



Property Information		Request Information		Update Information
File#:	BS-X01672-2235829601	Requested Date:	06/13/2024	Update Requested:
Owner:	CHURCH LANE INVESTMENTS LLC	Branch:		Requested By:
Address 1:	418 CHURCH LN	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PHILADELPHIA, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per City of Philadelphia Department of Zoning there are Code Violation cases on this property.</p> <p>Case# CF-2023-011095 (PM15-302.1) Case Type: EXTERIOR AREA SANITATION</p> <p>Case# CF-2023-036474 (F-901.6.4) Case Type: PERIODIC TESTING</p> <p>Case# CF-2023-036474 (F-901.6.4.2) Case Type: SUBMISSION OF CERTIFICATIONS</p> <p>Case# CF-2023-036474 (F-907.4.2.6) Case Type: MANUAL FIRE ALARM BOX UNOBSTRUCTED & UNOBSURED</p> <p>Collector: City of Philadelphia Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441</p>
PERMITS	<p>Per City of Philadelphia Building Department there are no Open/Pending/ Expired Permit on this property.</p> <p>Collector: City of Philadelphia Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441</p>
SPECIAL ASSESSMENTS	<p>Per City of Philadelphia Tax Collector Department there are no Special Assessments/liens on the property.</p> <p>Collector: City of Philadelphia Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441</p>
DEMOLITION	NO



UTILITIES

WATER & SEWER

Account #: 020-23100-00418-001

Payment Status: DUE

Status: Pvt & Liable

Amount: \$26,532.20

Good Thru: 07/30/2024

Account Active: Active

Collector: Philadelphia Water Department

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

Business # (215) 686-6995

GAS

Account #: NO ACC

Payment Status: N/A

Status: Pvt & Liable

Amount: N/A

Good Thru: N/A

Account Active: No Active Account

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

418 CHURCH LN

PHILADELPHIA, PA 19144-5820

Owner

CHURCH LANE INVESTMENTS LLC

OPA Account Number

122034900

Mailing Address

Church Lane Investments LLC
93 Old York Rd Ste 1-744
Jenkintown PA 19046

Property assessment and sale information

Assessed Value	\$243,900
Sale Date	05/22/2023
Sale Price	\$10,000

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	\$243,900	\$48,780	\$195,120	\$0	\$0
2023	\$243,900	\$48,780	\$195,120	\$0	\$0
2022	\$82,200	\$12,330	\$69,870	\$0	\$0
2021	\$82,200	\$12,330	\$69,870	\$0	\$0
2020	\$82,200	\$12,330	\$69,870	\$0	\$0
2019	\$81,100	\$13,382	\$67,718	\$0	\$0
2018	\$83,900	\$13,844	\$70,056	\$0	\$0
2017	\$83,900	\$13,844	\$70,056	\$0	\$0
2016	\$83,900	\$20,660	\$63,240	\$0	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$83,900	\$20,660	\$63,240	\$0	\$0

Sales History (2)

Date	Adjusted Total	Grantees	Grantors	Doc Id
05/22/2023	\$10,000	CHURCH LANE INVESTMENTS LLC	BOWSER ORTELIN L	54243593
01/09/2003	\$59,000	BOWSER ORTELIN L	EMC MORTGAGE CORPORATION; LASALLE NATIONAL BANK TR	50606105

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/Proplnq.aspx?acct_num=122034900) or call OPA at [\(215\) 686-9200 \(tel:+12156869200\)](tel:+12156869200).

Year Built	1925 (estimated)
Building Description	TWIN OLD STYLE
Building Condition	Average
Number of Stories	3 stories
Number of Rooms	Not Available
Features	Full basement No fireplace No garage
Heating and Utilities	Duct (heated air) heaters No central air Sewer type n/a
Lot Size	3,541 sq ft
Improvement Area	2,883 sq ft
Frontage	28 ft
Beginning Point	148'10 7/8" E
Zoning	<u>RSA3-Residential Single Family Attached-3</u> https://atlas.phila.gov/418%20CHURCH%20LN/zoning.
OPA Account Number	122034900
OPA Address	418 Church Ln
Homestead Exemption	No

Local Details

Political Divisions	Ward: 12th Council District: 8th
School Catchment	Elementary: Mastery Charter School at Wister Middle: Roosevelt, Theodore HS: King, Martin Luther
Police District	14th District
Trash Day	Thursday
L&I District	NORTH
Census Tract	024700

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

L&I dashboard Property history 418 CHURCH LN

Property address search

Search an address...

Search an address...

