



Property Information

File#: BS-X01693-4492297615
Owner: FULLMAN TAMARA
Address 1: 6908 ARDLEIGH ST
Address 2:
City, State Zip: PHILADELPHIA, PA

Request Information

Requested Date: 07/17/2024
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS

Per City of Philadelphia Department of Zoning there are Code Violation cases on this property.

Case# CF-2024-045701

Case Type: EXTERIOR STRUCTURE WINDOWS, SKYLIGHTS DOOR FRAMES

Case# CF-2022-120320 (Closed - BALANCE DUE)

Case Type: EXTERIOR STRUCTURE WINDOWS, SKYLIGHTS DOOR FRAMES

Collector: City of Philadelphia Department of Zoning

Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102

Business# 215-686-1441

Per City of Philadelphia Department of Zoning there is an Closed Code Violation cases with Fee's outstanding on this property. Please contact City of Philadelphia Department of Zoning for further queries.

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: 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 #: 0341308006908001

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$4,290.58

Good Thru: 08/20/2024

Account Active: Active

Collector: Philadelphia Water Department

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

Business # 215-686-6995

GAS

Account #: 2F

Payment Status: NON CHARGEABLE

Status: Pvt & Lienable

Amount: \$5,803.32

Good Thru: N/A

Account Active: Inactive

Collector: PGW Liens & Judgments Department

Payable Address: 800 W Montgomery Ave, 3rd floor, Philadelphia, PA 19122

Business # 215-978-1053

GARBAGE

Account #: 222242900

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$2,951.09

Good Thru: 08/30/2024

Account Active: Active

Collector: Philadelphia City Treasurer

Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102

Business# 215- 686-2300

Comments: Garbage bills are included in the real estate property taxes with balance outstanding. Please refer to the attached document for more information.

6908 ARDLEIGH ST

PHILADELPHIA, PA 19119-1314

Owner

FULLMAN TAMARA

OPA Account Number

222242900

Mailing Address

149 Raven Hollow Dr
North Wales PA 19454

Property assessment and sale information

Assessed Value	\$323,000
Sale Date	01/31/1997
Sale Price	\$115,500

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 (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	\$323,000	\$64,600	\$258,400	\$0	\$0
2024	\$210,600	\$42,120	\$168,480	\$0	\$0
2023	\$210,600	\$42,120	\$168,480	\$0	\$0
2022	\$204,700	\$30,705	\$173,995	\$0	\$0
2021	\$204,700	\$30,705	\$173,995	\$0	\$0
2020	\$204,700	\$30,705	\$173,995	\$0	\$0
2019	\$202,000	\$30,300	\$171,700	\$0	\$0
2018	\$173,900	\$26,085	\$147,815	\$0	\$0
2017	\$173,900	\$26,085	\$147,815	\$0	\$0
2016	\$173,900	\$67,553	\$106,347	\$0	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$205,900	\$67,553	\$138,347	\$0	\$0

Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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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=222242900) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1951 (estimated)
Building Description	TWIN POST WAR
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Partial basement No fireplace No garage (2 spaces)
Heating and Utilities	Radiator/baseboard (heated water) heaters No central air Sewer type n/a
Lot Size	4,952 sq ft
Improvement Area	1,844 sq ft
Frontage	29 ft
Beginning Point	144'7" N GORGAS ST
Zoning	RM1-Residential Multi-Family-1 (https://atlas.phila.gov/6908%20ARDLEIGH%20ST/zoning .)
OPA Account Number	222242900
OPA Address	6908 Ardleigh St
Homestead Exemption	No

Local Details

Political Divisions	Ward: 22nd Council District: 8th
School Catchment	Elementary: Houston, Henry E Middle: Houston, Henry E HS: Roxborough High School
Police District	14th District
Trash Day	Friday
L&I District	NORTH
Census Tract	025500

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

6908 ARDLEIGH ST
PHILADELPHIA PA 19119-1314

Balance
\$2,951.09

> Make a payment

OPA : 222242900
Assessed value : \$210,600.00
Owner : FULLMAN
TAMARA R

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

\$2,951.09

- > Make a payment
- > View period balance
- > Apply for commercial trash fee exemption



Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 6908 ARDLEIGH ST

Property address search

Search an address...

Search an address...

