



Property Information		Request Information		Update Information	
File#:	BS-X01672-7329930505	Requested Date:	06/13/2024	Update Requested:	
Owner:	RUCKER LARRY J JR	Branch:		Requested By:	
Address 1:	404 FRIENDSHIP ST	Date Completed:		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 no 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
PERMITS	Per City of Philadelphia Building Department there are no Open/Pending/ Expired Permit on this property. Collector: City of Philadelphia Department of Zoning 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: City of Philadelphia Department of Zoning Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441 Comments: Special Assessments are included in Tax Bills. Please refer to the attached document for more information
DEMOLITION	NO



UTILITIES

WATER & SEWER

Account #: 002-35160-00404-001

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$900.50

Good Thru: 07/05/2024

Account Active: Active

Collector: Philadelphia Water Department

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

Business #215-978-1053

GAS

Account #: 376390789

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$22.37

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.

📍 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:215-686-9200) (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

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 404 FRIENDSHIP ST

Property address search

Search an address...

Search an address...

CLEAR



L&I district

EAST

Owner name

RUCKER LARRY J JR

Owner mailing address

404 FRIENDSHIP ST
PHILADELPHIA, PA 19111

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

Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

No Investigations for this property

Business licenses

3 Business licenses



Permits

No Permits for this property

Violations

No Violations for this property



< [Home](#)

404 FRIENDSHIP ST

PHILADELPHIA PA 19111-3908

Balance

\$0.00

OPA : 353
Assessed value : \$19'
Owner : RUC
LAR
J JR

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

Accounts

Real Estate Tax

Balance

\$0.00

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





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*: RUCKER LARRY J JR

Settlement Company: Stellar Innovations

Property Address*: 404 FRIENDSHIP ST, PHILADELPHIA, PA 19111

Settlement File No.: BS-X01672-7329930505

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>404 FRIENDSHIP ST, PHILADELPHIA, PA 19111</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: _____
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Agency/Lien Repair Bill Balance <input type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
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HELP Loan Bill Balance <input type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____
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Water Code Enforcement Judgment(s)	<input type="checkbox"/> None if checked
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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

YOUR LOGO
HERE!

Your address here

DATE:	June 20, 2024
ATTN:	1-407-210-3113@FAX.PGWORKS.COM
FROM:	"Harmon, Stephanie C."
SUBJECT:	062024 - 404 FRIENDSHIP 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 7329930505 Date of Settlement: 6/20/2024
 Law Firm/Title Agency: STELLAR INNOVATIONS Requestor Name (Print Clearly): _____
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113
 Property Information (Please provide account numbers) Email: _____
 Address: 404 FRIENDSHIP ST PGW Account #(s): _____
 Owner(s): LARRY RUCKER

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>1602234</u>	Meter Reading: <u>1115</u>	Date: <u>5/21/2024</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:
376390789	LARRY RUCKER	12/9/2020			6/21/2024	\$ 22.37

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

TOTAL AMOUNT DUE:

\$22.37

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

PREPARED BY: SHARMON DATE: 6/20/2024 PAGE ____ OF ____