



Property Information Request Information Update Information

File#:	BS-X01693-3966332303	Requested Date:	07/17/2024	Update Requested:
Owner:	BENSTOCK FAMILY TRUST	Branch:		Requested By:
Address 1:	409 S 10TH 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 #: 011880000409002
 Payment Status: DELINQUENT
 Status: Pvt & Lienable
 Amount: \$823.95
 Good Thru: 09/09/2024
 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 #: 444798961
 Payment Status: DELINQUENT
 Status: Pvt & Lienable
 Amount: \$22.96
 Good Thru: 08/23/2024
 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

📍 409 S 10TH ST

PHILADELPHIA, PA 19147-1233

Owner

BENSTOCK FAMILY TRUST

OPA Account Number

053116800

Mailing Address

409 S 10th St
Philadelphia PA 19147-1233

Property assessment and sale information

Assessed Value	\$360,500
Sale Date	05/15/2018
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	\$360,500	\$72,100	\$288,400	\$0	\$0
2024	\$345,500	\$69,100	\$276,400	\$0	\$0
2023	\$345,500	\$69,100	\$276,400	\$0	\$0
2022	\$328,300	\$108,339	\$219,961	\$0	\$0
2021	\$328,300	\$108,339	\$219,961	\$0	\$0
2020	\$328,300	\$108,339	\$219,961	\$0	\$0
2019	\$317,700	\$104,841	\$212,859	\$0	\$0
2018	\$273,900	\$90,387	\$153,513	\$0	\$30,000
2017	\$273,900	\$90,387	\$153,513	\$0	\$30,000
2016	\$273,900	\$34,466	\$209,434	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$273,900	\$34,466	\$239,434	\$0	\$0

Sales History (3)

Date	Adjusted Total	Grantees	Grantors	Doc Id
05/15/2018	\$1	BENSTOCK FAMILY TRUST	BENSTOCK FAMILY TRUST	53366243
11/30/2017	\$1	BENSTOCK FAMILY TRUST	DUBIN JANIS K;DUBIN JANIS	53298671
06/15/2007	\$303,000	DUBIN JANIS K	MARLEN CORPORATION	51715765

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/Proplnq.aspx?acct_num=053116800 or call OPA at [\(215\) 686-9200](tel:2156869200) (tel:+12156869200).

Year Built	1900 (estimated)
Building Description	ROW OLD STYLE
Building Condition	Below Average
Number of Stories	3 stories
Number of Rooms	Not Available
Features	Full basement No fireplace No garage
Heating and Utilities	Radiator/baseboard (heated water) heaters No central air Sewer type n/a
Lot Size	555 sq ft
Improvement Area	1,035 sq ft
Frontage	15 ft
Beginning Point	SEC WAVERLY STREET
Zoning	RM1-Residential Multi-Family-1 https://atlas.phila.gov/409%20S%2010TH%20ST/zoning.
OPA Account Number	053116800
OPA Address	409 S 10th St
Homestead Exemption	No

Local Details

Political Divisions	Ward: 5th Council District: 1st
School Catchment	Elementary: McCall, General George A. Middle: McCall, General George A. HS: Franklin, Benjamin HS
Police District	9th District
Trash Day	Thursday
L&I District	CENTRAL EAST
Census Tract	001102

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](#)

409 S 10TH ST

PHILADELPHIA PA 19147-1233

Balance

\$0.00

OPA : 053116800
Assessed value : \$345,500.00
Owner : BENSTOCK FAMILY TRUST

[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...

409 S 10TH ST

CLEAR ✕



L&I district

CENTRAL EAST

Owner name

BENSTOCK FAMILY TRUST

Owner mailing address

409 S 10TH ST
PHILADELPHIA, PA 19147

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

2 Business licenses



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 - 409 S 10TH 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 3966332303 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: 409 S 10TH ST PGW Account #(s): _____
 Owner(s): BENSTOCK FAMILY TRUST

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>1755987</u>	Meter Reading: <u>8779</u>	Date: <u>7/24/2024</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:
444798961	JANIS BENSTOCK	6/15/2015			8/23/2024	\$ 22.96

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

TOTAL AMOUNT DUE:
\$22.96

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 ____