



Property Information Request Information Update Information

File#:	BS-X01693-4877311242	Requested Date:	07/17/2024	Update Requested:
Owner:	KELLY DENISE FRANCISCA	Branch:		Requested By:
Address 1:	425 E FLORA 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 #: 0243448000425001
Payment Status: DELINQUENT
Status: Pvt & Lienable
Amount: \$43.80
Good Thru: 09/05/2024
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: \$24.33
Good Thru: 09/17/2024
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

📍 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 or call OPA at [\(215\) 686-9200](tel:2156869200) (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	RSA5-Residential Single Family Attached-5  https://atlas.phila.gov/425%20E%20FLORA%20ST/zoning
OPA Account Number	181361500
OPA Address	425 E Flora St
Homestead Exemption	Yes

Local Details

Political Divisions	Ward: 18th Council District: 5th
School Catchment	Elementary: Adaire, Alexander Middle: Adaire, Alexander HS: Penn Treaty HS
Police District	26th District
Trash Day	Friday
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

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](#)

425 E FLORA ST

PHILADELPHIA PA 19125-3315

Balance

\$0.00

OPA : 181361500
Assessed value : \$203,500.00
Owner : KELLY DENISE F

[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

Property address search

Search an address...

425 E FLORA ST

CLEAR ✕



L&I district

CENTRAL EAST

Owner name

KELLY DENISE FRANCISCA

Owner mailing address

425 E FLORA ST
PHILADELPHIA, PA 19125

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. 19, 2024
ATTN:	1-407-210-3113@FAX.PGWORKS.COM
FROM:	"Harmon, Stephanie C."
SUBJECT:	081924 - 425 E FLORA ST.PDF

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

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 #: BS X01693 4877311242 Date of Settlement: 8/19/2024
 Law Firm/Title Agency: STELLAR INNOVATIONS ABSTRACT Requestor Name (Print Clearly): _____
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113
 Property Information (Please provide account numbers) Email: _____
 Address: 425 E FLORA ST PGW Account #(s): _____
 Owner(s): KELLY DENISE FRACISCA

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>1862519</u>	Meter Reading: <u>7840</u>	Date: <u>8/14/2024</u>	Actual/Estimate/Final	<u>Actual</u>
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:
		7/1/2019			9/17/2024	\$ 24.33

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

TOTAL AMOUNT DUE:
\$24.33

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: SHARMON DATE: 8/19/2024 PAGE ____ OF ____