

📍 425 E FLORA ST

PHILADELPHIA, PA 19125-3315

**Owner**

**KELLY DENISE FRANCISCA**

**OPA Account Number**

**181361500**

**Mailing Address**

425 E Flora St  
Philadelphia PA 19125-3315

Property assessment and sale information

Assessed Value	\$279,000
Sale Date	03/19/1999
Sale Price	\$1

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	\$279,000	\$55,800	\$123,200	\$0	\$100,000
2024	\$203,500	\$40,700	\$82,800	\$0	\$80,000
2023	\$203,500	\$40,700	\$82,800	\$0	\$80,000
2022	\$173,700	\$52,110	\$76,590	\$0	\$45,000
2021	\$173,700	\$52,110	\$76,590	\$0	\$45,000
2020	\$173,700	\$52,110	\$76,590	\$0	\$45,000
2019	\$161,200	\$48,360	\$72,840	\$0	\$40,000
2018	\$126,700	\$38,010	\$58,690	\$0	\$30,000
2017	\$126,700	\$38,010	\$58,690	\$0	\$30,000
2016	\$126,700	\$8,980	\$87,720	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$121,000	\$8,980	\$82,020	\$0	\$30,000


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=181361500](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=181361500)) 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	Full basement No fireplace No garage
Heating and Utilities	No central air Sewer type n/a
Lot Size	572 sq ft
Improvement Area	676 sq ft
Frontage	22 ft
Beginning Point	321'8" N COLUMBIA AVE
Zoning	<a href="#">RSA5-Residential Single Family Attached-5</a>  ( <a href="https://atlas.phila.gov/425%20E%20FLORA%20ST/zoning">https://atlas.phila.gov/425%20E%20FLORA%20ST/zoning</a> )
OPA Account Number	181361500
OPA Address	425 E Flora St
Homestead Exemption	Yes

## Local Details

Political Divisions	<a href="http://atlas.phila.gov/425%20E%20FLORA%20ST/voting">Ward: 18th   Council District: 5th</a>
School Catchment	<a href="https://webapps1.philasd.org/school_finder/">Elementary: Adaire, Alexander   Middle: Adaire, Alexander   HS: Penn Treaty HS</a>
Police District	<a href="https://www.phillypolice.com/districts/26th/index.html">26th 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/#/">Friday</a>
L&I District	CENTRAL EAST
Census Tract	015800

You can download the property assessment dataset in bulk, and get more information about this data at [metadata.phila.gov](https://metadata.phila.gov)

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