



Property Information		Request Information		Update Information
File#:	BS-X01693-3503670470	Requested Date:	07/17/2024	Update Requested:
Owner:	GIBSON WILLIAM GIBSON LEONARD	Branch:		Requested By:
Address 1:	4831 DARRAH 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
DEMOLITION	NO



UTILITIES

WATER & SEWER

Account #: 0382744004831001  
Payment Status: DELINQUENT  
Status: Pvt & Lienable  
Amount: \$98.80  
Good Thru: 08/26/2024  
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: NO CHARGEABLE AC  
Status: Pvt & Lienable  
Amount: \$N/A  
Good Thru: N/A  
Account Active: NO  
Collector: PGW Liens & Judgments Department  
Payable Address: 800 W Montgomery Ave, 3rd floor, Philadelphia, PA 19122  
Business # 215-978-1053

GARBAGE

Account #: 232244200  
Payment Status: DELINQUENT  
Status: Pvt & Lienable  
Amount: \$9,288.36  
Good Thru: N/A  
Account Active: Active  
Collector: Philadelphia City Treasurer  
Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102  
Business# 215- 686-2300

Comments: There is an Commercial Trash Fees outstanding in the amount of \$9,288.36 on this property. Please contact Philadelphia City Treasurer for further queries.

# Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: **332407**

[Applicable codes index](#) 

L&I District: EAST  
 OPA Account #: 232244200  
 4831-33 DARRAH ST  
 Philadelphia, PA 19124-2701

Case number	332407
Priority	STANDARD
Date added	Jun. 11, 2012
Date updated	Jul. 16, 2012
Resolution date	Jul. 16, 2012
Documents*	Not Available

\*Violation notices on cases that complied prior to June 27, 2024 are not available here.

- Violation number: 2467945 - PM-102.3/1 +
- Violation number: 2467946 - PM-102.8/1 +

## Investigations

Date	Case #	Status
Jun. 11, 2012	332407	FAILED
Jul. 16, 2012	332407	PASSED

2 records

# Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 4831-33 DARRAH ST

## Property address search

Search an address...

Search an address...

CLEAR



**L&I district**

EAST

**Owner name**

GIBSON WILLIAM  
GIBSON LEONARD

**Owner mailing address**

4831-33 DARRAH ST  
PHILADELPHIA, PA 19124

To report corrections, submit an official inquiry.

## Appeals

No Appeals for this property

## Building Certifications

0 Certifications



## Investigations

11 Investigations



## Business licenses

2 Business licenses



## Permits

No Permits for this property

## Violations

9 Violations (within 4 cases)



Filter by Year issued

Year issued

Filter by Case #

Type to filter by case #

Filter by Type

Type

Date issued	Violation case #	Type
Aug 25, 2011	<a href="#">204859 (2 violations)</a>	STANDARD
Oct., 27, 2011	<a href="#">303900 (2 violations)</a>	STANDARD
Jun., 01, 2012	<a href="#">330808 (3 violations)</a>	STANDARD
Jun., 11, 2012	<a href="#">332407 (2 violations)</a>	STANDARD

4 records

YOUR LOGO  
**HERE!**

Your address here

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<b>DATE:</b>	Aug. 16, 2024
<b>ATTN:</b>	1-407-210-3113@FAX.PGWORKS.COM
<b>FROM:</b>	"Harmon, Stephanie C."
<b>SUBJECT:</b>	081624 - 4831 DARRAH ST.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 #: \_\_\_\_\_ Date of Settlement: 8/16/2024  
 Law Firm/Title Agency: STELLAR ABSTRACT Requestor Name (Print Clearly): \_\_\_\_\_  
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113  
 Property Information (Please provide account numbers) Email: \_\_\_\_\_  
 Address: 4831 DARRAH ST PGW Account #(s): \_\_\_\_\_  
 Owner(s): WILLIAM & LEONARD GIBSON

**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>1898785</u>	Meter Reading: <u>3884</u>	Date: <u>8/12/2024</u>	Actual/Estimate/Final	<input type="text" value="Actual"/>
Meter#: _____	Meter Reading: _____	Date: _____	Actual/Estimate/Final	<input type="text"/>
Meter#: _____	Meter Reading: _____	Date: _____	Actual/Estimate/Final	<input type="text"/>

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:
NO CHARGEABLE AC						

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

**TOTAL AMOUNT DUE:**

\$ \_\_\_\_\_

### 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

PREPARED BY: SHARMON DATE: 8/16/2024 PAGE \_\_\_\_ OF \_\_\_\_



[Home](#)

4831-33 DARRAH ST

PHILADELPHIA PA 19124-2701

Balance

**\$9,288.36**

[Make a payment](#)

OPA : 232244200  
Assessed value : \$95,500.00  
Owner : GIBSON WILLIAM

[Summary](#) [More options...](#)

### Accounts

#### Real Estate Tax

Balance

**\$0.00**

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

#### Commercial Trash Fees

Balance

**\$9,288.36**

- [Make a payment](#)
- [View period balance](#)
- [Apply for commercial trash fee exemption](#)





