



| Property Information | | Request Information | | Update Information | |
|----------------------|----------------------|-----------------------|------------|--------------------|--|
| File#: | BS-X01693-8935112453 | Requested Date: | 07/17/2024 | Update Requested: | |
| Owner: | IORELLO FRANK JR | Branch: | | Requested By: | |
| Address 1: | 924 CANTRELL 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 #: 0272120000924001
Payment Status: DELINQUENT
Status: Pvt & Lienable
Amount: \$2,136.06
Good Thru: 09/11/2024
Account Active: Active
Collector: Philadelphia Water Department
Payable Address: 1101 Market Street, 5th Floor, Philadelphia, PA 19107
Business # 215-686-6995

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

GAS
Account #: N/A
Payment Status: DELINQUENT
Status: Pvt & Lienable
Amount: \$609.47
Good Thru: 08/16/2024
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

924 CANTRELL ST

PHILADELPHIA, PA 19148-3118

Owner

FIORELLO FRANK JR

OPA Account Number

393302900

Mailing Address

2740 S 11th St
Philadelphia PA 19148

Property assessment and sale information

| | |
|----------------|------------|
| Assessed Value | \$188,000 |
| Sale Date | 05/23/2002 |
| Sale Price | \$24,000 |

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 | \$188,000 | \$37,600 | \$150,400 | \$0 | \$0 |
| 2024 | \$165,000 | \$33,000 | \$132,000 | \$0 | \$0 |
| 2023 | \$165,000 | \$33,000 | \$132,000 | \$0 | \$0 |
| 2022 | \$133,600 | \$20,696 | \$112,904 | \$0 | \$0 |
| 2021 | \$133,600 | \$20,696 | \$112,904 | \$0 | \$0 |
| 2020 | \$133,600 | \$20,696 | \$112,904 | \$0 | \$0 |
| 2019 | \$123,300 | \$19,100 | \$104,200 | \$0 | \$0 |
| 2018 | \$77,000 | \$11,935 | \$65,065 | \$0 | \$0 |
| 2017 | \$77,000 | \$11,935 | \$65,065 | \$0 | \$0 |
| 2016 | \$77,000 | \$9,804 | \$67,196 | \$0 | \$0 |

| Year | Market Value | Taxable Land | Taxable Improvement | Exempt Land | Exempt Improvement |
|------|--------------|--------------|---------------------|-------------|--------------------|
| 2015 | \$111,700 | \$9,804 | \$101,896 | \$0 | \$0 |

Sales History (1)

| Date | Adjusted Total | Grantees | Grantors | Doc Id |
|------------|----------------|-------------------|----------------------------------|----------|
| 05/23/2002 | \$24,000 | FIORELLO FRANK JR | SARABOCCA MARY I; SARRBOCCA MARY | 50469264 |

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=393302900) or call OPA at (215) 686-9200 (tel:+12156869200).

| | |
|-----------------------|---|
| Year Built | 1920 (estimated) |
| Building Description | ROW TYPICAL |
| Building Condition | Average |
| Number of Stories | 2 stories |
| Number of Rooms | Not Available |
| Features | Unfinished basement No fireplace No garage |
| Heating and Utilities | Heater type n/a No central air Sewer type n/a |
| Lot Size | 658 sq ft |
| Improvement Area | 700 sq ft |
| Frontage | 14 ft |
| Beginning Point | 169' W 9TH ST |
| Zoning | RSA5-Residential Single Family Attached-5 (https://atlas.phila.gov/924%20CANTRELL%20ST/zoning .) |
| OPA Account Number | 393302900 |
| OPA Address | 924 Cantrell St |
| Homestead Exemption | No |

Local Details

| | |
|---------------------|---|
| Political Divisions | Ward: 39th Council District: 1st |
| School Catchment | Elementary: Key, Francis Scott Middle: Southwark HS: South Philadelphia HS |
| Police District | 3rd District |
| Trash Day | Thursday |
| L&I District | SOUTH |
| Census Tract | 004101 |

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

924 CANTRELL ST

PHILADELPHIA PA 19148-3118

Balance

\$0.00

| | |
|----------------|-------------------------|
| OPA | : 393302900 |
| Assessed value | : \$165,000.00 |
| Owner | : FRANK JR. FIORELLO |

[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 924 CANTRELL ST

Property address search

Search an address...

Search an address...

CLEAR



L&I district

SOUTH

Owner name

FIORELLO FRANK JR

Owner mailing address

924 CANTRELL ST
PHILADELPHIA, PA 19148

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

YOUR LOGO
HERE!

Your address here

| | |
|-----------------|--------------------------------|
| DATE: | Aug. 12, 2024 |
| ATTN: | '407-210-3113@fax.pgworks.com' |
| FROM: | "Williams, Suzette P." |
| SUBJECT: | 080924 - 924 Cantrell 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 - 8935112453 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: 924 Cantrell Street PGW Account #(s): _____
 Owner(s): Frank Fiorello

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#: 2231336 Meter Reading: 1966 Date: 7/24/2024 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: |
|-----------|---------------------|-------------|-----------|-----------|--------------------|-------------|
| | | 3/13/2017 | | \$ 55.25 | 8/16/2024 | \$ 55.25 |
| | | 6/1/2009 | 5/1/2014 | \$ 554.22 | 5/1/2014 FINAL | \$ 554.22 |
| | | | | | | |

Judgment/Lien _____ Docket #: _____ File Date: _____
 Judgment/Lien ACTIVE Docket #: 140531346 File Date: 5/9/0204
 Judgment/Lien _____ Docket #: _____ File Date: _____

TOTAL AMOUNT DUE:
\$609.47

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

PREPARED BY: S. Williams DATE: 8/4/2024 PAGE 1 OF 1