



Property Information

File#: BS-X01672-5670207243
Owner: RUFFIN AARON
Address 1: 1032 ITHAN ST
Address 2:
City, State Zip: PHILADELPHIA, PA

Request Information

Requested Date: 06/13/2024
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS	<p>Per City of Philadelphia Department of Zoning there is a Code Violation case on this property.</p> <p>Case# CF-2022-075280 Case Type: EXTERIOR AREA WEEDS</p> <p>Collector: City of Philadelphia Department of Zoning Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441</p>
PERMITS	<p>Per City of Philadelphia Building Department there is an Open Permit on this property.</p> <p>Permit# 165470 Permit Type: PLUMBING PERMIT (PP_PLUMBNG)</p> <p>Collector: City of Philadelphia Department of Zoning Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441</p>
SPECIAL ASSESSMENTS	<p>Per City of Philadelphia Treasurer Department there are no Special Assessments/liens on the property.</p> <p>Collector: City of Philadelphia Department of Zoning Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441</p> <p>Comments: Special Assessments are included in Tax Bills. Please refer to the attached document for more information</p>
DEMOLITION	NO



UTILITIES

WATER & SEWER

Account #: 0544516001032001

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$1,001.75

Good Thru: N/A

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: \$1629.02

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.

📍 1032 S ITHAN ST

PHILADELPHIA, PA 19143-3907

Owner

RUFFIN AARON

OPA Account Number

513028500

Mailing Address

1032 S Ithan St
Philadelphia PA 19143-3907

Property assessment and sale information

Assessed Value	\$64,400
Sale Date	01/17/2008
Sale Price	\$32,000

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	\$64,400	\$12,800	\$51,600	\$0	\$0
2023	\$64,400	\$12,800	\$51,600	\$0	\$0
2022	\$46,100	\$6,818	\$39,282	\$0	\$0
2021	\$46,100	\$6,818	\$39,282	\$0	\$0
2020	\$46,100	\$6,818	\$39,282	\$0	\$0
2019	\$42,600	\$6,300	\$36,300	\$0	\$0
2018	\$38,900	\$5,835	\$33,065	\$0	\$0
2017	\$38,900	\$5,835	\$33,065	\$0	\$0
2016	\$38,900	\$3,763	\$35,137	\$0	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$37,400	\$3,763	\$33,637	\$0	\$0

Sales History (1)

Date	Adjusted Total	Grantees	Grantors	Doc Id
01/17/2008	\$32,000	RUFFIN AARON	GANTT GWENDOLYN ESTATE OF; GANTT ROBERT ESTATE OF; MACKEY JUANITA	51884584

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=513028500 or call OPA at [\(215\) 686-9200](tel:+12156869200) (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	896 sq ft
Improvement Area	992 sq ft
Frontage	16 ft
Beginning Point	256'6" S HOFFMAN
Zoning	RSA5-Residential Single Family Attached-5 https://atlas.phila.gov/1032%20S%20ITHAN%20ST/zoning
OPA Account Number	513028500
OPA Address	1032 S Ithan St
Homestead Exemption	No

Local Details

Political Divisions	Ward: 51st Council District: 3rd
School Catchment	Elementary: Mastery Charter School at Harrity Middle: Mastery Charter School at Harrity HS: Sayre, William
Police District	12th District
Trash Day	Friday
L&I District	SOUTH
Census Tract	007200

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

STANDARD

CASE NUMBER: CF-2022-075280

L&I District: SOUTH

OPA Account #: 513028500

1032 S ITHAN ST

Philadelphia, PA 19143-3907

**SVN ISSUED,
BALANCE DUE**

[Applicable codes index](#) 

Case number	CF-2022-075280
Priority	STANDARD
Date added	Jul. 28, 2022
Date updated	Jul. 28, 2022
Resolution date	Not Available

Violation number: VI-2022-054862 - PM15-302.4



Investigations

Date	Case #	Status
Jul. 28, 2022	CF-2022-075280	null

One record

Property History

Permits, licenses, violations & appeals by address

PLUMBING PERMIT

ISSUED 07/18/2008

165470

L&I District: SOUTH

OPA Account #: 513028500

1032 S ITHAN ST

Philadelphia, PA 19143-3907

L&I district	SOUTH
Permit number	165470
Permit type	PLUMBING PERMIT (PP_PLUMBNG)
Type of work	EZPLUM REPLACE CURB TRAP, FRESH AIR INLET AND LATERAL
Permit status	COMPLETED
Date issued	Jul. 18, 2008
Zoning documents	No zoning documents
Contractor	WILLIAM J OWENS 3112 RICHLIEU RD BENSALEM PA 19030-





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*: AARON RUFFIN

Settlement Company: Stellar Innovations

Property Address*: 1032 S ITHAN ST, PHILADELPHIA, PA 19143

Settlement File No.: BS-X01672-5670207243

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>1032 S ITHAN ST, PHILADELPHIA, PA 19143</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 - 1032 S ITHAN 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: 1032 S ITHAN ST PGW Account #(s): _____
 Owner(s): AARON RUFFIN

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>2288028</u>	Meter Reading: <u>2118</u>	Date: <u>5/22/2024</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:
		12/8/2019	9/27/2022	\$ 1,629.02	9/27/2022	\$ 1,629.02

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

TOTAL AMOUNT DUE:
\$ 1,629.02

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