



| Property Information | | Request Information | | Update Information |
|----------------------|---------------------------------|-----------------------|------------|--------------------|
| File#: | BS-X01693-9599472835 | Requested Date: | 07/17/2024 | Update Requested: |
| Owner: | CUCE SALVATORE CUCE CARMELLA | Branch: | | Requested By: |
| Address 1: | 2225 S 13TH 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 #: 0288806002225001

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$118.74

Good Thru: 09/03/2024

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 #: NON CHARGEABLE

Payment Status: N/A

Status: Pvt & Lienable

Amount: N/A

Good Thru: N/A

Account Active: Inactive

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

📍 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) 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 | RSA5-Residential Single Family Attached-5  (https://atlas.phila.gov/2225%20S%2013TH%20ST/zoning .) |
| OPA Account Number | 394424500 |
| OPA Address | 2225 S 13th St |
| Homestead Exemption | No |

Local Details

| | |
|---------------------|--|
| Political Divisions | Ward: 39th Council District: 1st |
| School Catchment | Elementary: Jenks, Abram Middle: Fell, D Newlin HS: South Philadelphia HS |
| Police District | 3rd District |
| Trash Day | Wednesday |
| 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

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](#)

2225 S 13TH ST
PHILADELPHIA PA 19148-2932

Balance
\$0.00

OPA : 394424500
Assessed value : \$235,700.00
Owner : CUCE SALVATORE

[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...

2225 S 13TH ST

CLEAR ✕



L&I district

SOUTH

Owner name

CUCE SALVATORE
CUCE CARMELLA

Owner mailing address

2225 S 13TH ST
PHILADELPHIA, PA 19148

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. 20, 2024 |
| ATTN: | 407-210-3113@fax.pgworks.com |
| FROM: | "Barbaro, Nicole" |
| SUBJECT: | 82024 - 2225 S. 13th St.pdf |

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: 2225 S 13th St. PGW Account #(s): _____
 Owner(s): Cuce Salvatore

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#: _____ | Meter Reading: _____ | Date: _____ | Actual/Estimate/Final | <input type="text"/> |
| Meter#: _____ | Meter Reading: _____ | Date: _____ | Actual/Estimate/Final | <input type="text"/> |
| Meter#: _____ | Meter Reading: _____ | Date: _____ | Actual/Estimate/Final | <input type="text"/> |

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: |
|----------------|---------------------|-------------|-----------|---------|--------------------|-------------|
| Non chargeable | | | | | | |
| account | | | | | | |
| | | | | | | |

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

TOTAL AMOUNT DUE:

\$0.00

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