



Property Information		Request Information		Update Information
File#:	BF-X01738-2834062212	Requested Date:	08/12/2024	Update Requested:
Owner:	BOBB WYATT WOOLLEY ADELAIDE	Branch:		Requested By:
Address 1:	4651 WHITAKER AVE	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PHILADELPHIA, PA	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS	<p>Per City of Philadelphia Department of Zoning there are Open Code Violation cases on this property.</p> <p>Case# CF-2024-076946 Case Type: EXTERIOR AREA WEEDS</p> <p>Case# CF-2024-075544 Case Type: EXTERIOR AREA WEEDS</p> <p>Collector: City of Philadelphia Department of Zoning 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 Department of Building 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 no Special Assessments/liens on the property.</p> <p>Collector: Philadelphia City Treasurer Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102 Business# 215- 686-2300</p>
DEMOLITION	NO



UTILITIES

WATER & SEWER

Account #: 0088282004651001

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$11,420.89

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 #: 002116817498

Payment Status: FINAL

Status: Pvt & Lienable

Amount: \$2,421.75

Good Thru: FINAL

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.

📍 4651 WHITAKER AVE

PHILADELPHIA, PA 19120-4637

**Owner**

**BOBB WYATT  
WOOLLEY ADELAIDE**

**OPA Account Number**

**421563800**

**Mailing Address**

4651 Whitaker Ave  
Philadelphia PA 19120-4637

Property assessment and sale information

Assessed Value	\$162,300
Sale Date	09/04/1992
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	\$162,300	\$32,460	\$29,840	\$0	\$100,000
2024	\$122,000	\$24,400	\$17,600	\$0	\$80,000
2023	\$122,000	\$24,400	\$17,600	\$0	\$80,000
2022	\$63,400	\$12,833	\$5,567	\$0	\$45,000
2021	\$63,400	\$12,833	\$5,567	\$0	\$45,000
2020	\$63,400	\$12,833	\$5,567	\$0	\$45,000
2019	\$83,000	\$16,800	\$26,200	\$0	\$40,000
2018	\$80,300	\$16,301	\$33,999	\$0	\$30,000
2017	\$80,300	\$16,301	\$33,999	\$0	\$30,000
2016	\$80,300	\$9,566	\$40,734	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$80,300	\$9,566	\$40,734	\$0	\$30,000

Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
------	----------------	----------	----------	--------

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=421563800](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=421563800)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1940 (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	1,543 sq ft
Improvement Area	1,200 sq ft
Frontage	15 ft
Beginning Point	239'11 1/4" N.
Zoning	<a href="#">RSA5-Residential Single Family Attached-5</a> ( <a href="https://atlas.phila.gov/4651%20WHITAKER%20AVE/zoning">https://atlas.phila.gov/4651%20WHITAKER%20AVE/zoning</a> .)
OPA Account Number	421563800
OPA Address	4651 Whitaker Ave
Homestead Exemption	Yes

## Local Details

Political Divisions	<a href="http://atlas.phila.gov/4651-WHITAKER-AVE/voting">Ward: 42nd   Council District: 7th</a> <a href="#">↗</a> ( <a href="http://atlas.phila.gov/4651-WHITAKER-AVE/voting">http://atlas.phila.gov/4651 WHITAKER AVE/voting</a> )
School Catchment	<a href="#">Elementary: Barton, Clara</a>   <a href="#">Middle: Feltonville School of Arts and Sciences</a>   <a href="#">HS: Aspira Olney Charter High School</a>   <a href="#">↗</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/25th/index.html">25th District</a> <a href="#">↗</a> ( <a href="https://www.phillypolice.com/districts/25th/index.html">https://www.phillypolice.com/districts/25th/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="#">↗</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	EAST
Census Tract	028901

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](#)

### 4651 WHITAKER AVE

PHILADELPHIA PA 19120-4637

Balance

**\$0.00**

OPA : 421563800  
Assessed value : \$122,000.00  
Owner : BOBB WYATT

[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...

