



Property Information		Request Information		Update Information
File#:	BS-X01693-9476647870	Requested Date:	07/17/2024	Update Requested:
Owner:	CRUZ-VAZQUEZ ANGEL CRUZ MARIA	Branch:		Requested By:
Address 1:	4539 N 7TH 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 #: 0218793004539001

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$143.60

Good Thru: 08/23/2024

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 #: N/A

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$36.07

Good Thru: 09/09/2024

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.

4539 N 7TH ST

PHILADELPHIA, PA 19140-1424

**Owner**

CRUZ-VAZQUEZ ANGEL  
CRUZ MARIA

**OPA Account Number**

491199800

**Mailing Address**

4539 N 7th St  
Philadelphia PA 19140-1424

Property assessment and sale information

Assessed Value	\$119,800
Sale Date	03/21/2008
Sale Price	\$53,000

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	\$119,800	\$19,800	\$0	\$4,160	\$95,840
2024	\$94,400	\$14,400	\$0	\$4,480	\$75,520
2023	\$94,400	\$14,400	\$0	\$4,480	\$75,520
2022	\$51,400	\$6,400	\$0	\$5,226	\$39,774
2021	\$51,400	\$6,400	\$0	\$5,226	\$39,774
2020	\$51,400	\$6,400	\$0	\$5,226	\$39,774
2019	\$67,200	\$15,200	\$12,000	\$0	\$40,000
2018	\$56,800	\$12,894	\$13,906	\$0	\$30,000
2017	\$56,800	\$12,894	\$13,906	\$0	\$30,000
2016	\$56,800	\$4,104	\$22,696	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$56,800	\$4,104	\$22,696	\$0	\$30,000


### Sales History (1)

Date	Adjusted Total	Grantees	Grantors	Doc Id
03/21/2008	\$53,000	CRUZ MARIA; CRUZ-VAZQUEZ ANGEL	LEON FELIX; LEON GLADYS	51879732

### 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=491199800](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=491199800)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1930 (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	1,026 sq ft
Improvement Area	1,224 sq ft
Frontage	18 ft
Beginning Point	162' N OF ANNSBURY
Zoning	<a href="#">RSA5-Residential Single Family Attached-5</a>  ( <a href="https://atlas.phila.gov/4539%20N%207TH%20ST/zoning">https://atlas.phila.gov/4539%20N%207TH%20ST/zoning</a> )
OPA Account Number	491199800
OPA Address	4539 N 7th St
Homestead Exemption	Yes

## Local Details

Political Divisions	<a href="http://atlas.phila.gov/4539_N_7TH_ST/voting">Ward: 49th   Council District: 8th</a>
School Catchment	<a href="https://webapps1.philasd.org/school_finder/">Elementary: Cayuga   Middle: Clemente, Roberto   HS: Edison, Thomas A.</a>
Police District	<a href="https://www.phillypolice.com/districts/25th/index.html">25th District</a>
Trash Day	<a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">Unavailable</a>
L&I District	EAST
Census Tract	028400

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](#)

4539 N 7TH ST

PHILADELPHIA PA 19140-1424

Balance

**\$0.00**

OPA : 491199800  
Assessed value : \$94,400.00  
Owner : CRUZ-VAZQUEZ  
ANGEL

[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...

4539 N 7TH ST

CLEAR ✕



**L&I district**

EAST

**Owner name**

CRUZ-VAZQUEZ ANGEL  
CRUZ MARIA

**Owner mailing address**

4539 N 7TH ST  
PHILADELPHIA, PA 19140

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

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<b>DATE:</b>	Aug. 20, 2024
<b>ATTN:</b>	407-210-3113@fax.pgworks.com
<b>FROM:</b>	"Barbaro, Nicole"
<b>SUBJECT:</b>	82024 - 4539 N. 7th St.pdf

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**Note:**



**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 #: \_\_\_\_\_ Date of Settlement: 8/20/2024  
 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: 4539 N. 7th St. PGW Account #(s): \_\_\_\_\_  
 Owner(s): Angel Cruz

**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>2213298</u>	Meter Reading: <u>8701</u>	Date: <u>8/6/2024</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:
		7/25/2016		\$ 36.07	9/9/2024	\$ 36.07

Judgment/Lien \_\_\_\_\_ Docket #: \_\_\_\_\_ File Date: \_\_\_\_\_  
 Judgment/Lien \_\_\_\_\_ Docket #: \_\_\_\_\_ File Date: \_\_\_\_\_  
 Judgment/Lien \_\_\_\_\_ Docket #: \_\_\_\_\_ File Date: \_\_\_\_\_

**TOTAL AMOUNT DUE:**  
\$36.07

**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, 3<sup>rd</sup> 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**