



Property Information

Request Information

Update Information

File#:	BS-X01672-1336473055	Requested Date:	06/13/2024	Update Requested:
Owner:	STEVEN HARRY E	Branch:		Requested By:
Address 1:	1324 N 55TH 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 Department of Zoning
Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102
Business# 215-686-1441

SPECIAL ASSESSMENTS Per City of Philadelphia Tax Collector Department there are no Special Assessments/liens on the property.
Collector: City of Philadelphia Department of Zoning
Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102
Business# 215-686-1441
Comments: Special Assessments are included in Tax Bills. Please refer to the attached document for more information

DEMOLITION NO



UTILITIES

WATER & SEWER

Account #: 0308890001324001

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$1,608.76

Good Thru: 07/05/2024

Account Active: Active

Collector: Philadelphia Water Department

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

Business #215-978-1053

GAS

Account #: N/A

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$3,289.69

Good Thru: N/A

Service Status: Active

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.

1324 N 55TH ST

PHILADELPHIA, PA 19131-4223

Owner

STEVEN HARRY E

OPA Account Number

041311200

Mailing Address

1324 N 55th St
Philadelphia PA 19131-4223

Property assessment and sale information

Assessed Value	\$110,900
Sale Date	02/20/2006
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	\$110,900	\$22,180	\$8,720	\$0	\$80,000
2023	\$110,900	\$22,180	\$8,720	\$0	\$80,000
2022	\$75,100	\$11,218	\$18,882	\$0	\$45,000
2021	\$75,100	\$11,218	\$18,882	\$0	\$45,000
2020	\$75,100	\$11,218	\$63,882	\$0	\$0
2019	\$72,300	\$10,800	\$61,500	\$0	\$0
2018	\$74,300	\$11,145	\$63,155	\$0	\$0
2017	\$74,300	\$11,145	\$63,155	\$0	\$0
2016	\$74,300	\$7,875	\$66,425	\$0	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$69,700	\$7,875	\$61,825	\$0	\$0

Sales History (2)

Date	Adjusted Total	Grantees	Grantors	Doc Id
02/20/2006	\$1	STEVEN HARRY E	STEVEN HARRY E TR	51392566
03/21/2000	\$18,000	STEVEN HARRY E TR	MORGAN WEST ASSOCIATES L P	50058261





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=041311200 or call OPA at [\(215\) 686-9200](tel:215-686-9200) (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	No basement No fireplace No garage
Heating and Utilities	Heater type n/a No central air Sewer type n/a
Lot Size	1,575 sq ft
Improvement Area	1,572 sq ft
Frontage	15 ft
Beginning Point	175' N THOMPSON ST
Zoning	RSA5-Residential Single Family Attached-5 https://atlas.phila.gov/1324%20N%2055TH%20ST/zoning
OPA Account Number	041311200
OPA Address	1324 N 55th St
Homestead Exemption	Yes

Local Details

Political Divisions	Ward: 4th Council District: 4th  (http://atlas.phila.gov/1324 N 55TH ST/voting)
School Catchment	Elementary: Universal Institute Charter School at Bluford Middle: Heston, Edward HS: Overbrook High  (https://webapps1.philasd.org/school_finder/)
Police District	19th District  (https://www.phillypolice.com/districts/19th/index.html)
Trash Day	Thursday  (https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/)
L&I District	CENTRAL WEST
Census Tract	011200

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 1324 N 55TH ST

Property address search

Search an address...

Search an address...

CLEAR



L&I district	CENTRAL WEST
Owner name	STEVEN HARRY E
Owner mailing address	1324 N 55TH ST PHILADELPHIA, PA 19131

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

1324 N 55TH ST

PHILADELPHIA PA 19131-4223

Balance

\$0.00

OPA : 04
Assessed value : \$1
Owner : STI
HA
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

Settlement Agent Name*: Tom Hanks

Settlement Company: Stellar Innovations

Settlement File No.: BS-X01672-1336473055

Phone: (302) - 261 - 9069

Fax: 407- 210-3113

Email*: MLS@STELLARIPL.COM

Date of Request*: 06/19/2024

Date of Settlement*: 06/26/2024

Additional Comments: _____

Property Owner Name*: STEVEN HARRY E

Property Address*: 1324 N 55TH ST, PHILADELPHIA, PA 19131

Property Account #: _____

Water Code Enforcement #: _____

#: _____

#: _____

Agency/Lien Repair #: _____

HELP Loan #: _____

* 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>1324 N 55TH ST, PHILADELPHIA, PA 19131</u> Account #: <u>0308890001324001</u> Last Meter Reading: <u>4585</u> Taken On: <u>June 11, 2024</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>May 09, 2024</u> to <u>June 11, 2024</u> Water/Sewer Balance: <u>\$1,608.76</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: <u>\$1,608.76</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>\$1,608.76</u>
GOOD THROUGH: <u>7/5/2024</u>
Additional Comments: <u>Next Avail Bill: 7/15/2024 Usage: \$9.77 Service: \$12.37 Stormwater: \$18.50</u>

Philadelphia Water Department Representative's Name: N.Pace Date: 6/27/2024

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>1324 N 55TH ST, PHILADELPHIA, PA 19131</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

YOUR LOGO
HERE!

Your address here

DATE:	June 20, 2024
ATTN:	4072103113@fax.pgworks.com
FROM:	"Jackson, Gilda Y"
SUBJECT:	062024 - 1324 N 55TH ST.pdf

Note:

Please find the PDF attached.

Download the free Adobe Acrobat Reader to view and comment on this PDF.

https://www.adobe.com/go/reader_download

Sent From Adobe Acrobat Reader

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-X01672-9834854241 Date of Settlement: 6/26/2024
 Law Firm/Title Agency: STELLAR INNOVATIONS Requestor Name (Print Clearly): PETER WATSON
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113
 Property Information (Please provide account numbers) Email: MLS@STELLARIPL.COM
 Address: 1324 N 55TH ST PGW Account #(s): _____
 Owner(s): STEVEN HARRY E

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>2184005</u>	Meter Reading: <u>85</u>	Date: <u>6/7/2024</u>	Actual/Estimate/Final	<u>Actual</u>
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:
		4/3/2023	4/17/2024	\$ 3,289.69	4/17/2024	\$ 3,289.69

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

TOTAL AMOUNT DUE:
\$3,289.69

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