



Property Information Request Information Update Information

File#:	BS-X01672-7486574428	Requested Date:	06/13/2024	Update Requested:
Owner:	DARIE ADRIANA DARIE GABRIEL	Branch:		Requested By:
Address 1:	7717 ROCKWELL 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 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 Open & Expired Permits on this property.

Permit# PP-2024-003962 (OPEN)
Permit Type: PLUMBING PERMIT (PLUMBING)

Permit# 272948 (EXPIRED)
Permit Type: MINOR NEW ROOF

Collector: City of Philadelphia Department of Building
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: Philadelphia City Treasurer
Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102
Business# 215- 686-2300

Comments: Special Assessments are included in Tax Bills. Please refer to the attached document for more information

DEMOLITION NO



UTILITIES

WATER & SEWER

Account #: 0596906007717001

Payment Status: Delinquent

Status: Pvt & Lienable

Amount: \$118.74

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 #: 0008 3629 3566

Payment Status: Due

Status: Pvt & Lienable

Amount: \$40.81

Due Date: 07/23/2024

Account Active: 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

📍 7717 ROCKWELL AVE

PHILADELPHIA, PA 19111-2423

Owner

DARIE ADRIANA
DARIE GABRIEL

OPA Account Number

631116100

Mailing Address

7717 Rockwell Ave
Philadelphia PA 19111-2423

Property assessment and sale information

Assessed Value	\$321,700
Sale Date	12/20/2019
Sale Price	\$298,000

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	\$321,700	\$64,340	\$177,360	\$0	\$80,000
2023	\$321,700	\$64,340	\$177,360	\$0	\$80,000
2022	\$241,500	\$48,961	\$147,539	\$0	\$45,000
2021	\$241,500	\$48,961	\$147,539	\$0	\$45,000
2020	\$241,500	\$48,961	\$147,539	\$0	\$45,000
2019	\$233,800	\$47,400	\$146,400	\$0	\$40,000
2018	\$214,700	\$43,584	\$141,116	\$0	\$30,000
2017	\$214,700	\$43,584	\$141,116	\$0	\$30,000
2016	\$214,700	\$144,458	\$40,242	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$214,700	\$144,458	\$40,242	\$0	\$30,000

Sales History (2)

Date	Adjusted Total	Grantees	Grantors	Doc Id
12/20/2019	\$298,000	DARIE GABRIEL;DARIE ADRIANA	CARMODY CHERYL	53619636
05/21/2009	\$200,000	CARMODY CHERYL	KEEBLE KATHERINE; WATSON MARY	52091293



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=631116100 or call OPA at [\(215\) 686-9200](tel:+12156869200) (tel:+12156869200).

Year Built	1925 (estimated)
Building Description	COLONIAL
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Semi-finished partial basement No fireplace undefined (1 space)
Heating and Utilities	Duct (heated air) heaters Has central air Sewer type n/a
Lot Size	7,725 sq ft
Improvement Area	1,494 sq ft
Frontage	52 ft
Beginning Point	405' N OF NAPFLE ST
Zoning	RSD3-Residential Single Family Detached-3 🔗 https://atlas.phila.gov/7717%20ROCKWELL%20AVE/zoning.
OPA Account Number	631116100
OPA Address	7717 Rockwell Ave
Homestead Exemption	Yes

Local Details

Political Divisions	Ward: 63rd Council District: 10th  (http://atlas.phila.gov/7717 ROCKWELL AVE/voting)
School Catchment	Elementary: Fox Chase Middle: Baldi, CCA HS: Washington, George  (https://webapps1.philasd.org/school_finder/)
Police District	2nd District  (https://www.phillypolice.com/districts/2nd/index.html)
Trash Day	Thursday  (https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/)
L&I District	EAST
Census Tract	033900

You can download the property assessment dataset in bulk, and get more information about this data at 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 7717 ROCKWELL AVE

Property address search

Search an address...

Search an address...

CLEAR



L&I district

EAST

Owner name

DARIE ADRIANA
DARIE GABRIEL

Owner mailing address

7717 ROCKWELL AVE
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

No business licenses for this property

Permits

5 Permits for this property



Filter by Year issued

Year issued

Filter by Permit #

Type to filter by permit #

Filter by Permit type

Permit type

Date issued	Permit #	Permit type
Mar., 24, 2024	PP-2024-003962	PLUMBING PERMIT
May., 13, 2019	970681	ELECTRICAL PERMIT
Apr., 26, 2010	272948	ALTERATION PERMIT
Jun., 29, 2009	222974	ALTERATION PERMIT
Jun., 29, 2009	223756	ZONING PERMIT

5 records

Violations

No Violations for this property

Property History

Permits, licenses, violations & appeals by address

L&I dashboard [Property history](#) [7717 ROCKWELL AVE](#) Permit: PP-2024-003962

PLUMBING PERMIT

ISSUED 03/24/2024

PP-2024-003962

L&I District: EAST
OPA Account #: 631116100
 7717 ROCKWELL AVE
 Philadelphia, PA 19111-2423

L&I district	EAST
Permit number	PP-2024-003962
Permit type	PLUMBING PERMIT (PLUMBING)
Type of work	ALTERATIONS REPAIR/REPLACE STORM AND SANITARY CT & FAI.
Permit status	ISSUED
Date issued	Mar. 24, 2024
Zoning documents	No zoning documents
Contractor	BEST CHOICE PLUMBING INC.. BEST CHOICE PLUMBING INC.. 2521 ORTHODOX ST PHILADELPHIA, PA 19137 USA

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 7717 ROCKWELL AVE Permit: 272948

ALTERATION PERMIT

ISSUED 04/26/2010

272948

L&I District: EAST
OPA Account #: 631116100
 7717 ROCKWELL AVE
 Philadelphia, PA 19111-2423

