



| Property Information | | Request Information | | Update Information | |
|----------------------|----------------------|-----------------------|------------|--------------------|--|
| File#: | BS-X01693-6893224569 | Requested Date: | 07/17/2024 | Update Requested: | |
| Owner: | DA VOCATO KATHLEEN | Branch: | | Requested By: | |
| Address 1: | 2433 S ALDER 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 Comments: Special Assessments are included in Tax Bills. Please refer to the attached document for more information |
| DEMOLITION | NO |



UTILITIES

WATER & SEWER

Account #: 0281184002433001

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$89.06

Good Thru: 08/12/2024

Account Active: Active

Collector: Philadelphia Water Department

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

Business # 215-686-6995

GAS

Account #: 008117551230

Payment Status: Paid

Status: Pvt & Lienable

Amount: \$37.67

Good Thru: 08/20/2024

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

📍 2433 S ALDER ST

PHILADELPHIA, PA 19148-3625

Owner

DA VOCATO KATHLEEN

OPA Account Number

394122100

Mailing Address

2433 S Alder St
Philadelphia PA 19148-3625

Property assessment and sale information

| | |
|----------------|------------|
| Assessed Value | \$171,300 |
| Sale Date | 11/07/1994 |
| Sale Price | \$4 |

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 (10)

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 |
|------|--------------|--------------|---------------------|-------------|--------------------|
| 2024 | \$171,300 | \$34,260 | \$57,040 | \$0 | \$80,000 |
| 2023 | \$171,300 | \$34,260 | \$57,040 | \$0 | \$80,000 |
| 2022 | \$152,900 | \$26,146 | \$81,754 | \$0 | \$45,000 |
| 2021 | \$152,900 | \$26,146 | \$81,754 | \$0 | \$45,000 |
| 2020 | \$152,900 | \$26,146 | \$81,754 | \$0 | \$45,000 |
| 2019 | \$141,100 | \$24,128 | \$76,972 | \$0 | \$40,000 |
| 2018 | \$117,400 | \$20,075 | \$97,325 | \$0 | \$0 |
| 2017 | \$117,400 | \$20,075 | \$97,325 | \$0 | \$0 |
| 2016 | \$117,400 | \$11,638 | \$105,762 | \$0 | \$0 |

| Year | Market Value | Taxable Land | Taxable Improvement | Exempt Land | Exempt Improvement |
|------|--------------|--------------|---------------------|-------------|--------------------|
| 2015 | \$117,400 | \$11,638 | \$105,762 | \$0 | \$0 |

Sales History (0)

| Date | Adjusted Total | Grantees | Grantors | Doc Id |
|------|----------------|----------|----------|--------|
|------|----------------|----------|----------|--------|

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=394122100) or call OPA at (215) 686-9200 (tel:+12156869200).

| | |
|-----------------------|--|
| Year Built | 1925 (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 | Duct (heated air) heaters No central air Sewer type n/a |
| Lot Size | 714 sq ft |
| Improvement Area | 968 sq ft |
| Frontage | 14 ft |
| Beginning Point | 223'7 1/8" S OF |
| Zoning | RSA5-Residential Single Family Attached-5 (https://atlas.phila.gov/2433%20S%20ALDER%20ST/zoning .) |
| OPA Account Number | 394122100 |
| OPA Address | 2433 S Alder St |
| Homestead Exemption | Yes |

Local Details

| | |
|---------------------|---|
| Political Divisions | Ward: 39th Council District: 1st |
| School Catchment | Elementary: Fell, D Newlin Middle: Fell, D Newlin HS: South Philadelphia HS |
| Police District | 3rd District |
| Trash Day | Thursday |
| L&I District | SOUTH |
| Census Tract | 004002 |

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.)

Property History

Permits, licenses, violations & appeals by address

Property address search

Search an address...

2433 S ALDER ST

CLEAR ✕



L&I district

SOUTH

Owner name

DA VOCATO KATHLEEN

Owner mailing address

2433 S ALDER ST
PHILADELPHIA, PA 19148

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

Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

2 Investigations



Business licenses

No business licenses for this property

Permits

No Permits for this property

Violations

1 Violation



Filter by Year issued

Year issued ▼

Filter by Case #

Type to filter by case # ▼

Filter by Type

Type ▼

Date issued ▼

May., 19, 2015

Violation case # ↕

[481104 \(1 violation\)](#)

Type ↕

UNSAFE

One record

Property History

Permits, licenses, violations & appeals by address

UNSAFE

CLOSED

CASE NUMBER: 481104

[Applicable codes index](#) 

