



Property Information		Request Information		Update Information
File#:	BS-X01672-7057540095	Requested Date:	06/13/2024	Update Requested:
Owner:	LACEY MICHAEL J ELIZABETH H/W	Branch:		Requested By:
Address 1:	3210 GLENVIEW 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 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 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 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 #: 017-37340-03210-001

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$30.87

Good Thru: 07/25/2024

Account Active: Active

Collector: Philadelphia Water Department

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

Business #215-686-6995

GAS

Account #: N/A

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$21.73

Good Thru: 07/10/2024

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.

📍 3210 GLENVIEW ST

PHILADELPHIA, PA 19149-2603

Owner

LACEY MICHAEL J
ELIZABETH H/W

OPA Account Number

551229900

Mailing Address

3210 Glenview St
Philadelphia PA 19149-2603

Property assessment and sale information

Assessed Value	\$240,800
Sale Date	09/29/1983
Sale Price	\$40,000

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	\$240,800	\$48,160	\$112,640	\$0	\$80,000
2023	\$240,800	\$48,160	\$112,640	\$0	\$80,000
2022	\$172,000	\$28,896	\$98,104	\$0	\$45,000
2021	\$172,000	\$28,896	\$98,104	\$0	\$45,000
2020	\$172,000	\$28,896	\$98,104	\$0	\$45,000
2019	\$165,000	\$27,720	\$97,280	\$0	\$40,000
2018	\$146,200	\$24,562	\$91,638	\$0	\$30,000
2017	\$146,200	\$24,562	\$91,638	\$0	\$30,000
2016	\$146,200	\$28,562	\$87,638	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$146,200	\$28,562	\$87,638	\$0	\$30,000


Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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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=551229900) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1950 (estimated)
Building Description	ROW POST WAR
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Semi-finished partial basement No fireplace No garage (1 space) View of cityscape/skyline
Heating and Utilities	Heater type n/a No central air Sewer type n/a
Lot Size	1,710 sq ft
Improvement Area	1,480 sq ft
Frontage	16 ft
Beginning Point	88'4" E SACKETT ST
Zoning	RSA5-Residential Single Family Attached-5  (https://atlas.phila.gov/3210%20GLENVIEW%20ST/zoning)
OPA Account Number	551229900
OPA Address	3210 Glenview St
Homestead Exemption	Yes

Local Details

Political Divisions	Ward: 55th Council District: 6th
School Catchment	Elementary: Mayfair Middle: Mayfair HS: Lincoln, Abraham
Police District	15th District
Trash Day	Thursday
L&I District	EAST
Census Tract	031501

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 3210 GLENVIEW ST

Property address search

Search an address...

Search an address...

CLEAR



L&I district

EAST

Owner name

LACEY MICHAEL J
ELIZABETH H/W

Owner mailing address

3210 GLENVIEW ST
PHILADELPHIA, PA 19149

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

No business licenses for this property

Permits

No Permits for this property

Violations

No Violations for this property



< Home

3210 GLENVIEW ST
PHILADELPHIA PA 19149-2603

Balance
\$0.00

OPA : 5
Assessed value : \$
Owner : L
M
J

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

Settlement Company: Stellar Innovations

Settlement File No.: BS-X01672-7057540095

Phone: (302) - 261 - 9069

Fax: 407- 210-3113

Email*: MLS@STELLARIPL.COM

Date of Request*: 06/19/2024

Date of Settlement*: 06/26/2024

Additional Comments: _____

Property Owner Name*: LACEY MICHAEL J

Property Address*: 3210 Glenview St, Philadelphia PA 19149

Property Account #: _____

Water Code Enforcement #: _____

#: _____

#: _____

Agency/Lien Repair #: _____

HELP Loan #: _____

* 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>3210 Glenview St, Philadelphia PA 19149</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: \$ _____
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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



Water Payoff Request Form

Use this form when requesting water payoff information.
Questions? Call (215) 686-6995 or 6987

Property Address: 3210 Glenview St, Philadelphia PA 19149
Account #: 017-37340-03210-001
Last Meter Reading: 2954 Taken On: 6/20/24
Discontinued Account(s) None if checked
Water Code Enforcement Judgment(s) None if checked
Agency/Lien Repair Bill Balance None if checked
HELP Loan Bill Balance None if checked
ACCOUNT BALANCE DUE (inclusive of all amounts listed above): 30.87
GOOD THROUGH: 7/25/24
Additional Comments:

Law Department Representative's Name: rburton Date: 7/5/24

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

DATE:	June 20, 2024
ATTN:	4072103113@fax.pgworks.com
FROM:	"Jackson, Gilda Y"
SUBJECT:	062024 - 3210 GLENVIEW 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: 3210 GLENVIEW ST PGW Account #(s): _____
 Owner(s): MICHEAL LACEY & ELIZABETH

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>2040269</u>	Meter Reading: <u>7650</u>	Date: <u>5/28/2024</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:
		10/11/2023		\$ 21.73	7/10/2024	\$ 21.73

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

TOTAL AMOUNT DUE:
\$21.73

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