



## Property Information

## Request Information

## Update Information

File#:	BS-X01672-6570918108	Requested Date:	06/13/2024	Update Requested:
Owner:	PONZEK ADAM	Branch:		Requested By:
Address 1:	5306 W COLUMBIA AVE	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 Code Violation cases on this property.

Violation# VI-2024-027923 - A-301.1/65  
Violation Type: NEW USE

Violation# VI-2024-027924 - PM15-302.1  
Violation Type: EXTERIOR AREA SANITATION

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 is an Expired Permit on this property.

Permit# 905160  
Permit Type: GENERAL PERMIT MINOR (GENERAL PERMIT MINOR)

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 #: 0402440005306001

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$4,037.44

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: \$696.01

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.

📍 5306 W COLUMBIA AVE

PHILADELPHIA, PA 19131-3312

**Owner**

PONZEK ADAM

**OPA Account Number**

521052600

**Mailing Address**

5306 W Columbia Ave  
Philadelphia PA 19131-3312

Property assessment and sale information

Assessed Value	\$228,600
Sale Date	08/20/2018
Sale Price	\$139,900

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	\$228,600	\$45,720	\$79,380	\$0	\$103,500
2023	\$228,600	\$45,720	\$79,380	\$0	\$103,500
2022	\$169,000	\$25,350	\$99,750	\$0	\$43,900
2021	\$169,000	\$25,350	\$99,750	\$0	\$43,900
2020	\$169,000	\$25,350	\$99,750	\$0	\$43,900
2019	\$185,300	\$27,795	\$97,305	\$0	\$60,200
2018	\$168,900	\$25,335	\$99,765	\$0	\$43,800
2017	\$168,900	\$25,335	\$99,765	\$0	\$43,800
2016	\$168,900	\$45,295	\$79,805	\$0	\$43,800

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$168,900	\$45,295	\$79,805	\$0	\$43,800


### Sales History (1)

Date	Adjusted Total	Grantees	Grantors	Doc Id
08/20/2018	\$139,900	PONZEK ADAM	CONNELLY MAE O ESTATE OF;BOOKER FELICIA	53410271


### 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=521052600](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=521052600)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1925 (estimated)
Building Description	DET W/D GAR 2 STY MASONRY
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Semi-finished partial basement No fireplace No garage (3 spaces)
Heating and Utilities	Radiator/baseboard (heated water) heaters No central air Sewer type n/a
Lot Size	5,807 sq ft
Improvement Area	2,256 sq ft
Frontage	67 ft
Beginning Point	106 650/1000' E
Zoning	<a href="#">RSA5-Residential Single Family Attached-5</a>  ( <a href="https://atlas.phila.gov/5306%20W%20COLUMBIA%20AVE/zoning">https://atlas.phila.gov/5306%20W%20COLUMBIA%20AVE/zoning</a> )
OPA Account Number	521052600
OPA Address	5306 W Columbia Ave
Homestead Exemption	No

## Local Details

Political Divisions	<a href="http://atlas.phila.gov/5306_W_COLUMBIA_AVE/voting">Ward: 52nd   Council District: 4th</a>  ( <a href="http://atlas.phila.gov/5306_W_COLUMBIA_AVE/voting">http://atlas.phila.gov/5306 W COLUMBIA AVE/voting</a> )
School Catchment	<a href="#">Elementary: Mastery Charter School at Mann</a>   <a href="#">Middle: Blankenburg, Rudolph</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="https://www.phillypolice.com/districts/19th/index.html">19th District</a>  ( <a href="https://www.phillypolice.com/districts/19th/index.html">https://www.phillypolice.com/districts/19th/index.html</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>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	011900

You can download the property assessment dataset in bulk, and get more information about this data at [metadata.phila.gov](https://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 5306 W COLUMBIA AVE

## Property address search

Search an address...

Search an address...

CLEAR



<b>L&amp;I district</b>	CENTRAL WEST
<b>Owner name</b>	PONZEK ADAM
<b>Owner mailing address</b>	5306 W COLUMBIA AVE PHILADELPHIA, PA 19131

To report corrections, submit an official inquiry.

### Appeals

No Appeals for this property

### Building Certifications

0 Certifications



### Investigations

4 Investigations



### Business licenses

No business licenses for this property

### Permits

2 Permits for this property



### Violations

3 Violations (within 2 cases)



# Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 5306 W COLUMBIA AVE Violation: CF-2024-034036

STANDARD

IN VIOLATION

## CASE NUMBER: CF-2024-034036

L&I District: CENTRAL WEST

OPA Account #: 521052600

5306 W COLUMBIA AVE

Philadelphia, PA 19131-3312

[Applicable codes index](#)

Case number	CF-2024-034036
Priority	STANDARD
Date added	Apr. 22, 2024
Date updated	May. 28, 2024
Resolution date	Not Available

Violation number: VI-2024-027923 - A-301.1/65 ✕

Code	A-301.1/65
Type	NEW USE
Date	Apr. 21, 2024
Status	OPEN

Violation number: VI-2024-027924 - PM15-302.1 ✕

Code	PM15-302.1
Type	EXTERIOR AREA SANITATION
Date	Apr. 21, 2024
Status	OPEN

### Investigations

Date	Case #	Status
Apr. 22, 2024	CF-2024-034036	FAILED
May. 28, 2024	CF-2024-034036	FAILED

2 records

## Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 5306 W COLUMBIA AVE Violation: CF-2022-003613

STANDARD

CLOSED

CASE NUMBER: **CF-2022-003613**

L&I District: **CENTRAL WEST**

OPA Account #: **521052600**

5306 W COLUMBIA AVE

Philadelphia, PA 19131-3312

[Applicable codes index](#)