L&I District: SOUTH

OPA Account #: 394122100

2433 S ALDER ST

Philadelphia, PA 19148-3625

| | |
|------------------------|---------------|
| Case number | 481104 |
| Priority | UNSAFE |
| Date added | May. 19, 2015 |
| Date updated | May. 26, 2015 |
| Resolution date | May. 29, 2015 |
| Documents* | Not Available |

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

Violation number: 3564335 - PM-307.1/18



Investigations

| Date | Case # | Status |
|---------------|--------|--------|
| May. 19, 2015 | 481104 | FAILED |
| May. 26, 2015 | 481104 | PASSED |

2 records



< Home

2433 S ALDER ST

PHILADELPHIA PA 19148-3625

Balance

\$0.00

OPA : 394122100
Assessed value : \$171,300.00
Owner : DAVOCATO
KATHLEEN
V

[Summary](#) [More options...](#)

Accounts

Real Estate Tax

Balance

\$0.00

- > [View period balance](#)
- > [Apply for real estate assistance programs](#)
- > [View liens and debt](#)





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*: DA VOCATO KATHLEEN

Settlement Company: Stellar Innovations

Property Address*: 2433 S ALDER ST, PHILADELPHIA, PA 19148

Settlement File No.: BS-X01693-6893224569

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>2433 S ALDER ST, PHILADELPHIA, PA 19148</u> Account #: <u>028-11840-02433-001</u> Last Meter Reading: <u>1678</u> Taken On: <u>07/08/24</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>06/08/24</u> to <u>07/08/24</u> Water/Sewer Balance: <u>89.06</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>89.06</u> | Discontinued Account(s) <input checked="" type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____ |
|--|---|

| | | |
|---|---|---|
| Agency/Lien Repair Bill Balance <input checked="" type="checkbox"/> None if checked | Lien #: _____ Date: _____ Total: \$ _____ | Lien #: _____ Date: _____ Total: \$ _____ |
|---|---|---|

| | |
|--|---|
| HELP Loan Bill Balance <input checked="" type="checkbox"/> None if checked | HELP Loan Acct #: _____ Date: _____ Total: \$ _____ |
|--|---|

| | |
|------------------------------------|--|
| Water Code Enforcement Judgment(s) | <input checked="" type="checkbox"/> None if checked |
|------------------------------------|--|

| |
|--|
| ACCOUNT BALANCE DUE (inclusive of all amounts listed above): <u>89.06</u> |
| GOOD THROUGH: <u>08/12/24</u> |
| Additional Comments: _____ _____ |

Philadelphia Water Department Representative's Name: DESTINY Date: 08/01/24

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



Water Payoff Request Form

Use this form when requesting water payoff information.
Questions? Call (215) 686-6995 or 6987

| | | |
|--|--|---|
| Property Address: <u>2433 S ALDER ST, PHILADELPHIA, PA 19148</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: _____ | |
| Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees) <input type="checkbox"/> None if checked | Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____ | Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____ |
| | Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____ | Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____ |
| Agency/Lien Repair Bill Balance <input type="checkbox"/> None if checked | Lien #: _____ Date: _____ Total: \$ _____ | Lien #: _____ Date: _____ Total: \$ _____ |
| HELP Loan Bill Balance <input type="checkbox"/> None if checked | HELP Loan Acct #: _____ Date: _____ Total: \$ _____ | |
| ACCOUNT BALANCE DUE (inclusive of all amounts listed above): _____ GOOD THROUGH: _____ Additional Comments: _____ _____ | | |

Law 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: Philadelphia Law Department, 1401 John F. Kennedy Blvd, Room 580, Philadelphia, PA, 19102.

Should you need an updated payoff figure, please send this completed form back with your request.

For Law Department Use Only

YOUR LOGO
HERE!

Your address here

| | |
|-----------------|--------------------------------|
| DATE: | Aug. 6, 2024 |
| ATTN: | 407-210-3113@fax.pgworks.com |
| FROM: | "Lassus, Elixer" |
| SUBJECT: | 080624-2433 S Alder Street.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-X01693-6893224569 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: MLS@stellaripl.com
 Address: 2433 S Alder Street PGW Account #(s): _____
 Owner(s): Da Vocato Kathleen

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>1852499</u> | Meter Reading: <u>7704</u> | Date: <u>7/19/2024</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: |
|----------------|----------------------|-------------|-----------|---------|--------------------|-------------|
| 0081 1755 1230 | Davocato, Kathleen V | 5/8/2008 | | | 8/20/2024 | \$ 37.67 |
| | | | | | | |
| | | | | | | |

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

TOTAL AMOUNT DUE:
\$37.67

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