CLEAR



L&I district

NORTH

Owner name

CHURCH LANE INVESTMENTS LLC

Owner mailing address

418 CHURCH LN
PHILADELPHIA, PA 19144

To report corrections, submit an official inquiry.

Appeals	1 Appeal	+
Building Certifications	0 Certifications	+
Investigations	47 Investigations	+
Business licenses	2 Business licenses	+
Permits	No Permits for this property	
Violations	51 Violations (within 14 cases)	×

Filter by Year issued

Year issued

Filter by Case #

Type to filter by case #

Filter by Type

Type

Date issued	Violation case #	Type
Jan., 09, 2007	97110 (7 violations)	STANDARD
Jan., 10, 2007	97590 (10 violations)	STANDARD
Jan., 08, 2008	141319 (4 violations)	STANDARD
Nov., 23, 2013	411967 (4 violations)	STANDARD
Jul., 17, 2014	443074 (1 violation)	STANDARD
Aug., 08, 2017	597984 (1 violation)	STANDARD
Nov., 09, 2017	611529 (5 violations)	STANDARD
May., 16, 2018	633984 (1 violation)	STANDARD
Jun., 01, 2018	636892 (3 violations)	STANDARD
Nov., 18, 2019	716426 (8 violations)	STANDARD

Showing 1 to 10 of 14 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 418 CHURCH LN

Property address search

Search an address...
 Search an address... CLEAR



L&I district	NORTH
Owner name	CHURCH LANE INVESTMENTS LLC
Owner mailing address	418 CHURCH LN PHILADELPHIA, PA 19144

To report corrections, submit an official inquiry.

Appeals	1 Appeal	+
Building Certifications	0 Certifications	+
Investigations	47 Investigations	+
Business licenses	2 Business licenses	+
Permits	No Permits for this property	
Violations	51 Violations (within 14 cases)	×

Filter by Year issued

Year issued

Filter by Case #

Type to filter by case #

Filter by Type

Type

Date issued	Violation case #	Type
Feb., 26, 2024	CF-2024-014417 (1 violation)	STANDARD
Apr., 27, 2023	CF-2023-036474 (3 violations)	STANDARD
Feb., 09, 2023	CF-2023-011095 (1 violation)	STANDARD
Jan., 24, 2022	CF-2022-005952 (2 violations)	STANDARD

Showing 11 to 14 of 14 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 418 CHURCH LN Violation: 411967

STANDARD

CLOSED

CASE NUMBER: **411967**

L&I District: NORTH
 OPA Account #: 122034900
 418 CHURCH LN
 Philadelphia, PA 19144-5820

[Applicable codes index](#)

Case number	411967
Priority	STANDARD
Date added	Nov. 23, 2013
Date updated	Jul. 17, 2014
Resolution date	Jul. 20, 2016

- Violation number: 3256120 - PM-405.3/13 +
- Violation number: 3256117 - FC-906.2/2 +
- Violation number: 3256118 - PM-303.5/3 +
- Violation number: 3256119 - PM-305.3/3 +

Investigations

Date	Case #	Status
Nov. 19, 2013	411967	FAILED
Jan. 08, 2014	411967	FAILED
Feb. 27, 2014	411967	CLOSED
Jul. 16, 2014	411967	FAILED
Jul. 17, 2014	411967	CLOSED

5 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 418 CHURCH LN Violation: 443074

STANDARD

CLOSED

CASE NUMBER: **443074**

L&I District: NORTH
 OPA Account #: 122034900
 418 CHURCH LN
 Philadelphia, PA 19144-5820

[Applicable codes index](#)

Case number	443074
Priority	STANDARD
Date added	Jul. 17, 2014
Date updated	Sep. 25, 2017
Resolution date	Oct. 04, 2017

Violation number: 4387779 - 9-3902 (2) +

Investigations

Date	Case #	Status
May. 31, 2017	443074	FAILED
Jul. 12, 2017	443074	FAILED
Sep. 25, 2017	443074	PASSED

3 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard **Property history** 418 CHURCH LN Violation: 597984

STANDARD

CLOSED

CASE NUMBER: **597984**

L&I District: NORTH

OPA Account #: 122034900

418 CHURCH LN

Philadelphia, PA 19144-5820

[Applicable codes index](#)

Case number	597984
Priority	STANDARD
Date added	Aug. 08, 2017
Date updated	Sep. 19, 2017
Resolution date	Sep. 20, 2017

Violation number: 4411521 - 9-3902 (2)



