



Property Information Request Information Update Information

File#:	BS-X01672-6547289640	Requested Date:	06/13/2024	Update Requested:
Owner:	WRIGHT JIAWONIA L	Branch:		Requested By:
Address 1:	4744 SHEFFIELD 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
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

DEMOLITION NO

UTILITIES

WATER & SEWER
Account #: 0317244004744001
Payment Status: DELINQUENT
Status: Pvt & Lienable
Amount: \$1,632.09
Good Thru: 07/08/2024
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: DELINQUENT
Status: Pvt & Lienable
Amount: \$1,771.76
Good Thru: Final
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

📍 4744 SHEFFIELD AVE

PHILADELPHIA, PA 19136-3313

Owner

WRIGHT JIAWONIA L

OPA Account Number

651140000

Mailing Address

4744 Sheffield Ave
Philadelphia PA 19136

Property assessment and sale information

Assessed Value	\$132,300
Sale Date	11/08/2007
Sale Price	\$99,900

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	\$132,300	\$26,460	\$105,840	\$0	\$0
2023	\$132,300	\$26,460	\$105,840	\$0	\$0
2022	\$106,900	\$17,959	\$88,941	\$0	\$0
2021	\$106,900	\$17,959	\$88,941	\$0	\$0
2020	\$106,900	\$17,959	\$88,941	\$0	\$0
2019	\$102,600	\$17,237	\$85,363	\$0	\$0
2018	\$89,400	\$15,019	\$74,381	\$0	\$0
2017	\$89,400	\$15,019	\$74,381	\$0	\$0
2016	\$89,400	\$13,454	\$45,946	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$83,600	\$13,454	\$40,146	\$0	\$30,000

Sales History (4)

Date	Adjusted Total	Grantees	Grantors	Doc Id
11/08/2007	\$99,900	WRIGHT JIAWONIA L	ZHANG BIN FENG	51821330
12/01/2004	\$60,060	ZHANG BIN FENG	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	51087546
04/28/2004	\$1	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	NATIONAL CITY MORTGAGE COMPANY	50922408
05/15/2000	\$43,900	DYE PATRICIA	FABBI LOUIS JOSEPH; FABBI MARY E	50084314

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=651140000 or call OPA at [\(215\) 686-9200](tel:215-686-9200) (tel:+12156869200).

Year Built	1953 (estimated)
Building Description	ROW POST WAR
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Partial basement No fireplace No garage
Heating and Utilities	Heater type n/a No central air Sewer type n/a
Lot Size	1,131 sq ft
Improvement Area	1,280 sq ft
Frontage	16 ft
Beginning Point	337'5 3/4" SE OF
Zoning	RSA5-Residential Single Family Attached-5 https://atlas.phila.gov/4744%20SHEFFIELD%20AVE/zoning.
OPA Account Number	651140000
OPA Address	4744 Sheffield Ave
Homestead Exemption	No

Local Details

Political Divisions	Ward: 65th Council District: 6th
School Catchment	Elementary: Forrest, Edwin Middle: Meehan, Austin HS: Lincoln, Abraham
Police District	15th District
Trash Day	Friday
L&I District	EAST
Census Tract	033000

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.)



< Home

4744 SHEFFIELD AVE

PHILADELPHIA PA 19136-3313

Balance

\$0.00

OPA : 65114000C
Assessed value : \$132,300.0
Owner : WRIGHT
 JIAWONIA
 L

Summary More options...

Accounts

Real Estate Tax

Balance

\$0.00

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



Property History

Permits, licenses, violations & appeals by address

L&I dashboard **Property history** 4744 SHEFFIELD AVE

Property address search

Search an address...
Search an address...

CLEAR



L&I district	EAST
Owner name	WRIGHT JIAWONIA L
Owner mailing address	4744 SHEFFIELD AVE PHILADELPHIA, PA 19136

To report corrections, submit an official inquiry.

Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

2 Investigations



Filter by Year completed

Filter by Case #

Filter by Status

Date completed	Case #	Status
Aug., 02, 2007	120072	PASSED
Jul., 11, 2007	120072	FAILED

2 records

Business licenses

1 Business license



Permits

No Permits for this property

Violations

2 Violations (within 1 Violation)



Filter by Year issued

Filter by Case #

Filter by Type

Date issued	Violation case #	Type
Jul., 11, 2007	120072 (2 violations)	STANDARD

One record

Property History

Permits, licenses, violations & appeals by address

L&I dashboard **Property history** 4744 SHEFFIELD AVE Violation: 120072

STANDARD

CLOSED

CASE NUMBER: **120072**

L&I District: EAST
OPA Account #: 651140000
 4744 SHEFFIELD AVE
 Philadelphia, PA 19136-0000

[Applicable codes index](#)

Case number	120072
Priority	STANDARD
Date added	Jul. 11, 2007
Date updated	Aug. 02, 2007
Resolution date	Aug. 02, 2007

Violation number: 620671 - CP-01 ×

Code	CP-01
Type	CLIP VIOLATION NOTICE
Date	Jul. 11, 2007
Status	COMPLIED

Violation number: 620672 - CP-305 ×

Code	CP-305
Type	RUBBISH/GARBAGE EXTERIOR-OWNER
Date	Jul. 11, 2007
Status	COMPLIED

Investigations

Date	Case #	Status
Jul. 11, 2007	120072	FAILED
Aug. 02, 2007	120072	PASSED

2 records



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-X01672-6547289640

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*: WRIGHT JIAWONIA L

Property Address*: 4744 SHEFFIELD AVE, PHILADELPHIA, PA 19136

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>4744 SHEFFIELD AVE, PHILADELPHIA, PA 19136</u> Account #: <u>0317244004744001</u> Last Meter Reading: <u>357</u> Taken On: <u>June 09, 2024</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>May 11, 2024</u> to <u>June 09, 2024</u> Water/Sewer Balance: <u>\$1,632.09</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: <u>\$1,632.09</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
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ACCOUNT BALANCE DUE (inclusive of all amounts listed above): <u>\$1,632.09</u>
GOOD THROUGH: <u>7/8/2024</u>
Additional Comments: <u>Next Avail Bill: 7/16/2024 Usage: \$9.77 Service: \$12.37 Stormwater: \$18.50</u>

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>4744 SHEFFIELD AVE, PHILADELPHIA, PA 19136</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:	July 9, 2024
ATTN:	407-210-3113@fax.pgworks.com
FROM:	"Hardy, Karen T"
SUBJECT:	Emailing: 06262024-4744 Sheffield Ave.pdf

Note:

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

06262024-4744 Sheffield 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-X02672-6547289640 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: 4744 Sheffield Ave PGW Account #(s): _____
 Owner(s): Wright Jiawonia L

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>2099467</u>	Meter Reading: <u>488</u>	Date: <u>12/15/2022</u>	Actual/Estimate/Final	<u>Final</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:
		8/1/2022	12/15/2022	\$ 208.98	Final	\$ 208.98
		4/15/2016	8/1/2022	\$ 1,562.78	Final	\$ 1,562.78

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

TOTAL AMOUNT DUE:

\$ 1,771.76

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