CLEAR



L&I district

NORTH

Owner name

FULLMAN TAMARA

Owner mailing address

6908 ARDLEIGH ST
PHILADELPHIA, PA 19119

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

Appeals

No Appeals for this property

Building Certifications

0 Certifications

+

Investigations

11 Investigations

+

Business licenses

1 Business license

+

Permits

1 Permit for this property

+

Violations

6 Violations (within 3 cases)

+

Property History

Permits, licenses, violations & appeals by address

STANDARD

CASE NUMBER: **CF-2024-045701**

SVN ISSUED, BALANCE DUE

[Applicable codes index](#)

L&I District: NORTH

OPA Account #: 222242900

6908 ARDLEIGH ST

Philadelphia, PA 19119-1314

Case number	CF-2024-045701
Priority	STANDARD
Date added	May. 14, 2024
Date updated	May. 14, 2024
Resolution date	Not Available
Documents*	Not Available

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

Violation number: VI-2024-037237 - PM15-304.13



Code	PM15-304.13 i
Type	EXTERIOR STRUCTURE WINDOWS, SKYLIGHTS DOOR FRAMES
Date	May. 14, 2024
Status	SVN ISSUED

Investigations

Date	Case #	Status
May. 14, 2024	CF-2024-045701	FAILED

One record

Property History

Permits, licenses, violations & appeals by address

STANDARD

CASE NUMBER: **CF-2022-120320**

COMPLIED, BALANCE DUE

[Applicable codes index](#)

L&I District: NORTH
OPA Account #: 222242900
 6908 ARDLEIGH ST
 Philadelphia, PA 19119-1314

Case number	CF-2022-120320
Priority	STANDARD
Date added	Dec. 05, 2022
Date updated	May. 14, 2024
Resolution date	Not Available
Documents*	Not Available

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

Violation number: VI-2022-090305 - PM15-304.13 ✕

Code	PM15-304.13
Type	EXTERIOR STRUCTURE WINDOWS, SKYLIGHTS DOOR FRAMES
Date	Dec. 02, 2022
Status	CLOSED

Investigations

Date	Case #	Status
May. 14, 2024	CF-2022-120320	PASSED

Showing 6 to 6 of 6 records

Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: **525484**

[Applicable codes index](#)

L&I District: NORTH
OPA Account #: 222242900
 6908 ARDLEIGH ST
 Philadelphia, PA 19119-1314

Case number	525484
Priority	STANDARD
Date added	Mar. 28, 2016
Date updated	Jun. 20, 2017
Resolution date	Aug. 10, 2017
Documents*	Not Available

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

Violation number: 4220945 - FC-908.7/1	+
Violation number: 4220946 - PM15-304.15	+
Violation number: 4220947 - PM15-404.7	+
Violation number: 4220948 - PM15-604.3	+

Investigations

Date	Case #	Status
Mar. 23, 2016	525484	FAILED
Dec. 01, 2016	525484	FAILED
Feb. 07, 2017	525484	CLOSED
Jun. 20, 2017	525484	PASSED

4 records

Property History

Permits, licenses, violations & appeals by address

L&I dashboard Property history 6908 ARDLEIGH ST Permit: 230178

USE PERMIT

ISSUED 08/28/2009

230178

L&I District: NORTH
OPA Account #: 222242900
 6908 ARDLEIGH ST
 Philadelphia, PA 19119-1314

L&I district	NORTH		
Permit number	230178		
Permit type	USE PERMIT (ZP_USE)		
Type of work	ENTSTR REGISTER 2 FAMILY		
Permit status	COMPLETED		
Date issued	Aug. 28, 2009		
Zoning documents	Aug. 28, 2009 PAGES: 15	FILE-SIZE: 0.35mb	27-81612.pdf
Contractor	No Contractor Listed		



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*: Peter Watson

Property Owner Name*: FULLMAN TAMARA

Settlement Company: Stellar Innovations

Property Address*: 6908 ARDLEIGH STREET PHILADELPHIA, PA 19119

Settlement File No.: BS-X01693-4492297615

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>6908 ARDLEIGH STREET PHILADELPHIA, PA 19119</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: _____
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Agency/Lien Repair Bill Balance <input type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
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HELP Loan Bill Balance <input type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____
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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:	Aug. 12, 2024
ATTN:	407-210-3113@fax.pgworks.com
FROM:	"Butts, Kenetheia"
SUBJECT:	07-22-2024 - 6908 Ardleigh 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-X01693-4492297616 Date of Settlement: 7/31/2024
 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: MLS@stellaripl.com
 Address: 6908 ARDLEIGH ST, PHILA, PA 19119 PGW Account #(s): _____
 Owner(s): TAMARA FULLMAN

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>1905501</u>	Meter Reading: <u>7</u>	Date: <u>4/14/2021</u>	Actual/Estimate/Final	<u>Final</u>
Meter#: <u>1845414</u>	Meter Reading: <u>7441</u>	Date: <u>6/21/2021</u>	Actual/Estimate/Final	<u>Actual</u>
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:
		8/4/2018	4/14/2021			\$ 5,803.32
2F	NON CHARGEABLE					\$ 0.00

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

TOTAL AMOUNT DUE:
\$5,803.32

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