



Property Information

Request Information

Update Information

File#:	BS-W01469-6070883792	Requested Date:	10/25/2023	Update Requested:
Owner:	WENDELYN ANDERSON	Branch:		Requested By:
Address 1:	6239 Homer 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 is an Open Code Violation cases on this property.
Violation# CF-2020-058917
Type: Rubbish and Garbage

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 #: 0344336006239001

Payment Status: DUE

Status: Pvt & Liable

Amount: \$130.56

Good Thru: 11/16/2023

Account Active: YES

Collector: Philadelphia Water Department

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

Business # (215) 685-6300

Gas:

Account #: 005 2000 1630

Payment Status: PAID

Status: Pvt & Liable

Amount: \$0.00

Good Thru: 11/22/2023

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.

📍 6239 HOMER ST

PHILADELPHIA, PA 19144-1620

Owner

ANDERSON WENDELYN W

OPA Account Number

592262100

Mailing Address

6239 Homer St
Philadelphia PA 19144-1620

Property assessment and sale information

Assessed Value	\$138,600
Sale Date	10/07/2014
Sale Price	\$89,000

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	\$138,600	\$27,720	\$110,880	\$0	\$0
2023	\$138,600	\$27,720	\$110,880	\$0	\$0
2022	\$108,400	\$16,183	\$92,217	\$0	\$0
2021	\$108,400	\$16,183	\$92,217	\$0	\$0
2020	\$108,400	\$16,183	\$92,217	\$0	\$0
2019	\$113,200	\$16,900	\$96,300	\$0	\$0
2018	\$101,300	\$15,195	\$86,105	\$0	\$0
2017	\$101,300	\$15,195	\$86,105	\$0	\$0
2016	\$101,300	\$10,578	\$90,722	\$0	\$0


Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$108,200	\$10,578	\$97,622	\$0	\$0

Sales History (1)

Date	Adjusted Total	Grantees	Grantors	Doc Id
10/08/2014	\$89,000	ANDERSON WENDELYN W	BRONSON KENNETH V; BRONSON SELMA	52839547

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 \(https://opainquiry.phila.gov/opa/apps/help/PropInq.aspx?acct_num=592262100\)](https://opainquiry.phila.gov/opa/apps/help/PropInq.aspx?acct_num=592262100) or call OPA at [\(215\) 686-9200 \(tel:+12156869200\)](tel:+12156869200).

Year Built	1915 (estimated)
Building Description	ROW PORCH FRONT
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Partial basement 1 fireplace No garage (1 space)
Heating and Utilities	Radiator/baseboard (heated water) heaters No central air Sewer type n/a
Lot Size	1,679 sq ft
Improvement Area	1,332 sq ft
Frontage	18 ft
Beginning Point	349'9 3/8#N TULPEHOCK
Zoning	RSA5-Residential Single Family Attached-5  (https://atlas.phila.gov/6239%20HOMER%20ST/zoning/)
OPA Account Number	592262100
OPA Address	6239 Homer St
Homestead Exemption	No

Local Details

Political Divisions	Ward: 59th Council District: 8th ↗ (http://atlas.phila.gov/6239 HOMER ST/voting)
School Catchment	Elementary: Roosevelt, Theodore Middle: Roosevelt, Theodore HS: King, Martin Luther ↗ (https://webapps1.philasd.org/school_finder/)
Police District	14th District ↗ (https://www.phillypolice.com/districts/14th/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	NORTH
Census Tract	025200

You can download the property assessment dataset in bulk, and get more information about this data at metadata.phila.gov [↗](https://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](#) / 6239 HOMER ST

Property address search

Search an address...
6239 HOMER ST

CLEAR ✕



L&I district	NORTH
Owner name	ANDERSON WENDELYN W
Owner mailing address	6239 HOMER ST PHILADELPHIA, PA 19144

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

Appeals

No Appeals for this property

Building Certifications

0 Certifications +

Investigations

2 Investigations ✕

Filter by Year completed

Year completed ▼

Filter by Case

Type to filter by case # 🔍

Filter by Status

Status ▼

Date completed	Case #	Status
Sep. 03, 2020	CF-2020-058917	FAILED

Property History

Permits, licenses, violations & appeals by address

2 records

Business licenses

No business licenses for this property

Permits

No Permits for this property

Violations

2 Violations (within 1 Violation) ✕

Filter by Year issued

Year issued ▼

Filter by Case #

Type to filter by case # ▼

Filter by Type

Type ▼

Date issued	Violation case #	Type
Sep., 03, 2020	CF-2020-058917 (2 violations)	STANDARD

One record

Property History

Permits, licenses, violations & appeals by address

STANDARD

CASE NUMBER: **CF-2020-058917**

L&I District: NORTH

OPA Account #: 592262100

6239 HOMER ST


Philadelphia, PA 19144-1620

IN VIOLATION

[Applicable codes index](#) 

Case number	CF-2020-058917
Priority	STANDARD
Date added	Sep. 03, 2020
Date updated	Oct. 22, 2020
Resolution date	Not Available

Violation number: VI-2020-032970 - PM15-308.1 

Code	PM15-308.1 
Type	RUBBISH & GARBAGE
Date	Sep. 03, 2020
Status	OPEN

Violation number: VI-2020-032971 - PM15-302.4 

Property History

Permits, licenses, violations & appeals by address

Date	Case #	Status
Sep. 03, 2020	CF-2020-058917	FAILED
Oct. 22, 2020	CF-2020-058917	FAILED



2 records



< Home

6239 HOMER ST

PHILADELPHIA PA 19144-1620

Balance

\$0.00

OPA : 5
 Assessed value : \$
 Owner : A
 V
 V

Summary More options...

Accounts



Real Estate Tax

Balance

\$0.00

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



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-W01469-6070883792 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: 6239 Homer Street PGW Account #(s): _____
 Owner(s): Anderson Wendelyn W

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>1801683</u>	Meter Reading: <u>8443</u>	Date: <u>10/20/2023</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:
0005 2000 1630	Anderson, Wendelyn W	6/4/2022		\$ 0.00	11/22/2023	\$ 0.00

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

TOTAL AMOUNT DUE:
\$0.00



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>ANDERSON WENDELYN W</u>
Settlement Company: _____	Property Address*: <u>6239 HOMER ST</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>6239 HOMER ST</u> Account #: <u>0344336006239001</u> Last Meter Reading: <u>2590</u> Taken On: <u>October 20, 2023</u> <input type="checkbox"/> Actual <input checked="" type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>September 21, 2023</u> to <u>October 20, 2023</u> Water/Sewer Balance: <u>\$130.56</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: <u>\$130.56</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
--

ACCOUNT BALANCE DUE (inclusive of all amounts listed above): <u>\$130.56</u> GOOD THROUGH: <u>11/16/2023</u> Additional Comments: <u>Next Avail Bill: 11/24/2023 Usage: \$29.29 Service: \$12.37 Stormwater: \$18.50</u>

Philadelphia Water Department Representative's Name: N.Pace Date: 10/27/2023

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>6239 HOMER 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