Investigations

Date	Case #	Status
Aug. 03, 2017	597984	FAILED
Sep. 19, 2017	597984	PASSED

2 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 418 CHURCH LN Violation: 611529

STANDARD

CLOSED

CASE NUMBER: **611529**

L&I District: **NORTH**
 OPA Account #: **122034900**
 418 CHURCH LN
 Philadelphia, PA 19144-5820

[Applicable codes index](#)

Case number	611529
Priority	STANDARD
Date added	Nov. 09, 2017
Date updated	May. 16, 2018
Resolution date	Mar. 26, 2019

- Violation number: 4661910 - FC-13-906.3 +
- Violation number: 4661909 - FC-13-906.2 +
- Violation number: 4661913 - PM15-604.3 +
- Violation number: 4661912 - PM15-305.3 +
- Violation number: 4661911 - FC-13-915.1 +

Investigations

Date	Case #	Status
Nov. 08, 2017	611529	FAILED
Dec. 27, 2017	611529	FAILED
Feb. 01, 2018	611529	CLOSED
May. 04, 2018	611529	FAILED
May. 16, 2018	611529	CLOSED

5 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 418 CHURCH LN Violation: 633984

STANDARD

CLOSED

CASE NUMBER: **633984**

L&I District: NORTH

OPA Account #: 122034900

418 CHURCH LN

7

Philadelphia, PA 19144-5813

[Applicable codes index](#)

Case number	633984
Priority	STANDARD
Date added	May. 16, 2018
Date updated	Dec. 05, 2023
Resolution date	Dec. 05, 2023

Violation number: 211949427 - 9-3902 (2)



Investigations

Date	Case #	Status
Dec. 05, 2023	633984	PASSED
Aug. 08, 2018	633984	FAILED
Mar. 25, 2019	633984	PASSED

3 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 418 CHURCH LN Violation: 636892

STANDARD

CLOSED

CASE NUMBER: **636892**

L&I District: NORTH
 OPA Account #: 122034900
 418 CHURCH LN
 Philadelphia, PA 19144-5820

[Applicable codes index](#)

Case number	636892
Priority	STANDARD
Date added	Jun. 01, 2018
Date updated	Sep. 11, 2018
Resolution date	Sep. 12, 2018

- Violation number: 4694153 - PM15-504.1 +
- Violation number: 4694152 - 9-3902 (1) +
- Violation number: 4694154 - PM15-506.1 +

Investigations

Date	Case #	Status
May. 30, 2018	636892	FAILED
Sep. 11, 2018	636892	PASSED

2 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard **Property history** 418 CHURCH LN Violation: 716426

STANDARD

CLOSED

CASE NUMBER: **716426**

L&I District: **NORTH**

OPA Account #: **122034900**

418 CHURCH LN

7

Philadelphia, PA 19144-5813

[Applicable codes index](#)

Case number	716426
Priority	STANDARD
Date added	Nov. 18, 2019
Date updated	Apr. 27, 2023
Resolution date	Apr. 27, 2023

Violation number: 211978654 - FC-13-915.1	+
Violation number: 211978611 - PM15-302.5	+
Violation number: 211978647 - PM15-304.7	+
Violation number: 211978648 - PM15-302.7	+
Violation number: 211978650 - PM15-305.3	+
Violation number: 211978652 - PM15-309.4	+
Violation number: 211978657 - PM15-504.1	+
Violation number: 211978658 - PM15-603.1	+

Investigations

Date	Case #	Status
Apr. 27, 2023	716426	PASSED
Nov. 18, 2019	716426	FAILED
Dec. 30, 2019	716426	FAILED
Feb. 10, 2020	716426	CLOSED

4 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard **Property history 418 CHURCH LN Violation: 97110**

STANDARD

CLOSED

CASE NUMBER: **97110**

L&I District: NORTH
OPA Account #: 122034900
 418 CHURCH LN
 Philadelphia, PA 19144-5820

[Applicable codes index](#)

Case number	97110
Priority	STANDARD
Date added	Jan. 09, 2007
Date updated	Jun. 02, 2014
Resolution date	Mar. 26, 2019

- Violation number: 1735132 - A-503.1/2 +
- Violation number: 1735134 - FC-907.3/18 +
- Violation number: 1735135 - FC-907.3/17 +
- Violation number: 1735136 - FC-907.4/4 +
- Violation number: 1735137 - FC-906.2/1 +
- Violation number: 1735138 - FC-907.3/26 +
- Violation number: 1735133 - PM-304.8/16 +

