts listed above): <u>\$1552.31</u>
GOOD THROUGH: <u>11/24/2023</u>
Additional Comments: _____ _____

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>4004 LAWDALE ST, PHILADELPHIA, PA 19124-5224</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

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-W01469-3207785210 Date of Settlement: 11/20/2023
 Law Firm/Title Agency: Requestor Name (Print Clearly):
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113
 Property Information (Please provide account numbers) Email: _____
 Address: 4004 Lawndale St. PGW Account #(s): _____
 Owner(s): Sado Nguyen

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>2307421</u>	Meter Reading: <u>615</u>	Date: <u>11/2/2023</u>	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:
0001 4358 1700	Sado Nguyen	1/31/2005			12/5/2023	\$ 906.62

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

TOTAL AMOUNT DUE:
\$ 906.62