4651 WHITAKER AVE

CLEAR ✕



**L&I district**

EAST

**Owner name**

BOBB WYATT  
WOOLLEY ADELAIDE

**Owner mailing address**

4651 WHITAKER AVE  
PHILADELPHIA, PA 19120

To report corrections, submit an official inquiry. [↗](#)

### Appeals

No Appeals for this property

### Building Certifications

0 Certifications



### Investigations

4 Investigations



### Business licenses

No business licenses for this property

### Permits

No Permits for this property

### Violations

5 Violations (within 3 cases)



Filter by Year issued

Year issued



Filter by Case #

Type to filter by case #



Filter by Type

Type



Date issued

Violation case #

Type

Jul., 18, 2024

[CF-2024-076946 \(1 violation\)](#)

STANDARD

Jul., 16, 2024

[CF-2024-075544 \(1 violation\)](#)

STANDARD

Jun., 05, 2024

[CF-2024-057153 \(3 violations\)](#)

STANDARD

3 records

# Property History

Permits, licenses, violations & appeals by address

STANDARD

IN VIOLATION

CASE NUMBER: **CF-2024-076946**

[Applicable codes index](#)

L&I District: **EAST**

OPA Account #: **421563800**

4651 WHITAKER AVE

Philadelphia, PA 19120-4637

Case number	CF-2024-076946
Priority	STANDARD
Date added	Jul. 18, 2024
Date updated	Jul. 18, 2024
Resolution date	Not Available
Documents*	<a href="#">Notice of Violation Report</a>

\*Violation notices on cases that complied prior to June 27, 2024 are not available here.

Violation number: VI-2024-060085 - PM15-302.4



Code	PM15-302.4
Type	EXTERIOR AREA WEEDS
Date	Jul. 18, 2024
Status	OPEN

## Investigations

Date	Case #	Status
Jul. 18, 2024	CF-2024-076946	FAILED

One record



# Property History

Permits, licenses, violations & appeals by address

STANDARD

CASE NUMBER: **CF-2024-075544**

SVN ISSUED, BALANCE DUE

[Applicable codes index](#)

L&I District: **EAST**

OPA Account #: **421563800**

4651 WHITAKER AVE

Philadelphia, PA 19120-4637

Case number	CF-2024-075544
Priority	STANDARD
Date added	Jul. 16, 2024
Date updated	Jul. 16, 2024
Resolution date	Not Available
Documents*	Not Available

\*Violation notices on cases that complied prior to June 27, 2024 are not available here.

Violation number: VI-2024-058935 - PM15-302.4



Code	PM15-302.4
Type	EXTERIOR AREA WEEDS
Date	Jul. 16, 2024
Status	SVN ISSUED

## Investigations

Date	Case #	Status
Jul. 16, 2024	CF-2024-075544	FAILED

One record

# Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: **CF-2024-057153**

[Applicable codes index](#)

L&I District: **EAST**

OPA Account #: **421563800**

4651 WHITAKER AVE

Philadelphia, PA 19120-4637

Case number	CF-2024-057153
Priority	STANDARD
Date added	Jun. 05, 2024
Date updated	Jul. 16, 2024
Resolution date	Jul. 16, 2024
Documents*	<a href="#">Notice of Violation Report</a>

\*Violation notices on cases that complied prior to June 27, 2024 are not available here.

Violation number: VI-2024-046019 - PM15-302.4	+
Violation number: VI-2024-046020 - PM15-302.1	+
Violation number: VI-2024-046021 - PM15-302.8	+

## Investigations

Date	Case #	Status
Jun. 05, 2024	CF-2024-057153	FAILED
Jul. 16, 2024	CF-2024-057153	PASSED

2 records

YOUR LOGO  
HERE!

Your address here

---

<b>DATE:</b>	Aug. 22, 2024
<b>ATTN:</b>	407-210-3113@fax.pgworks.com
<b>FROM:</b>	"Manley, Crystal G"
<b>SUBJECT:</b>	Emailing: 8222024-4651 Whitaker Ave.pdf

---

**Note:**

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

8222024-4651 Whitaker Ave.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 #: BF-XO1738-2834062212 Date of Settlement: 8/22/2024  
 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: MLS@stellaripl.com  
 Address: 4651 Whitaker Ave Philadelphia Pa 19120 PGW Account #(s): \_\_\_\_\_  
 Owner(s): Bobb Wyatt & Wooley Adelaide

**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>No Meter</u>	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:
No Acct						\$ 0.00
0021 1681 7498	Adelaide Wooley	12/10/1998	5/18/2017		Final	\$ 2,421.75

Judgment/Lien ACTIVE Docket #: 191130461 File Date: 11/26/2019  
 Judgment/Lien \_\_\_\_\_ Docket #: \_\_\_\_\_ File Date: \_\_\_\_\_  
 Judgment/Lien \_\_\_\_\_ Docket #: \_\_\_\_\_ File Date: \_\_\_\_\_

**TOTAL AMOUNT DUE:**  
**\$2,421.75**

**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**