Case number	CF-2022-003613
Priority	STANDARD
Date added	Jan. 14, 2022
Date updated	May. 04, 2022
Resolution date	May. 04, 2022

Violation number: VI-2022-002411 - 9-3905



Code	9-3905
Type	VACANT STRUCTURE LICENSE
Date	Jan. 03, 2022
Status	COMPLIED

### Investigations

Date	Case #	Status
Jan. 14, 2022	CF-2022-003613	FAILED
May. 04, 2022	CF-2022-003613	PASSED

2 records



## Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 5306 W COLUMBIA AVE Permit: 905160

GENERAL PERMIT MINOR

ISSUED 08/24/2018

905160

**L&I District: CENTRAL WEST**

**OPA Account #: 521052600**

5306 W COLUMBIA AVE

Philadelphia, PA 19131-3312

L&I district	CENTRAL WEST
Permit number	905160
Permit type	GENERAL PERMIT MINOR (GENERAL PERMIT MINOR)
Type of work	EZ INTERIOR NON-LOAD-BEARING WALL DEMO. EZ PERMIT STADARD ALTERATIONS- FOR ALTERATIONS TO AN EXISTING ONE FAMILY DWELLING AS PER ATTACHED STANDARD. DEVIATIONS FROM THIS STANDARD WILL RESULT IN PERMIT REVOCATION AND REQUIRE SUBMISSION OF CONSTRUCTION PLANS.WORK TO BE COMPLETED BY RESIDENT HOMEOWNER.
Permit status	EXPIRED
Date issued	Aug. 24, 2018
Zoning documents	No zoning documents
Contractor	No Contractor Listed

## Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 5306 W COLUMBIA AVE Permit: 905593

ELECTRICAL PERMIT

ISSUED 08/27/2018

905593

**L&I District: CENTRAL WEST**

**OPA Account #: 521052600**

5306 W COLUMBIA AVE

Philadelphia, PA 19131-3312

L&I district	CENTRAL WEST
Permit number	905593
Permit type	ELECTRICAL PERMIT (EP_ELECTRL)
Type of work	EZELEC REPLACE 100AMP SERVICE AND INSTALL 31 LED LIGHTS AND REWIRE KITCHEN AS PER 2008 NEC (WEST DISTRICT)
Permit status	COMPLETED
Date issued	Aug. 27, 2018
Zoning documents	No zoning documents
Contractor	OMAR'S ELECTRIC LLC 119 WEST GIRARD AVE PHILADELPHIA PA 19123-



< Home

**5306 W COLUMBIA  
AVE**

PHILADELPHIA PA 19131-3312

Balance

**\$0.00**

OPA : 52  
Assessed value : \$2;  
Owner : PO  
AD

[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](mailto:wateramountdue@phila.gov)

Settlement Agent Name\*: Tom Hanks

Settlement Company: Stellar Innovations

Settlement File No.: BS-X01672-6570918108

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\*: PONZEK ADAM

Property Address\*: 5306 W COLUMBIA AVE, PHILADELPHIA, PA 19131

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>5306 W COLUMBIA AVE, PHILADELPHIA, PA 19131</u> Account #: <u>0402440005306001</u> Last Meter Reading: <u>115</u> Taken On: <u>May 26, 2024</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>April 23, 2024</u> to <u>May 26, 2024</u> Water/Sewer Balance: <u>\$4,037.44</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: <u>\$4,037.44</u>	Discontinued Account(s) <input checked="" type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____
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Agency/Lien Repair Bill Balance <input checked="" type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
--	---	---

HELP Loan Bill Balance <input checked="" type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____
---	---

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

<b>ACCOUNT BALANCE DUE (inclusive of all amounts listed above):</b> <u>\$4,037.44</u>
<b>GOOD THROUGH:</b> <u>6/20/2024</u>
<b>Additional Comments:</b> <u>Next Avail Bill: 6/28/2024 Usage: \$19.52 Service: \$12.37 Stormwater: \$18.50</u>

Philadelphia Water Department Representative's Name: N.Pace Date: 6/27/2024

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: 5306 W COLUMBIA AVE, PHILADELPHIA, PA 19131
Account #:
Last Meter Reading: Taken On:
Actual Estimated
Dates of Last Billing Cycle: to
Water/Sewer Balance:
Restore Fee (if applicable):
Lien Fee (if applicable):
Total: \$
Discontinued Account(s) None if checked
#: Balance:
#: Balance:
#: Balance:
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees)
None if checked
Judgment #: Date: Court Costs: \$ Fines: \$ Total: \$
Agency/Lien Repair Bill Balance
None if checked
Lien #: Date: Total: \$
HELP Loan Bill Balance
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

---

<b>DATE:</b>	June 20, 2024
<b>ATTN:</b>	4072103113@fax.pgworks.com
<b>FROM:</b>	"Jackson, Gilda Y"
<b>SUBJECT:</b>	062024 - 5306 W COLUMBIA AVE.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-X01672-6571283289 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@STELLARRIPL.COM  
 Address: 5306 W COLUMBIA AVE PGW Account #(s): \_\_\_\_\_  
 Owner(s): PONZEK ADAM

**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>2144320</u>	Meter Reading: <u>8562</u>	Date: <u>6/12/2024</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:
		11/18/2021	6/29/2023	\$ 696.01	6/29/2023	\$ 696.01

Judgment/Lien \_\_\_\_\_ Docket #: \_\_\_\_\_ File Date: \_\_\_\_\_  
 Judgment/Lien \_\_\_\_\_ Docket #: \_\_\_\_\_ File Date: \_\_\_\_\_  
 Judgment/Lien \_\_\_\_\_ Docket #: \_\_\_\_\_ File Date: \_\_\_\_\_

**TOTAL AMOUNT DUE:**  
**\$ 696.01**

**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**