



Property Information		Request Information		Update Information	
File#:	BS-X01693-518971593	Requested Date:	07/17/2024	Update Requested:	
Owner:	GARLAND CARA	Branch:		Requested By:	
Address 1:	4313 TERRACE 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 Building Department Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441
SPECIAL ASSESSMENTS	Per City of Philadelphia Treasurer Department there are No Special Assessments/Liens due 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 AND SEWER

Account #: 05-769-600-4313-001

Payment Status: Due

Status: Pvt & Lienable

Amount: \$191.25

Good Thru: 09/06/2024

Account Active: YES

Collector: Philadelphia Water Department

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

Business # (215) 685-6300

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

Gas:

Account #: 40131302

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$549.17

Good Thru: 08/15/2024

Account Active: YES

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



📍 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.)



Property History

Permits, licenses, violations & appeals by address

Property address search

Search an address...

4313 TERRACE ST

CLEAR ✕



L&I district	NORTH
Owner name	GARLAND CARA
Owner mailing address	4313 TERRACE ST PHILADELPHIA, PA 19128

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



Violations

No Violations for this property



Property History

Permits, licenses, violations & appeals by address

PLUMBING PERMIT

ISSUED 06/24/2008

160039

L&I District: NORTH

OPA Account #: 211295500

4313 TERRACE ST

Philadelphia, PA 19128-4921

L&I district	NORTH
Permit number	160039
Permit type	PLUMBING PERMIT (PP_PLUMBNG)
Type of work	EZPLUM REPLACE CURB TRAP
Permit status	COMPLETED
Date issued	Jun. 24, 2008
Zoning documents	No zoning documents
Contractor	ROBERT GOODMAN INC 8015 CASTOR AVE PHILADELPHIA PA 19152-2701





[< Home](#)

4313 TERRACE ST

PHILADELPHIA PA 19128-4921

Balance

\$0.00

OPA	:	
Assessed value	:	
Owner	:	

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

Accounts

Real Estate Tax

Balance

\$0.00

- > View period balance
- > Apply for real estate assistance programs
- > View liens and debt



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YOUR LOGO
HERE!

Your address here

DATE:	Aug. 9, 2024
ATTN:	1-407-210-3113@FAX.PGWORKS.COM
FROM:	"Harmon, Stephanie C."
SUBJECT:	072224 - 4313 TERRACE 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 518971593 Date of Settlement: 7/22/2024

Law Firm/Title Agency: STELLAR INNOVATIONS Requestor Name (Print Clearly): _____

Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113

Property Information (Please provide account numbers) Email: _____

Address: 4313 TERRACE ST PGW Account #(s): _____

Owner(s): CARA GARLAND

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>1859179</u>	Meter Reading: <u>2536</u>	Date: <u>7/16/2024</u>	Actual/Estimate/Final	Actual
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:
40131302	CARA GARLAND	12/1/2022			8-15-2024	\$ 549.17

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

TOTAL AMOUNT DUE:

\$ 549.17

C. TITLE COMPANY/LAW FIRM PAYMENT INSTRUCTIONS

Make checks payable for the "TOTAL AMOUNT DUE" as stated

PGW – Collection Department