



## Property Information

## Request Information

## Update Information

File#:	BS-X01672-6309726383	Requested Date:	06/13/2024	Update Requested:
Owner:	ARMSTRONG JERRY A	Branch:		Requested By:
Address 1:	1836 E MADISON ST	Date Completed:	08/01/2024	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 multiple 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

There are multiple Open Violation on this property. Please refer to the attached document for more information.

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

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

Comments: Special Assessments are included in Tax Bills. Please refer to the attached document for more information

**DEMOLITION** NO



UTILITIES

WATER & SEWER

Account #: 037?52840?01836?001

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$9,831.71

Good Thru: 08/27/2024

Account Active: Active

Collector: Philadelphia Water Department

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

Business #215-978-1053

GAS

Account #: Non chargeable AC

Payment Status: N/A

Status: Pvt & Lienable

Amount: \$0.00

Good Thru: N/A

Account Active: Non chargeable AC

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

📍 1836 E MADISON ST

PHILADELPHIA, PA 19134-2528

**Owner**

**ARMSTRONG JERRY A**

**OPA Account Number**

452009900

**Mailing Address**

3344 E Hayes Rd  
Norristown PA 19403

Property assessment and sale information

Assessed Value	\$76,500
Sale Date	11/26/2002
Sale Price	\$25,000

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	\$76,500	\$15,300	\$61,200	\$0	\$0
2023	\$76,500	\$15,300	\$61,200	\$0	\$0
2022	\$54,100	\$8,083	\$46,017	\$0	\$0
2021	\$54,100	\$8,083	\$46,017	\$0	\$0
2020	\$54,100	\$8,083	\$46,017	\$0	\$0
2019	\$50,200	\$7,500	\$42,700	\$0	\$0
2018	\$58,600	\$8,790	\$49,810	\$0	\$0
2017	\$58,600	\$8,790	\$49,810	\$0	\$0
2016	\$58,600	\$11,210	\$47,390	\$0	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$58,600	\$11,210	\$47,390	\$0	\$0

### Sales History (1)

Date	Adjusted Total	Grantees	Grantors	Doc Id
11/26/2002	\$25,000	ARMSTRONG JERRY A	MARCH EILEEN SWEENEY	50573508

### 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=452009900](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=452009900)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1925 (estimated)
Building Description	ROW TYPICAL
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	1,099 sq ft
Improvement Area	992 sq ft
Frontage	14 ft
Beginning Point	285'8 5/8" E
Zoning	<a href="#">RSA5-Residential Single Family Attached-5</a>  ( <a href="https://atlas.phila.gov/1836%20E%20MADISON%20ST/zoning">https://atlas.phila.gov/1836%20E%20MADISON%20ST/zoning</a> )
OPA Account Number	452009900
OPA Address	1836 E Madison St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="http://atlas.phila.gov/1836%20E%20MADISON%20ST/voting">Ward: 45th   Council District: 1st</a>
School Catchment	<a href="https://webapps1.philasd.org/school_finder/">Elementary: Webster, John H.   Middle: Memphis St Charter at JP Jones   HS: Kensington Campus</a>
Police District	<a href="https://www.phillypolice.com/districts/24th/index.html">24th 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/#/">Monday</a>
L&I District	CENTRAL EAST
Census Tract	018800

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 1836 E MADISON ST

## Property address search

Search an address...

Search an address...

CLEAR



**L&I district**

CENTRAL EAST

**Owner name**

ARMSTRONG JERRY A

**Owner mailing address**

1836 E MADISON ST  
PHILADELPHIA, PA 19134

To report corrections, submit an official inquiry.

## Appeals

No Appeals for this property

## Building Certifications

0 Certifications



## Investigations

6 Investigations



## Business licenses

1 Business license



## Permits

No Permits for this property

## Violations

17 Violations (within 4 cases)



Filter by Year issued

Year issued

Filter by Case #

Type to filter by case #

Filter by Type

Type

Date issued	Violation case #	Type
Dec., 22, 2014	<a href="#">464324 (4 violations)</a>	STANDARD
Nov., 21, 2018	<a href="#">664806 (2 violations)</a>	STANDARD
Jan., 30, 2024	<a href="#">CF-2024-007334 (1 violation)</a>	STANDARD
Dec., 26, 2023	<a href="#">CF-2023-128792 (10 violations)</a>	STANDARD

4 records

## Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 1836 E MADISON ST Violation: CF-2024-007334

STANDARD

SVN ISSUED, BALANCE DUE

CASE NUMBER: **CF-2024-007334**

L&I District: **CENTRAL EAST**  
 OPA Account #: **452009900**  
 1836 E MADISON ST  
 Philadelphia, PA 19134-2528

[Applicable codes index](#)

Case number	CF-2024-007334
Priority	STANDARD
Date added	Jan. 30, 2024
Date updated	Jan. 31, 2024
Resolution date	Not Available