Investigations

Date	Case #	Status
Mar. 10, 2010	97110	FAILED
Jun. 23, 2010	97110	PASSED
Jun. 02, 2014	97110	PASSED

Showing 6 to 8 of 8 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard **Property history 418 CHURCH LN Violation: 97590**

STANDARD

CLOSED

CASE NUMBER: 97590

L&I District: NORTH
OPA Account #: 122034900
 418 CHURCH LN
 Philadelphia, PA 19144-5820

[Applicable codes index](#)

Case number	97590
Priority	STANDARD
Date added	Jan. 10, 2007
Date updated	Dec. 07, 2009
Resolution date	Mar. 26, 2019

Violation number: 810516 - PM-305.3/3	+
Violation number: 810524 - PM-407.4/2	+
Violation number: 810522 - PM-305.3/4	+
Violation number: 810523 - PM-405.3/1	+
Violation number: 810521 - PM-406.4/3	+
Violation number: 810520 - PM-406.2/10	+
Violation number: 810519 - PM-406.2/2	+
Violation number: 810518 - PM-304.8/16	+
Violation number: 810517 - PM-405.3/19	+
Violation number: 810515 - A-503.1/2	+

Investigations

Date	Case #	Status
Jan. 10, 2007	97590	FAILED
Jan. 30, 2007	97590	FAILED
Jan. 22, 2008	97590	FAILED
Dec. 07, 2009	97590	PASSED

4 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 418 CHURCH LN Violation: 141319

STANDARD

CLOSED

CASE NUMBER: **141319**

L&I District: NORTH

OPA Account #: 122034900

418 CHURCH LN

Philadelphia, PA 19144-5820

[Applicable codes index](#)

Case number	141319
Priority	STANDARD
Date added	Jan. 08, 2008
Date updated	Dec. 07, 2009
Resolution date	Dec. 08, 2009

Violation number: 792965 - A-503.1/2	+
Violation number: 792967 - PM-305.3/3	+
Violation number: 792968 - PM-305.3/4	+
Violation number: 792966 - PM-304.4/1	+

Investigations

Date	Case #	Status
Jan. 07, 2008	141319	FAILED
Dec. 07, 2009	141319	PASSED

2 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard **Property history** 418 CHURCH LN Violation: CF-2023-011095

STANDARD

SVN ISSUED, BALANCE DUE

CASE NUMBER: CF-2023-011095

L&I District: NORTH
OPA Account #: 122034900
 418 CHURCH LN
 Philadelphia, PA 19144-5820

[Applicable codes index](#)

Case number	CF-2023-011095
Priority	STANDARD
Date added	Feb. 09, 2023
Date updated	Feb. 09, 2023
Resolution date	Not Available

Violation number: VI-2023-008718 - PM15-302.1 ✕

Code	PM15-302.1
Type	EXTERIOR AREA SANITATION
Date	Feb. 09, 2023
Status	SVN ISSUED

Investigations

Date	Case #	Status
Feb. 09, 2023	CF-2023-011095	null

One record

Property History

Permits, licenses, violations & appeals by address

STANDARD

IN VIOLATION - COURT

CASE NUMBER: **CF-2023-036474**

[Applicable codes index](#) 

L&I District: NORTH


OPA Account #: 122034900

418 CHURCH LN


Philadelphia, PA 19144-5820

Case number	CF-2023-036474
Priority	STANDARD
Date added	Apr. 27, 2023
Date updated	Jul. 07, 2023
Resolution date	Not Available


Violation number: VI-2023-027799 - F-901.6.4 ✕

Code	F-901.6.4 
Type	PERIODIC TESTING
Date	Apr. 27, 2023
Status	OPEN

Violation number: VI-2023-027800 - F-901.6.4.2 ✕

Code	F-901.6.4.2 
Type	SUBMISSION OF CERTIFICATIONS
Date	Apr. 27, 2023
Status	OPEN

Violation number: VI-2023-027801 - F-907.4.2.6 ✕

Code	F-907.4.2.6 
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Property History

Permits, licenses, violations & appeals by address

Status

OPEN



Investigations

Date	Case #	Status
Apr. 27, 2023	CF-2023-036474	FAILED
Jun. 02, 2023	CF-2023-036474	FAILED
Jul. 07, 2023	CF-2023-036474	FAILED



3 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 418 CHURCH LN Violation: CF-2024-014417

STANDARD

CLOSED

CASE NUMBER: **CF-2024-014417**

L&I District: NORTH

OPA Account #: 122034900

418 CHURCH LN

Philadelphia, PA 19144-5820

[Applicable codes index](#)

