

📍 2225 S 13TH ST

PHILADELPHIA, PA 19148-2932

**Owner**

CUCE SALVATORE  
CUCE CARMELLA

**OPA Account Number**

394424500

**Mailing Address**

2225 S 13th St  
Philadelphia PA 19148-2932

Property assessment and sale information

Assessed Value	\$274,300
Sale Date	02/26/2009
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	\$274,300	\$54,860	\$219,440	\$0	\$0
2024	\$235,700	\$47,140	\$188,560	\$0	\$0
2023	\$235,700	\$47,140	\$188,560	\$0	\$0
2022	\$199,500	\$30,923	\$168,577	\$0	\$0
2021	\$199,500	\$30,923	\$168,577	\$0	\$0
2020	\$199,500	\$30,923	\$168,577	\$0	\$0
2019	\$184,100	\$28,536	\$155,564	\$0	\$0
2018	\$143,300	\$22,212	\$121,088	\$0	\$0
2017	\$143,300	\$22,212	\$121,088	\$0	\$0
2016	\$143,300	\$15,800	\$127,500	\$0	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$133,600	\$15,800	\$117,800	\$0	\$0

### Sales History (1)

Date	Adjusted Total	Grantees	Grantors	Doc Id
02/26/2009	\$1	CUCE CARMELLA; CUCE SALVATORE	CUCE CARMELLA; VINCI NICHOLAS	52040978

### 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=394424500](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=394424500)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1925 (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	Duct (heated air) heaters No central air Sewer type n/a
Lot Size	1,046 sq ft
Improvement Area	1,378 sq ft
Frontage	16 ft
Beginning Point	78'5" S OF TREE ST
Zoning	<a href="#">RSA5-Residential Single Family Attached-5</a>  ( <a href="https://atlas.phila.gov/2225%20S%2013TH%20ST/zoning">https://atlas.phila.gov/2225%20S%2013TH%20ST/zoning</a> .)
OPA Account Number	394424500
OPA Address	2225 S 13th St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="http://atlas.phila.gov/2225%20S%2013TH%20ST/voting">Ward: 39th   Council District: 1st</a>
School Catchment	<a href="https://webapps1.philasd.org/school_finder/">Elementary: Jenks, Abram   Middle: Fell, D Newlin   HS: South Philadelphia HS</a>
Police District	<a href="https://www.phillypolice.com/districts/3rd/index.html">3rd 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/#/">Wednesday</a>
L&I District	SOUTH
Census Tract	004001

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

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