



Property Information

Request Information

Update Information

| | | | | |
|------------------|-------------------------|-----------------------|------------|-------------------|
| File#: | BS-X01693-7226664232 | Requested Date: | 07/17/2024 | Update Requested: |
| Owner: | WALLACE-JACKSON KATRINA | Branch: | | Requested By: |
| Address 1: | 1934 69TH AVE | 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 #: 0058928001934001

Payment Status: Delinquent

Status: Pvt & Lienable

Amount: \$983.44

Good Thru: 09/06/2024

Account Active: YES

Collector: Philadelphia Water Department

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

Business # 215-686-6995

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

GAS

Account #: 179803421

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$370.81

Good Thru: 08/14/2024

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



📍 1934 69TH AVE

PHILADELPHIA, PA 19138-2602

Owner

WALLACE-JACKSON KATRINA

OPA Account Number

101265800

Mailing Address

1934 69th Ave
Philadelphia PA 19138

Property assessment and sale information

| | |
|----------------|------------|
| Assessed Value | \$210,700 |
| Sale Date | 03/06/2008 |
| Sale Price | \$83,500 |

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 | \$210,700 | \$42,140 | \$168,560 | \$0 | \$0 |
| 2024 | \$174,800 | \$34,960 | \$139,840 | \$0 | \$0 |
| 2023 | \$174,800 | \$34,960 | \$139,840 | \$0 | \$0 |
| 2022 | \$135,200 | \$20,280 | \$114,920 | \$0 | \$0 |
| 2021 | \$135,200 | \$20,280 | \$114,920 | \$0 | \$0 |
| 2020 | \$135,200 | \$20,280 | \$114,920 | \$0 | \$0 |
| 2019 | \$86,500 | \$14,273 | \$72,227 | \$0 | \$0 |
| 2018 | \$74,700 | \$12,326 | \$62,374 | \$0 | \$0 |
| 2017 | \$74,700 | \$12,326 | \$62,374 | \$0 | \$0 |
| 2016 | \$74,700 | \$11,043 | \$63,657 | \$0 | \$0 |

| Year | Market Value | Taxable Land | Taxable Improvement | Exempt Land | Exempt Improvement |
|------|--------------|--------------|---------------------|-------------|--------------------|
| 2015 | \$74,700 | \$11,043 | \$63,657 | \$0 | \$0 |

Sales History (2)

| Date | Adjusted Total | Grantees | Grantors | Doc Id |
|------------|----------------|--|--|----------|
| 03/06/2008 | \$83,500 | WALLACE-JACKSON KATRINA | SECRETARY OF HOUSING AND URBAN DEVELOPMENT | 51868860 |
| 02/23/2006 | \$10 | SECRETARY OF HOUSING AND URBAN DEVELOPMENT | WACHOVIA BANK NA | 51434715 |

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=101265800), or call OPA at (215) 686-9200 (tel:+12156869200).

| | |
|-----------------------|---|
| Year Built | 1925 (estimated) |
| Building Description | ROW PORCH FRONT |
| Building Condition | Average |
| Number of Stories | 2 stories |
| Number of Rooms | Not Available |
| Features | Partial basement No fireplace No garage (1 space) |
| Heating and Utilities | Duct (heated air) heaters No central air Sewer type n/a |
| Lot Size | 1,624 sq ft |
| Improvement Area | 1,386 sq ft |
| Frontage | 16 ft |
| Beginning Point | 256' W 19TH ST |
| Zoning | RSA5-Residential Single Family Attached-5 🔗 (https://atlas.phila.gov/1934%2069TH%20AVE/zoning.) |
| OPA Account Number | 101265800 |
| OPA Address | 1934 69th Ave |
| Homestead Exemption | No |

Local Details

| | |
|---------------------|--|
| Political Divisions | Ward: 10th Council District: 9th |
| School Catchment | Elementary: Rowen, William Middle: Wagner, General Louis HS: King, Martin Luther |
| Police District | 14th District |
| Trash Day | Unavailable |
| L&I District | NORTH |
| Census Tract | 026600 |

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.)

YOUR LOGO
HERE!

Your address here

| | |
|-----------------|--------------------------------|
| DATE: | Aug. 9, 2024 |
| ATTN: | 1-407-210-3113@FAX.PGWORKS.COM |
| FROM: | "Harmon, Stephanie C." |
| SUBJECT: | 072224 - 1934 69TH AVE.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 7226664232 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: 1934 69TH AVE PGW Account #(s): _____
 Owner(s): KATRINA WALLACE JACKSON

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#: 1787347 Meter Reading: 9362 Date: 7/15/2024 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: |
|-----------|-------------------------|-------------|-----------|---------|--------------------|-------------|
| 179803421 | KATRINA WALLACE JACKSON | 1/7/2008 | | | 8-14-2024 | \$ 370.81 |
| | | | | | | |
| | | | | | | |

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

TOTAL AMOUNT DUE:
\$370.81

C. TITLE COMPANY/LAW FIRM PAYMENT INSTRUCTIONS

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

PGW – Collection Department



[< Home](#)

1934 69TH AVE

PHILADELPHIA PA 19138-2602

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](#)





Property History

Permits, licenses, violations & appeals by address

Property address search

Search an address...

1934 69TH AVE

CLEAR ✕



L&I district

NORTH

Owner name

WALLACE-JACKSON
KATRINA

Owner mailing address 1934 69TH AVE

PHILADELPHIA, PA 19138

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

Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

5 Investigations



Business licenses

1 Business license



Permits

No Permits for this property

Violations

7 Violations (within 2 cases)





Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: **CF-2023-073000**

[Applicable codes index](#)

L&I District: NORTH

OPA Account #: 101265800

1934 69TH AVE

Philadelphia, PA 19138-2602

| | |
|------------------------|----------------|
| Case number | CF-2023-073000 |
| Priority | STANDARD |
| Date added | Jul. 26, 2023 |
| Date updated | Nov. 10, 2023 |
| Resolution date | Nov. 10, 2023 |
| Documents* | Not Available |

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

Violation number: VI-2023-054972 - PM15-304.7



Investigations

| Date | Case # | Status |
|---------------|----------------|--------|
| Jul. 26, 2023 | CF-2023-073000 | FAILED |
| Oct. 16, 2023 | CF-2023-073000 | FAILED |
| Nov. 10, 2023 | CF-2023-073000 | PASSED |



Property History

Permits, licenses, violations & appeals by address

[Department of Licenses & Inspections](#)

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[Privacy Policy](#)



Property History

Permits, licenses, violations & appeals by address

HAZARDOUS

CLOSED

CASE NUMBER: 109591

[Applicable codes index](#)

L&I District: NORTH

OPA Account #: 101265800

1934 69TH AVE

Philadelphia, PA 19138-0000

| | |
|------------------------|---------------|
| Case number | 109591 |
| Priority | HAZARDOUS |
| Date added | Apr. 19, 2007 |
| Date updated | Jun. 08, 2007 |
| Resolution date | Jun. 08, 2007 |
| Documents* | Not Available |



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

Violation number: 548686 - A-503.1/2 +

Violation number: 548687 - A-503.2/2 +

Violation number: 548688 - PM-306.0/1 +

Violation number: 548689 - PM-304.1/1 +

Violation number: 548690 - PM-304.4/1 +

Violation number: 548691 - PM-102.4/2 +



Property History

Permits, licenses, violations & appeals by address

| Date | Case # | Status |
|---------------|--------|--------|
| Apr. 19, 2007 | 109591 | FAILED |
| Jun. 08, 2007 | 109591 | PASSED |

2 records

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