



**Property Information                      Request Information                      Update Information**

File#:	BS-X01693-1319447761	Requested Date:	07/17/2024	Update Requested:
Owner:	JACKSON THOMAS E JACKSON CLOVER L	Branch:		Requested By:
Address 1:	8109 RUGBY 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 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 #: 0196980008109001

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$233.68

Good Thru: 08/27/2024

Account Active: Active

Collector: Philadelphia Water Department

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

Business # 215-686-6995

GAS

Account #: 0011 1905 9141

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$202.11

Good Thru: 08/20/2024

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

📍 8109 RUGBY ST

PHILADELPHIA, PA 19150-2412

**Owner**

JACKSON THOMAS E  
JACKSON CLOVER L

**OPA Account Number**

502102000

**Mailing Address**

8109 Rugby St  
Philadelphia PA 19150-2412

Property assessment and sale information

Assessed Value	\$218,600
Sale Date	03/30/1998
Sale Price	\$107,500

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	\$218,600	\$43,720	\$94,880	\$0	\$80,000
2023	\$218,600	\$43,720	\$94,880	\$0	\$80,000
2022	\$162,000	\$24,300	\$92,700	\$0	\$45,000
2021	\$162,000	\$24,300	\$92,700	\$0	\$45,000
2020	\$162,000	\$24,300	\$92,700	\$0	\$45,000
2019	\$169,100	\$25,365	\$103,735	\$0	\$40,000
2018	\$168,900	\$25,335	\$113,565	\$0	\$30,000
2017	\$168,900	\$25,335	\$113,565	\$0	\$30,000
2016	\$168,900	\$77,023	\$61,877	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$168,900	\$77,023	\$61,877	\$0	\$30,000


#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
------	----------------	----------	----------	--------

#### 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=502102000](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=502102000)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1950 (estimated)
Building Description	DET W/D GAR 1 STY MASONRY
Building Condition	Average
Number of Stories	1 story
Number of Rooms	Not Available
Features	Finished basement No fireplace No garage (1 space)
Heating and Utilities	Duct (heated air) heaters No central air Sewer type n/a
Lot Size	4,969 sq ft
Improvement Area	1,250 sq ft
Frontage	51 ft
Beginning Point	202'4 1/2" N SEDGWICK
Zoning	<b><a href="#">RSA3-Residential Single Family Attached-3</a></b>  ( <a href="https://atlas.phila.gov/8109%20RUGBY%20ST/zoning">https://atlas.phila.gov/8109%20RUGBY%20ST/zoning</a> .)
OPA Account Number	502102000
OPA Address	8109 Rugby St
Homestead Exemption	Yes

## Local Details

Political Divisions	<a href="http://atlas.phila.gov/8109_RUGBY_ST/voting">Ward: 50th   Council District: 9th</a>
School Catchment	<a href="https://webapps1.philasd.org/school_finder/">Elementary: Edmonds, Franklin S.   Middle: Edmonds, Franklin S.   HS: King, Martin Luther</a>
Police District	<a href="https://www.phillypolice.com/districts/14th/index.html">14th District</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>
L&I District	NORTH
Census Tract	026100

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 8109 RUGBY ST

## Property address search

Search an address...

Search an address...

CLEAR



**L&I district**

NORTH

**Owner name**

JACKSON THOMAS E  
JACKSON CLOVER L

**Owner mailing address**

8109 RUGBY ST  
PHILADELPHIA, PA 19150

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

## 8109 RUGBY ST

PHILADELPHIA PA 19150-2412

Balance

**\$0.00**

OPA : 502102000  
Assessed value : \$218,600.00  
Owner : JACKSON  
THOMAS E

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\*: Peter Watson

Property Owner Name\*: JACKSON THOMAS E

Settlement Company: Stellar Innovations

Property Address\*: 8109 RUGBY ST, PHILADELPHIA, PA 19150

Settlement File No.: BS-X01693-1319447761

Property Account #: \_\_\_\_\_

Phone: (302) - 261 - 9069

Water Code Enforcement #: \_\_\_\_\_

Fax: 407- 210-3113

#: \_\_\_\_\_

Email\*: MLS@STELLARIPL.COM

#: \_\_\_\_\_

Date of Request\*: 07/19/2024

Agency/Lien Repair #: \_\_\_\_\_

Date of Settlement\*: 07/31/2024

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>8109 RUGBY ST, PHILADELPHIA, PA 19150</u> Account #: <u>019-69800-08109-001</u> Last Meter Reading: <u>1119</u> Taken On: <u>07/24/24</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>06/25/24</u> to <u>07/24/24</u> Water/Sewer Balance: <u>233.68</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>233.68</u>	Discontinued Account(s) <input checked="" type="checkbox"/> <b>None if checked</b> #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____
--	---

Agency/Lien Repair Bill Balance <input checked="" type="checkbox"/> <b>None if checked</b>	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
---	---	---

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

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

<b>ACCOUNT BALANCE DUE (inclusive of all amounts listed above):</b> <u>233.68</u>
<b>GOOD THROUGH:</b> <u>08/27/24</u>
<b>Additional Comments:</b> _____ _____

Philadelphia Water Department Representative's Name: DESTINY Date: 08/01/24

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>8109 RUGBY ST, PHILADELPHIA, PA 19150</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"/> <b>None if checked</b> #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____	
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees)  <input type="checkbox"/> <b>None if checked</b>	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"/> <b>None if checked</b>	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
HELP Loan Bill Balance  <input type="checkbox"/> <b>None if checked</b>	HELP Loan Acct #: _____ Date: _____ Total: \$ _____	
<b>ACCOUNT BALANCE DUE (inclusive of all amounts listed above):</b> _____  <b>GOOD THROUGH:</b> _____  <b>Additional Comments:</b> _____ _____		

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>	Aug. 4, 2024
<b>ATTN:</b>	407-210-3113@fax.pgworks.com
<b>FROM:</b>	"Williams, Suzette P."
<b>SUBJECT:</b>	080924 - 8109 Rugby St.pdf

---

**Note:**

**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 - X01693 - 1319447761 Date of Settlement: 8/9/2024  
 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: 8109 Rugby Street PGW Account #(s): \_\_\_\_\_  
 Owner(s): Thomas Jackson Clover Jackson

**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#: 1805560 Meter Reading: 5121 Date: 7/22/2024 Actual/Estimate/Final Actual  
 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:
0011 1905 9141	Clover E Jackson	3/31/1998		\$ 202.11	8/20/2024	\$ 202.11

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

**TOTAL AMOUNT DUE:**  
**\$202.11**

**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**