



Property Information		Request Information		Update Information	
File#:	BS-X01672-6571283289	Requested Date:	06/13/2024	Update Requested:	
Owner:	IVY SHIRA S	Branch:		Requested By:	
Address 1:	595 ROSALIE 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 #: 001-69280-00595-001

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$1,696.21

Good Thru: 07/04/2024

Account Active: Active

Collector: Philadelphia Water Department

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

Business # (215) 686-6995

GAS

Account #: 0003 5371 4297

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$37.20

Good Thru: 07/22/2024

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.

📍 595 ROSALIE ST

PHILADELPHIA, PA 19120-1234

Owner

IVY SHIRA S

OPA Account Number

352040700

Mailing Address

595 Rosalie St
Philadelphia PA 19120-1234

Property assessment and sale information

Assessed Value	\$156,800
Sale Date	05/01/2018
Sale Price	\$119,900

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=352040700) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1925 (estimated)
Building Description	ROW PORCH FRONT
Building Condition	Above Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Partial basement No fireplace No garage (1 space)
Heating and Utilities	Radiator/baseboard (heated water) heaters No central air Sewer type n/a
Lot Size	1,020 sq ft
Improvement Area	1,230 sq ft
Frontage	15 ft
Beginning Point	510'4 1/2" S E
Zoning	RSA5-Residential Single Family Attached-5  (https://atlas.phila.gov/595%20ROSALIE%20ST/zoning .)
OPA Account Number	352040700
OPA Address	595 Rosalie St
Homestead Exemption	No

Local Details

Political Divisions	Ward: 35th Council District: 9th
School Catchment	Elementary: Franklin, Benjamin ES Middle: Franklin, Benjamin ES HS: Fels, Samuel
Police District	2nd District
Trash Day	Monday
L&I District	EAST
Census Tract	030501

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 595 ROSALIE ST

Property address search

Search an address...

Search an address...

CLEAR



L&I district

EAST

Owner name

IVY SHIRA S

Owner mailing address

595 ROSALIE ST
PHILADELPHIA, PA 19120

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

Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

5 Investigations



Business licenses

1 Business license



Permits

No Permits for this property

Violations

5 Violations (within 2 cases)



Filter by Year issued

Filter by Case #

Filter by Type

Date issued	Violation case #	Type
Sep., 07, 2022	CF-2022-092062 (3 violations)	STANDARD
Aug., 07, 2020	CF-2020-047845 (2 violations)	STANDARD

2 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 595 ROSALIE ST Violation: CF-2022-092062

STANDARD

CLOSED

CASE NUMBER: **CF-2022-092062**

L&I District: EAST

OPA Account #: 352040700

595 ROSALIE ST

Philadelphia, PA 19120-1234

[Applicable codes index](#)

Case number	CF-2022-092062
Priority	STANDARD
Date added	Sep. 07, 2022
Date updated	May. 24, 2023
Resolution date	May. 24, 2023

Violation number: VI-2022-067583 - PM15-304.13 ✕

Code	PM15-304.13
Type	EXTERIOR STRUCTURE WINDOWS, SKYLIGHTS DOOR FRAMES
Date	Sep. 07, 2022
Status	COMPLIED

Violation number: VI-2022-067585 - PM15-304.8 ✕

Code	PM15-304.8
Type	EXTERIOR STRUCTURE DECORATIVE FEATURES
Date	Sep. 07, 2022
Status	COMPLIED

Violation number: VI-2022-067587 - PM15-304.7 ✕

Code	PM15-304.7
Type	EXTERIOR STRUCTURE ROOF DRAINAGE
Date	Sep. 07, 2022
Status	COMPLIED

Investigations

Date	Case #	Status
Sep. 07, 2022	CF-2022-092062	FAILED
May. 24, 2023	CF-2022-092062	PASSED

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 595 ROSALIE ST Violation: CF-2020-047845

STANDARD

CLOSED

CASE NUMBER: **CF-2020-047845**

L&I District: EAST
OPA Account #: 352040700
 595 ROSALIE ST
 Philadelphia, PA 19120-1234

[Applicable codes index](#)

Case number	CF-2020-047845
Priority	STANDARD
Date added	Aug. 07, 2020
Date updated	Oct. 19, 2020
Resolution date	Oct. 19, 2020

Violation number: VI-2020-025984 - PM15-506.2 ×

Code	PM15-506.2
Type	PLUMBING SYSTEMS- SANITARY MAINTENANCE
Date	Aug. 07, 2020
Status	COMPLIED

Violation number: VI-2020-025985 - PM15-302.4 ×

Code	PM15-302.4
Type	EXTERIOR AREA WEEDS
Date	Aug. 07, 2020
Status	COMPLIED

Investigations

Date	Case #	Status
Aug. 07, 2020	CF-2020-047845	FAILED
Sep. 11, 2020	CF-2020-047845	FAILED
Oct. 19, 2020	CF-2020-047845	PASSED

3 records



[< Home](#)

595 ROSALIE ST

PHILADELPHIA PA 19120-1234

Balance

\$0.00

OPA : 352
Assessed value : \$15
Owner : IVY
SHII
S

[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*: IVY SHIRA S

Settlement Company: Stellar Innovations

Property Address*: 595 ROSALIE ST, PHILADELPHIA, PA 19120

Settlement File No.: BS-X01672-6571283289

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>595 ROSALIE ST, PHILADELPHIA, PA 19120</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: \$ _____
---	---

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 26, 2024
ATTN:	407-210-3113@fax.pgworks.com
FROM:	"Hardy, Karen T"
SUBJECT:	Emailing: 06262024-595 Rosalie St.pdf

Note:

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

06262024-595 Rosalie St.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-X01672-6571283289 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: 595 Rosalie St PGW Account #(s): _____
 Owner(s): Ivy Shira

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>2218218</u>	Meter Reading: <u>5683</u>	Date: <u>6/19/2024</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:
0003 5371 4297	Ivy, Shira	10/22/2019		\$ 37.20	7/22/2024	\$ 37.20

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

TOTAL AMOUNT DUE:
\$37.20

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