



Property Information		Request Information		Update Information
File#:	BS-X01693-741766859	Requested Date:	07/17/2024	Update Requested:
Owner:	MATUSZEWSKI JOHN LAIRD LINDA	Branch:		Requested By:
Address 1:	4321 BENNER 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 #: 0181692004321002

Payment Status: PAID

Status: Pvt & Lienable

Amount: \$0.00

Good Thru: N/A

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 #: 000694616319

Payment Status: PAID

Status: Pvt & Lienable

Amount: \$0.00

Good Thru: N/A

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.

📍 4321 BENNER ST

PHILADELPHIA, PA 19135-3511

Owner

MATUSZEWSKI JOHN
LAIRD LINDA

OPA Account Number

552016900

Mailing Address

4321 Benner St
Philadelphia PA 19135-3511

Property assessment and sale information

Assessed Value	\$189,200
Sale Date	12/27/2008
Sale Price	\$72,000

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	\$189,200	\$37,840	\$51,360	\$0	\$100,000
2024	\$141,100	\$28,220	\$32,880	\$0	\$80,000
2023	\$141,100	\$28,220	\$32,880	\$0	\$80,000
2022	\$112,300	\$26,503	\$40,797	\$0	\$45,000
2021	\$112,300	\$26,503	\$40,797	\$0	\$45,000
2020	\$112,300	\$26,503	\$40,797	\$0	\$45,000
2019	\$107,800	\$25,441	\$42,359	\$0	\$40,000
2018	\$101,500	\$23,954	\$47,546	\$0	\$30,000
2017	\$101,500	\$23,954	\$47,546	\$0	\$30,000
2016	\$101,500	\$20,224	\$51,276	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$101,500	\$20,224	\$51,276	\$0	\$30,000

Sales History (2)

Date	Adjusted Total	Grantees	Grantors	Doc Id
12/27/2008	\$72,000	LAIRD LINDA; MATUSZEWSKI JOHN	MATUSZEWSKI ANNE; MATUSZEWSKI JOHN; MATUSZEWSKI JOSEPH	52013564
08/26/2004	\$1	MATUSZEWSKI JOSEPH FRANCIS	MATUSZEWSKI CYNTHIA A	51003366

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=552016900) or call OPA at [\(215\) 686-9200 \(tel:+12156869200\)](tel:+12156869200).

Year Built	1940 (estimated)
Building Description	ROW PORCH FRONT
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Full basement No fireplace No garage
Heating and Utilities	Heater type n/a No central air Sewer type n/a
Lot Size	1,455 sq ft
Improvement Area	1,200 sq ft
Frontage	15 ft
Beginning Point	150' SE WALKER ST
Zoning	RSA5-Residential Single Family Attached-5 https://atlas.phila.gov/4321%20BENNER%20ST/zoning .
OPA Account Number	552016900
OPA Address	4321 Benner St
Homestead Exemption	Yes

Local Details

Political Divisions	Ward: 55th Council District: 6th
School Catchment	Elementary: Lawton, Henry W Middle: Harding, Warren G HS: Frankford HS
Police District	15th District
Trash Day	Wednesday
L&I District	EAST
Census Tract	031900

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

4321 BENNER ST

PHILADELPHIA PA 19135-3511

Balance

\$0.00

OPA : 552016900
Assessed value : \$141,100.00
Owner : MATUSZEWSKI
JOHN

[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...
4321 BENNER ST

CLEAR ✕



L&I district	EAST
Owner name	MATUSZEWSKI JOHN LAIRD LINDA
Owner mailing address	4321 BENNER ST PHILADELPHIA, PA 19135

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

1 Permit for this property



Filter by Year issued

Year issued ▼

Filter by Permit #

Type to filter by permit # ▼

Filter by Permit type

Permit type ▼

Date issued	Permit #	Permit type
Oct., 02, 2012	430493	PLUMBING PERMIT

One record

Violations

2 Violations (within 1 Violation)



Filter by Year issued

Year issued ▼

Filter by Case #

Type to filter by case # ▼

Filter by Type

Type ▼

Date issued	Violation case #	Type
Nov., 10, 2018	663410 (2 violations)	STANDARD

One record

Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: **663410**

[Applicable codes index](#) 

L&I District: EAST

OPA Account #: 552016900



4321 BENNER ST

Philadelphia, PA 19135-3511

Case number	663410
Priority	STANDARD
Date added	Nov. 10, 2018
Date updated	Dec. 03, 2018
Resolution date	Dec. 17, 2018
Documents*	Not Available



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

- Violation number: 4870986 - CP-01 
- Violation number: 4870987 - CP-315 

Property History

Permits, licenses, violations & appeals by address

PLUMBING PERMIT

ISSUED 10/02/2012

430493

L&I District: EAST

OPA Account #: 552016900

4321 BENNER ST

Philadelphia, PA 19135-3511

L&I district	EAST
Permit number	430493
Permit type	PLUMBING PERMIT (PP_PLUMBNG)
Type of work	EZPLUM REPLACE CURB TRAP
Permit status	COMPLETED
Date issued	Oct. 02, 2012
Zoning documents	No zoning documents
Contractor	THOMAS BURKE JR. 4322 BERMUDA STREET BURKE PLUMBING & HEATING PHILADELPHIA PA 19124-

YOUR LOGO
HERE!

Your address here

DATE:	Aug. 22, 2024
ATTN:	407-210-3113@fax.pgworks.com
FROM:	"Manley, Crystal G"
SUBJECT:	Emailing: 8222024-4321 Benner St.pdf

Note:

Your message is ready to be sent with the following file or link attachments:

8222024-4321 Benner St.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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-XO1693-741766859 Date of Settlement: 8/22/2024
 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: 4321 Benner St Philadelphia Pa 19135 PGW Account #(s): _____
 Owner(s): Matuszewski John & Laird Linda

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>1732289</u>	Meter Reading: <u>3314</u>	Date: <u>8/9/2024</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:
0006 9461 6319	John Matuszewski	7/13/2019			9/12/2024	\$ 0.00

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

TOTAL AMOUNT DUE:
\$0.00

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