L&I district	EAST
Permit number	272948
Permit type	ALTERATION PERMIT (BP_ALTER)
Type of work	MINOR NEW ROOF
Permit status	EXPIRED
Date issued	Apr. 26, 2010
Zoning documents	No zoning documents
Contractor	No Contractor Listed

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 7717 ROCKWELL AVE Permit: 223756

ZONING PERMIT

ISSUED 06/29/2009

223756

L&I District: EAST
OPA Account #: 631116100
7717 ROCKWELL AVE
Philadelphia, PA 19111-2423

L&I district	EAST
Permit number	223756
Permit type	ZONING PERMIT (ZP_ZONING)
Type of work	SFADD INSTALL 15' X 14.33' DECK IN REAR YARD SINGLE FAMILY DWELLING. NO ROOF/ NO STAIRS. APPLICANT AGREES TO LIMIT THE CONSTRUCTION TO COMPLY WITH EZ PERMIT STANDARD FOR DECKS, DATED FEBRUARY 2007. DEVIATIONS FROM THIS STANDARD WILL RESULT IN THE REVOCATION OF THIS PERMIT AND THE IMPOSITION OF FURTHER PENALTIES.
Permit status	COMPLETED
Date issued	Jun. 29, 2009
Zoning documents	Jun. 29, 2009 PAGES: 2 FILE-SIZE: 0.08mb 27-76372.pdf
Contractor	No Contractor Listed

Property History

Permits, licenses, violations & appeals by address

L&I dashboard [Property history](#) 7717 ROCKWELL AVE Permit: 222974

ALTERATION PERMIT

ISSUED 06/29/2009

222974

L&I District: EAST
OPA Account #: 631116100
7717 ROCKWELL AVE
Philadelphia, PA 19111-2423

L&I district	EAST
Permit number	222974
Permit type	ALTERATION PERMIT (BP_ALTER)
Type of work	MAJOR INSTALL 15' X 14.33' DECK IN REAR YARD SINGLE FAMILY DWELLING. NO ROOF/ NO STAIRS. APPLICANT AGREES TO LIMIT THE CONSTRUCTION TO COMPLY WITH EZ PERMIT STANDARD FOR DECKS, DATED FEBRUARY 2007. DEVIATIONS FROM THIS STANDARD WILL RESULT IN THE REVOCATION OF THIS PERMIT AND THE IMPOSITION OF FURTHER PENALTIES.
Permit status	COMPLETED
Date issued	Jun. 29, 2009
Zoning documents	No zoning documents
Contractor	No Contractor Listed

Property History

Permits, licenses, violations & appeals by address

L&I dashboard [Property history](#) 7717 ROCKWELL AVE Permit: 970681

ELECTRICAL PERMIT

ISSUED 05/13/2019

970681

L&I District: EAST
OPA Account #: 631116100
 7717 ROCKWELL AVE
 Philadelphia, PA 19111-2423

L&I district	EAST
Permit number	970681
Permit type	ELECTRICAL PERMIT (EP_ELECTRL)
Type of work	ELECWP INSTALLATION OF 30 ROOF MOUNTED SOLAR MODULES. 9.450KW DC/7.600KW AC
Permit status	COMPLETED
Date issued	May. 13, 2019
Zoning documents	No zoning documents
Contractor	VIVINT SOLAR DEVELOPER LLC 1800 W. ASHTON BLVD LEHI UT 84043-5490



< Home

**7717 ROCKWELL
AVE**

Balance

\$0.00

PHILADELPHIA PA 19111-2423

OPA : 6
Assessed value : \$
Owner : D
C

[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*: DARIE ADRIANA & DARIE GABRIEL

Settlement Company: Stellar Innovations

Property Address*: 7717 ROCKWELL AVE, PHILADELPHIA, PA 19111

Settlement File No.: BS-X01672-7486574428

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

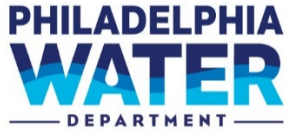
HELP Loan #: _____

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>7717 ROCKWELL AVE, PHILADELPHIA, PA 19111</u> Account #: <u>0596906007717001</u> Last Meter Reading: <u>946</u> Taken On: <u>May 23, 2024</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>April 24, 2024</u> to <u>May 23, 2024</u> Water/Sewer Balance: <u>\$118.74</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: <u>\$118.74</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: \$ _____
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HELP Loan Bill Balance <input checked="" type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____
--	---

Water Code Enforcement Judgment(s) **None if checked**

ACCOUNT BALANCE DUE (inclusive of all amounts listed above): \$118.74

GOOD THROUGH: 6/20/2024

Additional Comments: Next Avail Bill: 6/28/2024 Usage: \$87.87 Service: \$12.37 Stormwater: \$18.50

Philadelphia Water Department Representative's Name: N.Pace Date: 6/21/2024

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: <u>7717 ROCKWELL AVE, 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: _____	
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 26, 2024
ATTN:	407-210-3113@fax.pgworks.com
FROM:	"Hardy, Karen T"
SUBJECT:	Emailing: 06262024-7717 Rockwell Ave.pdf

Note:

Your message is ready to be sent with the following file or link attachments:

06262024-7717 Rockwell Ave.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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-X01672-7486574428 Date of Settlement: 6/27/2024
 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: _____
 Address: 7717 Rockwell Ave PGW Account #(s): _____
 Owner(s): Darie Adriana & Darie Gabriel

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>1930871</u>	Meter Reading: <u>2143</u>	Date: <u>6/20/2024</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:
0008 3629 3566	Darie, Adriana	1/10/2020		\$ 40.81	7/23/2024	\$ 40.81

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

TOTAL AMOUNT DUE:
\$40.81

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