



Property Information Request Information Update Information

File#:	BS-X01693-9187444617	Requested Date:	07/17/2024	Update Requested:
Owner:	CHISHOLM CRAIG CHISHOLM ALETHEA	Branch:		Requested By:
Address 1:	5639 WYNDALE 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 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 #: 0408486005639001
Payment Status: DELINQUENT
Status: Pvt & Liable
Amount: \$79.70
Good Thru: 08/28/2024
Account Active: Active
Collector: Philadelphia Water Department
Payable Address: 1101 Market Street, 5th Floor, Philadelphia, PA 19107
Business # 215-686-6995

GAS
Account #: 6361585119
Payment Status: DELINQUENT
Status: Pvt & Liable
Amount: \$39.46
Good Thru: 09/13/2024
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.

📍 5639 WYNDALE AVE

PHILADELPHIA, PA 19131-1305

Owner

CHISHOLM CRAIG
CHISHOLM ALETHEA

OPA Account Number

522134700

Mailing Address

5639 Wyndale Ave
Philadelphia PA 19131-1305

Property assessment and sale information

Assessed Value	\$219,200
Sale Date	04/20/1993
Sale Price	\$60,000

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	\$219,200	\$43,840	\$75,360	\$0	\$100,000
2024	\$158,000	\$31,600	\$46,400	\$0	\$80,000
2023	\$158,000	\$31,600	\$46,400	\$0	\$80,000
2022	\$69,900	\$10,485	\$14,415	\$0	\$45,000
2021	\$69,900	\$10,485	\$14,415	\$0	\$45,000
2020	\$69,900	\$10,485	\$14,415	\$0	\$45,000
2019	\$67,300	\$11,104	\$16,196	\$0	\$40,000
2018	\$67,300	\$11,104	\$26,196	\$0	\$30,000
2017	\$67,300	\$11,104	\$26,196	\$0	\$30,000
2016	\$67,300	\$20,889	\$16,411	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$92,700	\$20,889	\$41,811	\$0	\$30,000

Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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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=522134700) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1920 (estimated)
Building Description	ROW PORCH FRONT
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Semi-finished partial basement No fireplace No garage (1 space)
Heating and Utilities	Heater type n/a No central air Sewer type n/a
Lot Size	2,458 sq ft
Improvement Area	1,580 sq ft
Frontage	20 ft
Beginning Point	387' W 56TH ST
Zoning	RSA5-Residential Single Family Attached-5 (https://atlas.phila.gov/5639%20WYNDALE%20AVE/zoning .)
OPA Account Number	522134700
OPA Address	5639 Wyndale Ave
Homestead Exemption	Yes

Local Details

Political Divisions	Ward: 52nd Council District: 4th  (http://atlas.phila.gov/5639 WYNDALE AVE/voting)
School Catchment	Elementary: Gompers, Samuel Middle: Gompers, Samuel HS: Overbrook High  (https://webapps1.philasd.org/school_finder/)
Police District	19th District  (https://www.phillypolice.com/districts/19th/index.html)
Trash Day	Monday  (https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/)
L&I District	CENTRAL WEST
Census Tract	011800

You can download the property assessment dataset in bulk, and get more information about this data at metadata.phila.gov  (<https://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](#)

5639 WYNDALE AVE

PHILADELPHIA PA 19131-1305

Balance

\$0.00

OPA : 522134700
Assessed value : \$158,000.00
Owner : CHISHOLM CRAIG

[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...
5639 WYNDALE AVE

CLEAR ✕



L&I district	CENTRAL WEST
Owner name	CHISHOLM CRAIG CHISHOLM ALETHEA
Owner mailing address	5639 WYNDALE AVE PHILADELPHIA, PA 19131

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

Filter by Permit #

Filter by Permit type

Year issued



Type to filter by permit #



Permit type



Date issued



Permit #



Permit type



Jul., 17, 2007

[89791](#)

ELECTRICAL PERMIT

One record

Violations

No Violations for this property

Property History

Permits, licenses, violations & appeals by address

ELECTRICAL PERMIT

ISSUED 07/17/2007

89791

L&I District: CENTRAL WEST

OPA Account #: 522134700

5639 WYNDALE AVE

Philadelphia, PA 19131-1305

L&I district	CENTRAL WEST
Permit number	89791
Permit type	ELECTRICAL PERMIT (EP_ELECTRL)
Type of work	EZELEC INSTALL 100A SERVICE, PROPER GROUNDING, 3 LIGHT FIXTURES, 6 CIRCUITS TO FUSE BOX & REPLACE PULL CHAIN FIXTURE.
Permit status	COMPLETED
Date issued	Jul. 17, 2007
Zoning documents	No zoning documents
Contractor	SHEFSKY JEFFREY 7335 RISING SUN AVE BRANDON ELECTRIC PHILADELPHIA PA 19111-



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*: CHISHOLM CRAIG & CHISHOLM ALETHEA

Settlement Company: Stellar Innovations

Property Address*: 5639 WYNDALE AVE, PHILADELPHIA, PA 19131

Settlement File No.: BS-X01693-9187444617

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>5639 WYNDALE AVE, PHILADELPHIA, PA 19131</u> Account #: <u>040 84860 05639 001</u> Last Meter Reading: <u>698</u> Taken On: <u>07/24/24</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>06/24/24</u> to <u>07/24/24</u> Water/Sewer Balance: <u>79.70</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>79.70</u>	Discontinued Account(s) <input checked="" type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____
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Agency/Lien Repair Bill Balance <input checked="" type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
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HELP Loan Bill Balance <input checked="" type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____
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Water Code Enforcement Judgment(s)	<input checked="" type="checkbox"/> None if checked
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ACCOUNT BALANCE DUE (inclusive of all amounts listed above): <u>79.70</u>
GOOD THROUGH: <u>08/28/24</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>5639 WYNDALE AVE, PHILADELPHIA, PA 19131</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. 22, 2024
ATTN:	1-407-210-3113@FAX.PGWORKS.COM
FROM:	"Harmon, Stephanie C."
SUBJECT:	081924 - 5639 WYNDALE 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 9187444617 Date of Settlement: 8/19/2024
 Law Firm/Title Agency: STELLAR INNOVATIONS ABSTRACT Requestor Name (Print Clearly): _____
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113
 Property Information (Please provide account numbers) Email: _____
 Address: 5639 WYNDALE AVE PGW Account #(s): _____
 Owner(s): CRAIG CHISHOLM

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#: 1753883 Meter Reading: 3301 Date: 8/12/2024 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:
6361585119	CRAIG CHISHOLM	8/2/2012			9/13/2024	\$ 39.46

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

TOTAL AMOUNT DUE:
\$39.46

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

PREPARED BY: SHARMON DATE: 8/19/2024 PAGE ____ OF ____