



Property Information

File#: BS-X01693-7307173279
Owner: RIVERA YOLANDA
Address 1: 2728 N REESE ST
Address 2:
City, State Zip: PHILADELPHIA, PA

Request Information

Requested Date: 07/17/2024
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS	<p>Per City of Philadelphia Department of Zoning there are no Code Violation cases on this property.</p> <p>Collector: City of Philadelphia Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441</p>
PERMITS	<p>Per City of Philadelphia Building Department there are no Open/Pending/Expired Permit on this property.</p> <p>Collector: City of Philadelphia Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441</p>
SPECIAL ASSESSMENTS	<p>Per City of Philadelphia Tax Collector Department there are Special Assessments/liens on the property.</p> <p>Collector: Philadelphia Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102 Business# 215- 686-2300</p> <p>Comments: Special Assessments are included in Tax Bills. Please refer to the attached document for more information</p>
DEMOLITION	NO



UTILITIES

WATER & SEWER

Account #: 0236782002728001

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$180.76

Good Thru: 08/27/2024

Account Active: Active

Collector: Philadelphia Water Department

Payable Address: 1101 Market Street, 5th Floor, Philadelphia, PA 19107

Business # 215-686-6995

GAS

Account #: 000367935673

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$25.73

Good Thru: 09/06/2024

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

📍 2728 N REESE ST

PHILADELPHIA, PA 19133-2707

Owner

RIVERA YOLANDA

OPA Account Number

192246400

Mailing Address

Simplifile Lc E-recording
2728 N Reese St
Philadelphia PA 19133-2707

Property assessment and sale information

Assessed Value	\$96,900
Sale Date	12/18/2023
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	\$96,900	\$19,380	\$77,520	\$0	\$0
2024	\$46,800	\$9,300	\$37,500	\$0	\$0
2023	\$46,800	\$0	\$0	\$9,300	\$37,500
2022	\$30,100	\$0	\$0	\$7,133	\$22,967
2021	\$30,100	\$0	\$0	\$7,133	\$22,967
2020	\$30,100	\$0	\$0	\$7,133	\$22,967
2019	\$39,400	\$0	\$0	\$9,337	\$30,063
2018	\$44,500	\$10,546	\$3,954	\$0	\$30,000
2017	\$44,500	\$10,546	\$3,954	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2016	\$44,500	\$2,960	\$11,540	\$0	\$30,000
2015	\$42,000	\$2,960	\$39,040	\$0	\$0

Sales History (4)

Date	Adjusted Total	Grantees	Grantors	Doc Id
12/18/2023	\$1	RIVERA YOLANDA	GONZALEZ RAYMOND SEGUINOT	54264042
07/10/2007	\$34,000	GONZALEZ RAYMOND SEGUINOT	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	51765064
12/06/2006	\$1	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	WELLS FARGO BANK N A; WELLS FARGO HOME MORTGAGE INC	51595528
03/28/2001	\$28,500	RIVERA ALDO J	SANTIAGO WILBERT	50235336

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/Proplnq.aspx?acct_num=192246400 or call OPA at [\(215\) 686-9200](tel:+12156869200) (tel:+12156869200).

Year Built	1920
Building Description	ROW TYPICAL
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	No basement No fireplace No garage
Heating and Utilities	Heater type n/a No central air Sewer type n/a
Lot Size	897 sq ft
Improvement Area	1,040 sq ft
Frontage	13 ft
Beginning Point	265'11" S SOMERSET ST
Zoning	RSA5-Residential Single Family Attached-5 https://atlas.phila.gov/2728%20N%20REESE%20ST/zoning.
OPA Account Number	192246400
OPA Address	2728 N Reese St
Homestead Exemption	No

Local Details

Political Divisions	Ward: 19th Council District: 7th
School Catchment	Elementary: deBurgos, Julia Middle: deBurgos, Julia HS: Edison, Thomas A.
Police District	25th District
Trash Day	Unavailable
L&I District	CENTRAL EAST
Census Tract	017500

You can download the property assessment dataset in bulk, and get more information about this data at 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

2728 N REESE ST

PHILADELPHIA PA 19133-2707

Balance

\$674.77

> Make a payment

OPA : 192246400
Assessed value : \$46,800.00
Owner : RIVERA YOLANDA

Summary More options...

Accounts

Real Estate Tax

Balance

\$674.77

- > Make a payment
- > 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 2728 N REESE ST

Property address search

Search an address...

Search an address...

CLEAR



L&I district

CENTRAL EAST

Owner name

RIVERA YOLANDA

Owner mailing address

2728 N REESE ST
PHILADELPHIA, PA 19133

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



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*: RIVERA YOLANDA

Settlement Company: Stellar Innovations

Property Address*: YOLANDA RIVERA 2728 N REESE ST

Settlement File No.: BS-X01693-7307173279

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>YOLANDA RIVERA 2728 N REESE ST</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: _____
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Agency/Lien Repair Bill Balance <input type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
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HELP Loan Bill Balance <input type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____
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Water Code Enforcement Judgment(s)	<input type="checkbox"/> None if checked
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ACCOUNT BALANCE DUE (inclusive of all amounts listed above): _____

GOOD THROUGH: _____

Additional Comments: _____

Philadelphia Water 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: 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>YOLANDA RIVERA 2728 N REESE ST</u> Account #: <u>023-67820-02728-001</u> Last Meter Reading: <u>452</u> Taken On: <u>Aug 01, 2024</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>Jun 28, 2024</u> to <u>Aug 01, 2024</u> Water/Sewer Balance: <u>\$180.76</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>180.76</u>	Discontinued Account(s) <input type="checkbox"/> None if checked #: <u>RAYMOND SEQUINOT GONZALEZ 001</u> Balance: <u>\$0.00 CURRENT</u> #: _____ Balance: _____ #: _____ Balance: _____	
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees) <input checked="" 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 checked="" type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
HELP Loan Bill Balance <input checked="" type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____	
ACCOUNT BALANCE DUE (inclusive of all amounts listed above): <u>\$180.76</u> GOOD THROUGH: <u>8/27/24</u> Additional Comments: _____ _____		

Law Department Representative's Name: DDRAKE Date: 8/12/24

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. 14, 2024
ATTN:	407-210-3113@fax.pgworks.com
FROM:	"Hardy, Karen T"
SUBJECT:	Emailing: 08142024-2728 N Reese St.pdf

Note:

Your message is ready to be sent with the following file or link attachments:

08142024-2728 N Reese St.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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-X01693-7307173279 Date of Settlement: 8/14/2024
 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: 2728 N Reese Street PGW Account #(s): _____
 Owner(s): Rivera, Yolanda

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>2111496</u>	Meter Reading: <u>1739</u>	Date: <u>8/5/2024</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:
0003 6793 5673	Rivera, Yolanda	10/7/2014		\$ 25.73	9/6/2024	\$ 25.73

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

TOTAL AMOUNT DUE:
\$25.73

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