Case number	CF-2024-014417
Priority	STANDARD
Date added	Feb. 26, 2024
Date updated	May. 14, 2024
Resolution date	May. 14, 2024

Violation number: VI-2024-011841 - PM15-506.2



Investigations

Date	Case #	Status
Feb. 26, 2024	CF-2024-014417	FAILED
May. 14, 2024	CF-2024-014417	PASSED

2 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard **Property history** 418 CHURCH LN Violation: CF-2022-005952

STANDARD

CLOSED

CASE NUMBER: **CF-2022-005952**

L&I District: NORTH
OPA Account #: 122034900
 418 CHURCH LN
 Philadelphia, PA 19144-5820

[Applicable codes index](#)

Case number	CF-2022-005952
Priority	STANDARD
Date added	Jan. 24, 2022
Date updated	Feb. 18, 2022
Resolution date	Feb. 18, 2022

Violation number: VI-2022-004493 - PM15-302.4 ×

Code	PM15-302.4
Type	EXTERIOR AREA WEEDS
Date	Jan. 24, 2022
Status	COMPLIED

Violation number: VI-2022-004494 - PM15-308.1 ×

Code	PM15-308.1
Type	RUBBISH & GARBAGE
Date	Jan. 24, 2022
Status	COMPLIED

Investigations

Date	Case #	Status
Jan. 24, 2022	CF-2022-005952	FAILED
Feb. 08, 2022	CF-2022-005952	FAILED
Feb. 18, 2022	CF-2022-005952	PASSED

3 records



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

Property Owner Name*: ORTELIN BOWSER

Settlement Company: Stellar Innovations

Property Address*: 418 CHURCH LN, PHILADELPHIA, PA 19144

Settlement File No.: BS-X01672-2235829601

Property Account #: _____

Phone: (302) - 261 - 9069

Water Code Enforcement #: _____

Fax: 407- 210-3113

#: _____

Email*: MLS@STELLARIPL.COM

#: _____

Date of Request*: 06/19/2024

Agency/Lien Repair #: _____

Date of Settlement*: 06/26/2024

HELP Loan #: _____

Additional Comments: _____

* 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>418 CHURCH LN, PHILADELPHIA, PA 19144</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: _____
--	---

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: \$ _____
--	---

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

ACCOUNT BALANCE DUE (inclusive of all amounts listed above): _____

GOOD THROUGH: _____

Additional Comments: _____

Philadelphia Water 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: 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

<p>Property Address: <u>418 CHURCH LN, PHILADELPHIA, PA 19144</u> Account #: <u>020-23100-00418-001</u> Last Meter Reading: <u>2900</u> Taken On: <u>6/26/24</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>5/29/24</u> to <u>6/26/24</u> Water/Sewer Balance: <u>26532.20</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>26532.20</u></p>	<p>Discontinued Account(s) <input checked="" type="checkbox"/> None if checked</p> <p>#: _____ Balance: _____</p> <p>#: _____ Balance: _____</p> <p>#: _____ Balance: _____</p>	
<p>Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees)</p> <p><input checked="" type="checkbox"/> None if checked</p>	<p>Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____</p> <p>Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____</p>	
	<p>Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____</p> <p>Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____</p>	
<p>Agency/Lien Repair Bill Balance</p> <p><input checked="" type="checkbox"/> None if checked</p>	<p>Lien #: _____ Date: _____ Total: \$ _____</p> <p>Lien #: _____ Date: _____ Total: \$ _____</p>	
<p>HELP Loan Bill Balance</p> <p><input checked="" type="checkbox"/> None if checked</p>	<p>HELP Loan Acct #: _____ Date: _____ Total: \$ _____</p>	
<p>ACCOUNT BALANCE DUE (inclusive of all amounts listed above): <u>26532.20</u></p> <p>GOOD THROUGH: <u>7/30/24</u></p> <p>Additional Comments: _____</p> <p>_____</p> <p>_____</p>		

Law Department Representative's Name: rburton Date: 7/9/24

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.

YOUR LOGO
HERE!

Your address here

DATE:	June 20, 2024
ATTN:	4072103113@fax.pgworks.com
FROM:	"Jackson, Gilda Y"
SUBJECT:	062024 - 418 E CHURCH LANE.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: 418 CHURCH LANE PGW Account #(s): _____
 Owner(s): ORTELIN BOWSER/CHURCH LANE INVESTMENTS LLC

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#: 1547782 Meter Reading: 2395 Date: 9/6/2022 Actual/Estimate/Final Final
 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:
NO ACCT/NO DEBT						

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 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