# 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\*: GIBSON WILLIAM GIBSON LEONARD

Settlement Company: Stellar Innovations

Property Address\*: 4831-33 DARRAH ST, PHILADELPHIA, PA 19124

Settlement File No.: BS-X01693-3503670470

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>4831-33 DARRAH ST, PHILADELPHIA, PA 19124</u> Account #: <u>038-27440-04831-001</u> Last Meter Reading: <u>1633</u> Taken On: <u>07/22/24</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>06/21/24</u> to <u>07/22/24</u> Water/Sewer Balance: <u>98.80</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>98.80</u>	Discontinued Account(s) <input checked="" type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____
--	--

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>98.80</u>
<b>GOOD THROUGH:</b> <u>08/26/24</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>4831-33 DARRAH ST, PHILADELPHIA, PA 19124</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

📍 4831 DARRAH ST

PHILADELPHIA, PA 19124-2701

**Owner**

GIBSON WILLIAM  
GIBSON LEONARD

**OPA Account Number**

232244200

**Mailing Address**

4831-33 Darrah St  
Philadelphia PA 19124-2701

Property assessment and sale information

Assessed Value	\$184,600
Sale Date	06/30/2004
Sale Price	\$42,000

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 (11)

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
2025	\$184,600	\$36,920	\$147,680	\$0	\$0
2024	\$95,500	\$19,100	\$76,400	\$0	\$0
2023	\$95,500	\$19,100	\$76,400	\$0	\$0
2022	\$66,300	\$10,077	\$56,223	\$0	\$0
2021	\$66,300	\$10,077	\$56,223	\$0	\$0
2020	\$66,300	\$10,077	\$56,223	\$0	\$0
2019	\$63,600	\$9,667	\$53,933	\$0	\$0
2018	\$70,100	\$10,655	\$59,445	\$0	\$0
2017	\$70,100	\$10,655	\$59,445	\$0	\$0
2016	\$70,100	\$31,303	\$38,797	\$0	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$70,100	\$31,303	\$38,797	\$0	\$0

### Sales History (1)

Date	Adjusted Total	Grantees	Grantors	Doc Id
06/30/2004	\$42,000	GIBSON LEONARD; GIBSON WILLIAM	PERNA ALPHONSO	50976450

### 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=232244200](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=232244200)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1920 (estimated)
Building Description	ROW PORCH FRONT
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Full basement No fireplace No garage
Heating and Utilities	Heater type n/a No central air Sewer type n/a
Lot Size	2,973 sq ft
Improvement Area	1,194 sq ft
Frontage	37 ft
Beginning Point	217'7" N FOULKROD ST
Zoning	<a href="#">RM1-Residential Multi-Family-1</a> ( <a href="https://atlas.phila.gov/4831%20DARRAH%20ST/zoning">https://atlas.phila.gov/4831%20DARRAH%20ST/zoning</a> .)
OPA Account Number	232244200
OPA Address	4831 Darrah St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="http://atlas.phila.gov/4831_DARRAH_ST/voting">Ward: 23rd   Council District: 7th</a>
School Catchment	<a href="#">Elementary: Mastery Charter School at Smedley   Middle: Harding, Warren G.   HS: Frankford HS</a>
Police District	<a href="https://www.phillypolice.com/districts/15th/index.html">15th 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/#/">Wednesday</a>
L&I District	EAST
Census Tract	030000

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

STANDARD

CLOSED


CASE NUMBER: **296439**


[Applicable codes index](#) 

L&I District: EAST  
 OPA Account #: 232244200  
 4831-33 DARRAH ST  
 Philadelphia, PA 19124-2701

Case number	296439
Priority	STANDARD
Date added	Sep. 12, 2011
Date updated	Nov. 18, 2011
Resolution date	Nov. 22, 2011
Documents*	Not Available

\*Violation notices on cases that complied prior to June 27, 2024 are not available here.

Violation number: 2242320 - PM-302.3/1 

Violation number: 2242319 - PM-102.3/1 

## Investigations

Date	Case #	Status
Sep. 09, 2011	296439	FAILED
Oct. 07, 2011	296439	FAILED
Nov. 18, 2011	296439	PASSED

3 records

# Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: **303900**

[Applicable codes index](#) 

L&I District: EAST  
 OPA Account #: 232244200  
 4831-33 DARRAH ST  
 Philadelphia, PA 19124-2701

Case number	303900
Priority	STANDARD
Date added	Oct. 27, 2011
Date updated	Dec. 01, 2011
Resolution date	Dec. 01, 2011
Documents*	Not Available

\*Violation notices on cases that complied prior to June 27, 2024 are not available here.

Violation number: 2261032 - PM-302.4/6 +

Violation number: 2261033 - PM-302.4/7 +

## Investigations

Date	Case #	Status
Oct. 27, 2011	303900	FAILED
Dec. 01, 2011	303900	PASSED

2 records

# Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: **330808**

[Applicable codes index](#) 

L&I District: EAST  
 OPA Account #: 232244200  
 4831-33 DARRAH ST  
 Philadelphia, PA 19124-2701

Case number	330808
Priority	STANDARD
Date added	Jun. 01, 2012
Date updated	Jul. 12, 2012
Resolution date	Jul. 12, 2012
Documents*	Not Available

\*Violation notices on cases that complied prior to June 27, 2024 are not available here.

- Violation number: 2458138 - PM-304.4/1 +
- Violation number: 2458139 - PM-304.5/2 +
- Violation number: 2458140 - PM-304.5/3 +

## Investigations

Date	Case #	Status
Jun. 01, 2012	330808	FAILED
Jul. 12, 2012	330808	PASSED

2 records