Violation number: VI-2024-006098 - 9-3902 (1) ✕

Code	9-3902 (1)
Type	RENTAL LICENSE- ONE & TWO FAMILY (R3)
Date	Jan. 29, 2024
Status	SVN ISSUED

### Investigations

Date	Case #	Status
Jan. 31, 2024	CF-2024-007334	null

One record

# Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 1836 E MADISON ST Violation: CF-2023-128792

STANDARD

IN VIOLATION

CASE NUMBER: **CF-2023-128792**

**L&I District: CENTRAL EAST**  
**OPA Account #: 452009900**  
 1836 E MADISON ST  
 Philadelphia, PA 19134-2528

[Applicable codes index](#)

Case number	CF-2023-128792
Priority	STANDARD
Date added	Dec. 26, 2023
Date updated	Dec. 26, 2023
Resolution date	Not Available

Violation number: VI-2023-098413 - PM15-305.3 ✕

Code	PM15-305.3
Type	INTERIOR SURFACES
Date	Dec. 26, 2023
Status	OPEN

Violation number: VI-2023-098414 - PM15-305.3 ✕

Code	PM15-305.3
Type	INTERIOR SURFACES
Date	Dec. 26, 2023
Status	OPEN

Violation number: VI-2023-098415 - PM15-402.2 ✕

Code	PM15-402.2
Type	LIGHT- RESIDENTIAL
Date	Dec. 26, 2023
Status	OPEN

Violation number: VI-2023-098416 - PM15-305.3 ✕

Code	PM15-305.3
Type	INTERIOR SURFACES



## Property History

Permits, licenses, violations & appeals by address

Violation number: VI-2023-098417 - PM15-305.3



Code	PM15-305.3
Type	INTERIOR SURFACES
Date	Dec. 26, 2023
Status	OPEN

Violation number: VI-2023-098418 - PM15-305.1(E)



Code	PM15-305.1(E)
Type	INTERIOR STAIRS
Date	Dec. 26, 2023
Status	OPEN

Violation number: VI-2023-098419 - 9-3902 (1)



Code	9-3902 (1)
Type	RENTAL LICENSE- ONE & TWO FAMILY (R3)
Date	Dec. 26, 2023
Status	CVN ISSUED

Violation number: VI-2023-098420 - F-1103.8



Code	F-1103.8
Type	SINGLE- & MULTIPLE-STATION SMOKE ALARMS
Date	Dec. 26, 2023
Status	OPEN

Violation number: VI-2023-098421 - F-1103.9



Code	F-1103.9
Type	CARBON MONOXIDE ALARMS
Date	Dec. 26, 2023
Status	OPEN

Violation number: VI-2023-098412 - PM15-305.3



Code	PM15-305.3
Type	INTERIOR SURFACES

## Property History

Permits, licenses, violations & appeals by address

### Investigations

Date	Case #	Status
Dec. 26, 2023	CF-2023-128792	FAILED

One record

# Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 1836 E MADISON ST Violation: 464324

STANDARD

CLOSED

CASE NUMBER: **464324**

L&I District: **CENTRAL EAST**  
 OPA Account #: **452009900**  
 1836 E MADISON ST  
 Philadelphia, PA 19134-2528

[Applicable codes index](#)

Case number	464324
Priority	STANDARD
Date added	Dec. 22, 2014
Date updated	Jun. 03, 2016
Resolution date	Not Available

- Violation number: 3961611 - PM-304.3/4 +
- Violation number: 3961612 - PM-305.3/1 +
- Violation number: 3961613 - PM-305.3/2 +
- Violation number: 3961615 - FC-908.7/1 +

## Investigations

Date	Case #	Status
Dec. 15, 2014	464324	FAILED
Jan. 26, 2015	464324	FAILED
Nov. 13, 2015	464324	CLOSED
Jun. 03, 2016	464324	FAILED

4 records

# Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 1836 E MADISON ST Violation: 664806

STANDARD

CLOSED

CASE NUMBER: **664806**

**L&I District: CENTRAL EAST**  
**OPA Account #: 452009900**  
 1836 E MADISON ST  
 Philadelphia, PA 19134-2528

[Applicable codes index](#)

Case number	664806
Priority	STANDARD
Date added	Nov. 21, 2018
Date updated	Dec. 06, 2018
Resolution date	Dec. 06, 2018

Violation number: 4880849 - CP-01



Code	CP-01
Type	CLIP VIOLATION NOTICE
Date	Nov. 20, 2018
Status	COMPLIED

Violation number: 4880850 - CP-305



Code	CP-305
Type	RUBBISH/GARBAGE EXTERIOR-OWNER
Date	Nov. 20, 2018
Status	COMPLIED



[< Home](#)

