



## Property Information      Request Information      Update Information

File#:	BS-X01693-9942193712	Requested Date:	07/17/2024	Update Requested:
Owner:	CIMINI DENA J	Branch:		Requested By:
Address 1:	1524 EMILY 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 #: 0273172001524001  
 Payment Status: DELINQUENT  
 Status: Pvt & Lienable  
 Amount: \$375.71  
 Good Thru: 09/11/2024  
 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 #: 143264768  
 Payment Status: DELINQUENT  
 Status: Pvt & Lienable  
 Amount: \$239.02  
 Good Thru: 09/10/2024  
 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

📍 1524 EMILY ST

PHILADELPHIA, PA 19145-3028

**Owner**

CIMINI DENA J

**OPA Account Number**

481117200

**Mailing Address**

1524 Emily St  
Philadelphia PA 19145-3028

Property assessment and sale information

Assessed Value	\$195,800
Sale Date	12/19/2006
Sale Price	\$75,000

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	\$195,800	\$39,160	\$56,640	\$0	\$100,000
2024	\$181,200	\$36,200	\$65,000	\$0	\$80,000
2023	\$181,200	\$36,200	\$65,000	\$0	\$80,000
2022	\$122,300	\$22,503	\$54,797	\$0	\$45,000
2021	\$122,300	\$22,503	\$54,797	\$0	\$45,000
2020	\$122,300	\$22,503	\$54,797	\$0	\$45,000
2019	\$113,700	\$20,921	\$52,779	\$0	\$40,000
2018	\$78,200	\$14,389	\$33,811	\$0	\$30,000
2017	\$78,200	\$14,389	\$33,811	\$0	\$30,000
2016	\$78,200	\$10,030	\$38,170	\$0	\$30,000

<b>Year</b>	<b>Market Value</b>	<b>Taxable Land</b>	<b>Taxable Improvement</b>	<b>Exempt Land</b>	<b>Exempt Improvement</b>
2015	\$78,200	\$10,030	\$38,170	\$0	\$30,000

Sales History (1)

<b>Date</b>	<b>Adjusted Total</b>	<b>Grantees</b>	<b>Grantors</b>	<b>Doc Id</b>
12/19/2006	\$75,000	CIMINI DENA J	CIMINI ANTHONY; CIMINI FRANK; CIMINI FRANK A ESTATE OF	51599078





## 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=481117200](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=481117200) or call OPA at [\(215\) 686-9200](tel:215-686-9200) (tel:+12156869200).

Year Built	1920 (estimated)
Building Description	ROW TYPICAL
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 No central air Sewer type n/a
Lot Size	590 sq ft
Improvement Area	855 sq ft
Frontage	20 ft
Beginning Point	167'6" W 15TH ST
Zoning	<b>CMX2-Neighborhood Commercial Mixed-Use-2</b> <a href="#">↗</a> <a href="https://atlas.phila.gov/1524%20EMILY%20ST/zoning">https://atlas.phila.gov/1524%20EMILY%20ST/zoning</a>
OPA Account Number	481117200
OPA Address	1524 Emily St
Homestead Exemption	Yes

## Local Details

Political Divisions	<a href="http://atlas.phila.gov/1524-EMILY-ST/voting">Ward: 48th   Council District: 2nd</a>  ( <a href="http://atlas.phila.gov/1524-EMILY-ST/voting">http://atlas.phila.gov/1524-EMILY-ST/voting</a> )
School Catchment	<a href="#">Elementary: Girard, Stephen</a>   <a href="#">Middle: Universal Institute Charter School at Vare, EH</a>   <a href="#">HS: Universal Institute Charter School at Audenried</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="https://www.phillypolice.com/districts/1st/index.html">1st District</a>  ( <a href="https://www.phillypolice.com/districts/1st/index.html">https://www.phillypolice.com/districts/1st/index.html</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/#/">Wednesday</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	SOUTH
Census Tract	003901

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

### 1524 EMILY ST

PHILADELPHIA PA 19145-3028

Balance

**\$0.00**

OPA : 481117200  
 Assessed value : \$181,200.00  
 Owner : CIMINI DENA J

[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...

1524 EMILY ST

CLEAR ✕



**L&I district**

SOUTH

**Owner name**

CIMINI DENA J

**Owner mailing address**

1524 EMILY ST  
PHILADELPHIA, PA 19145

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

Year issued



Filter by Permit #

Type to filter by permit #



Filter by Permit type

Permit type



Date issued

Jul., 25, 2022

Permit #

[PP-2022-010978](#)

Permit type

PLUMBING PERMIT

One record

### Violations

No Violations for this property

## Property History

Permits, licenses, violations & appeals by address

PLUMBING PERMIT

ISSUED 07/25/2022

PP-2022-010978

L&I District: SOUTH

OPA Account #: 481117200

1524 EMILY ST

Philadelphia, PA 19145-3028

L&I district	SOUTH
Permit number	PP-2022-010978
Permit type	PLUMBING PERMIT (PLUMBING)
Type of work	ALTERATIONS CURB TRAP AND FAI
Permit status	COMPLETED
Date issued	Jul. 25, 2022
Zoning documents	No zoning documents
Contractor	RYAN HUGHES RYAN HUGHES 3383 MILLER ST PHILADELPHIA, PA 19134 USA



YOUR LOGO  
**HERE!**

Your address here

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<b>DATE:</b>	Aug. 19, 2024
<b>ATTN:</b>	1-407-210-3113@FAX.PGWORKS.COM
<b>FROM:</b>	"Harmon, Stephanie C."
<b>SUBJECT:</b>	081924 - 1524 EMILY ST.PDF

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**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](https://www.adobe.com/go/reader_download)

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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 3966332303 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: 1524 EMILY ST PGW Account #(s): \_\_\_\_\_  
 Owner(s): DENA CIMINI

**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>2078059</u>	Meter Reading: <u>7383</u>	Date: <u>8/7/2024</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:
143264768	DENA CIMINI	12/1/2014			9/10/2024	\$ 239.02

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

**TOTAL AMOUNT DUE:**  
**\$239.02**

**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, 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**

PREPARED BY: SHARMON DATE: 8/19/2024 PAGE \_\_\_\_ OF \_\_\_\_