

402 CHANDLER ST

PHILADELPHIA, PA 19111-2214

Owner

WALLS KEVIN M
WALLS MARYANN E

OPA Account Number

631228700

Mailing Address

402 Chandler St
Philadelphia PA 19111-2214

Property assessment and sale information

Assessed Value	\$325,200
Sale Date	04/24/2008
Sale Price	\$1

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	\$325,200	\$65,040	\$160,160	\$0	\$100,000
2024	\$261,600	\$52,320	\$129,280	\$0	\$80,000
2023	\$261,600	\$52,320	\$129,280	\$0	\$80,000
2022	\$218,500	\$54,625	\$118,875	\$0	\$45,000
2021	\$218,500	\$54,625	\$118,875	\$0	\$45,000
2020	\$218,500	\$54,625	\$118,875	\$0	\$45,000
2019	\$198,900	\$49,725	\$109,175	\$0	\$40,000
2018	\$191,000	\$47,750	\$113,250	\$0	\$30,000
2017	\$191,000	\$47,750	\$113,250	\$0	\$30,000
2016	\$191,000	\$54,495	\$106,505	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$191,000	\$54,495	\$106,505	\$0	\$30,000


Sales History (2)

Date	Adjusted Total	Grantees	Grantors	Doc Id
04/24/2008	\$1	WALLS KEVIN M; WALLS MARYANN E	WALLS KEVIN M	51904603
03/29/2006	\$1	WALLS KEVIN M	WALLS KEVIN M; WALLS MARYANN E	51431318





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=631228700 or call OPA at [\(215\) 686-9200](tel:215-686-9200) (tel:+12156869200).

Year Built	1953 (estimated)
Building Description	TWIN CONVENTIONAL
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 Has central air Sewer type n/a
Lot Size	3,150 sq ft
Improvement Area	1,650 sq ft
Frontage	35 ft
Beginning Point	43'1" E OF BARNES ST
Zoning	RSA2-Residential Single Family Attached-2  https://atlas.phila.gov/402%20CHANDLER%20ST/zoning.
OPA Account Number	631228700
OPA Address	402 Chandler St
Homestead Exemption	Yes

Local Details

Political Divisions	Ward: 63rd Council District: 10th  (http://atlas.phila.gov/402_CHANDLER_ST/voting)
School Catchment	Elementary: Fox Chase Middle: Baldi, CCA HS: Washington, George  (https://webapps1.philasd.org/school_finder/)
Police District	2nd District  (https://www.phillypolice.com/districts/2nd/index.html)
Trash Day	Thursday  (https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/)
L&I District	EAST
Census Tract	034100

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.)