



Property Information		Request Information		Update Information
File#:	BS-X01693-8655244911	Requested Date:	07/17/2024	Update Requested:
Owner:	WALLS KEVIN M WALLS MARYANN E	Branch:		Requested By:
Address 1:	402 CHANDLER 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 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 #: 0602322000402001

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$8,921.81

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

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

GAS

Account #: 000447461666

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$1,702.02

Good Thru: 08/21/2024

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

📍 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:+12156869200) (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.)



[< Home](#)

402 CHANDLER ST

PHILADELPHIA PA 19111-2214

Balance

\$0.00

OPA : 631228700
Assessed value : \$261,600.00
Owner : WALLS KEVIN M

[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

L&I dashboard Property history 402 CHANDLER ST

Property address search

Search an address...

Search an address...

CLEAR



L&I district

EAST

Owner name

WALLS KEVIN M
WALLS MARYANN E

Owner mailing address

402 CHANDLER ST
PHILADELPHIA, PA 19111

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

No Permits for this property

Violations

No Violations for this property

YOUR LOGO
HERE!

Your address here

DATE:	Aug. 6, 2024
ATTN:	407-210-3113@fax.pgworks.com
FROM:	"O'Sullivan, Jordan S"
SUBJECT:	080624 - 402 Chandler 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-X01693-8655244911 Date of Settlement: 8/9/2024
 Law Firm/Title Agency: Stellar Innovations Requestor Name (Print Clearly): Peter Watson
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113
 Property Information (Please provide account numbers) Email: _____
 Address: 402 Chandler St PGW Account #(s): _____
 Owner(s): Walls Kevin M and Walls Maryann E

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>2107022</u>	Meter Reading: <u>2994</u>	Date: <u>7/22/2024</u>	Actual/Estimate/Final	<u>Actual</u>
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:
0004 4746 1666	Maryann Walls	11/4/2011			8/21/2024	\$ 1,702.02

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

TOTAL AMOUNT DUE:
\$ 1,702.02

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