

404 FRIENDSHIP ST

PHILADELPHIA, PA 19111-3908

Owner

RUCKER LARRY J JR

OPA Account Number

353175200

Mailing Address

404 Friendship St
Philadelphia PA 19111-3908

Property assessment and sale information

Assessed Value	\$199,000
Sale Date	11/27/2020
Sale Price	\$223,000

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	\$199,000	\$39,800	\$79,200	\$0	\$80,000
2023	\$199,000	\$39,800	\$79,200	\$0	\$80,000
2022	\$156,000	\$46,800	\$64,200	\$0	\$45,000
2021	\$156,000	\$46,800	\$64,200	\$0	\$45,000
2020	\$156,000	\$46,800	\$64,200	\$0	\$45,000
2019	\$149,700	\$44,910	\$64,790	\$0	\$40,000
2018	\$138,700	\$41,610	\$67,090	\$0	\$30,000
2017	\$138,700	\$41,610	\$67,090	\$0	\$30,000
2016	\$138,700	\$41,605	\$67,095	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$138,700	\$41,605	\$97,095	\$0	\$0

Sales History (4)

Date	Adjusted Total	Grantees	Grantors	Doc Id
11/27/2020	\$223,000	RUCKER LARRY J JR	RJM PROPERTIES 2 LLC	53762148
10/02/2019	\$94,000	RJM PROPERTIES 2 LLC	CLAUDIO CARMEN	53578352
01/28/2014	\$105,000	CLAUDIO CARMEN	FEDERAL HOME LOAN MORTGAGE CORPORATION; PHELAN HALLINAN LLP	52756351
06/07/2012	\$1	DILLON STEVEN W	DILLON KATHRYN B; DILLON STEVEN W	52493269

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=353175200 or call OPA at [\(215\) 686-9200](tel:+12156869200) (tel:+12156869200).

Year Built	1950 (estimated)
Building Description	TWIN CONVENTIONAL
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Full basement No fireplace No garage
Heating and Utilities	Radiator/baseboard (heated water) heaters No central air Sewer type n/a
Lot Size	2,650 sq ft
Improvement Area	1,280 sq ft
Frontage	25 ft
Beginning Point	50'4 3/8"E OAKLEY ST
Zoning	RSA3-Residential Single Family Attached-3 https://atlas.phila.gov/404%20FRIENDSHIP%20ST/zoning.
OPA Account Number	353175200
OPA Address	404 Friendship St
Homestead Exemption	Yes

Local Details

Political Divisions	Ward: 35th Council District: 9th
School Catchment	Elementary: Crossan, Kennedy C. Middle: Wilson, Woodrow HS: Northeast High
Police District	2nd District
Trash Day	Monday
L&I District	EAST
Census Tract	030700

You can download the property assessment dataset in bulk, and get more information about this data at metadata.phila.gov

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