



📍 4313 TERRACE ST

PHILADELPHIA, PA 19128-4921

Owner

GARLAND CARA

OPA Account Number

211295500

Mailing Address

4313 Terrace St
Philadelphia PA 19128-4921

Property assessment and sale information

Assessed Value	\$285,000
Sale Date	10/16/2007
Sale Price	\$222,900

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	\$285,000	\$57,000	\$228,000	\$0	\$0
2024	\$234,700	\$46,940	\$187,760	\$0	\$0
2023	\$234,700	\$46,940	\$187,760	\$0	\$0
2022	\$193,600	\$29,040	\$164,560	\$0	\$0
2021	\$193,600	\$29,040	\$164,560	\$0	\$0
2020	\$193,600	\$29,040	\$164,560	\$0	\$0
2019	\$190,300	\$28,545	\$161,755	\$0	\$0
2018	\$175,900	\$26,385	\$149,515	\$0	\$0
2017	\$175,900	\$26,385	\$149,515	\$0	\$0
2016	\$175,900	\$25,166	\$150,734	\$0	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$175,900	\$25,166	\$150,734	\$0	\$0


Sales History (2)

Date	Adjusted Total	Grantees	Grantors	Doc Id
10/16/2007	\$222,900	GARLAND CARA	PLEASANT ERIKA LUCRECIA	51874988
04/09/2004	\$153,000	PLEASANT ERIKA LUCRECIA	BOSTICK STANLEY I	50910133

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=211295500), or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1900 (estimated)
Building Description	ROW RIVER ROW
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Full Unfinished basement 1 fireplace No garage
Heating and Utilities	Duct (heated air) heaters Has central air Sewer type n/a
Lot Size	1,430 sq ft
Improvement Area	1,128 sq ft
Frontage	17 ft
Beginning Point	128'9 7/8"N ROXBORO
Zoning	<u>RSA5-Residential Single Family Attached-5</u>  (https://atlas.phila.gov/4313%20TERRACE%20ST/zoning.)
OPA Account Number	211295500
OPA Address	4313 Terrace St
Homestead Exemption	No

Local Details

Political Divisions	Ward: 21st Council District: 4th
School Catchment	Elementary: Dobson, James Middle: Dobson, James HS: Roxborough High School
Police District	5th District
Trash Day	Thursday
L&I District	NORTH
Census Tract	021400

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.)