**1836 E MADISON  
ST**

PHILADELPHIA PA 19134-2528

Balance

**\$0.00**

OPA : 4  
Assessed value : \$  
Owner : A  
JI  
A

[Summary](#) [More options...](#)

## Accounts

### Real Estate Tax

Balance

**\$0.00**

- > [View period balance](#)
- > [Apply for real estate assistance programs](#)
- > [View liens and debt](#)





CITY OF PHILADELPHIA  
DEPARTMENT OF REVENUE  
WATER REVENUE BUREAU

**NOTE THE FOLLOWING:**

1. ALWAYS USE THIS FORM WHEN REQUESTING WATER PAYOFF INFORMATION
2. PLEASE MAKE YOUR REQUEST AT LEAST 1 WEEK BEFORE SETTLEMENT
3. ONE ADDRESS & ACCOUNT PER SHEET
4. SHOULD YOU NEED AN UPDATED PAYOFF FIGURE, PLEASE SEND THE COMPLETED FORM YOU RECEIVED BACK WITH YOUR REQUEST.
5. IF THERE IS NO METER AT THE PROPERTY, PLEASE CONTACT THE WATER DEPARTMENT AT (215) 685-3000 FOR A NEW METER TO BE INSTALLED IMMEDIATELY.

Settlement Agent Name\*: Nisa Hernandez

Property Owner Name\*: Jerry Armstrong

Settlement Company: MBA Abstract, Inc

Property Address\*: 1836 E Madison St

Settlement File No.: MBA-13295

Property Account #: \_\_\_\_\_

Phone: 215-947-1717

Code Enforcement #: \_\_\_\_\_

Fax: 215-947-3377

#: \_\_\_\_\_

Email\*: titles@mbaabstract.com

#: \_\_\_\_\_

Date of Request\*: 7/10/2024

Agency/Lien Repair #: \_\_\_\_\_

Date of Settlement\*: 7/18/2024

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.

**Submit your Water Payoff Request Form by email to: wateramountdue@phila.gov  
 If you have questions, call WRB Title Group at: (215) 686-6995 or 6987.**



Property Address: <u>1836 E Madison St</u> Account #: <u>037-52840-01836-001</u> 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 checked="" type="checkbox"/> <b>None if checked</b> #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____
---	---

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: \$ _____
---	---

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

<b>ACCOUNT BALANCE DUE (inclusive of all amounts listed above):</b> _____ <b>GOOD THROUGH:</b> _____ <b>Additional Comments:</b> _____ _____
---

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



Law Department  
 Tax Unit: Mass Litigation Water  
 Municipal Services Building  
 1401 JFK Boulevard  
 Philadelphia, PA 19102-1595

Property Address: <u>1836 E Madison St</u> Account #: <u>037-52840-01836-001</u> Last Meter Reading: <u>1623</u> Taken On: <u>7/24/24</u> <input type="checkbox"/> Actual <input checked="" type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>6/25/24</u> to <u>7/24/24</u> Water/Sewer Balance: <u>\$9756.71</u> Restore Fee (if applicable): <u>\$75.00</u> Lien Fee (if applicable): _____ Total: <u>\$9831.71</u>		Discontinued Account(s) <input checked="" type="checkbox"/> <b>None if checked</b> #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____		
Code Enforcement Judgment(s) (inclusive of costs, fines, & fees)  <input checked="" 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 checked="" type="checkbox"/> <b>None if checked</b>	Lien #: _____ Date: _____ Total: \$ _____		Lien #: _____ Date: _____ Total: \$ _____	
Help Loan Bill Balance  <input checked="" type="checkbox"/> <b>None if checked</b>	Help Loan Acct #: _____ Date: _____ Total: \$ _____			
<b>ACCOUNT BALANCE DUE (inclusive of all amounts listed above):</b> <u>\$9831.71</u>  <b>GOOD THROUGH:</b> <u>8/27/24</u>  <b>Additional Comments:</b> <u>Last actual reading 1623 on 3/20/16. To resolve estimated bills, call for meter appointment at 215-685-3000. Estimated readings may not be correct. This will affect final billing.</u>				

**Law Department Representative's Name:** M. Hill 7/23/24/Updated by D Haynes      **Date:** 8/1/24

**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.**

For Law Department Use Only



YOUR LOGO  
**HERE!**

Your address here

---

<b>DATE:</b>	June 20, 2024
<b>ATTN:</b>	4072103113@fax.pgworks.com
<b>FROM:</b>	"Jackson, Gilda Y"
<b>SUBJECT:</b>	062024 - 2440 S DARIEN ST.pdf

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**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](https://www.adobe.com/go/reader_download)

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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: 1836 E MADISON ST PGW Account #(s): \_\_\_\_\_  
 Owner(s): JERRY ARMSTRONG

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>2057364</u>	Meter Reading: <u>8768</u>	Date: <u>5/31/2024</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:
NON CHARGEABLE AC						

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, 3<sup>rd</sup> 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**