



Property Information		Request Information		Update Information
File#:	BS-X01798-1546672381	Requested Date:	11/22/2024	Update Requested:
Owner:	MANSOOR SHEIK S	Branch:		Requested By:
Address 1:	4623 PENN ST	Date Completed:	12/13/2024	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 no Code Violation cases on this property.</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 Building Department Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441</p>
SPECIAL ASSESSMENTS	<p>Per City of Philadelphia Treasurer Department there are Special Assessments due on the property</p> <p>Collector: City of Philadelphia Treasurer 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 AND SEWER

Account #: 037-63820-04623-001
Payment Status: Delinquent
Status: Pvt & Lienable
Amount:\$24870.21
Good Thru: 12/26/2024
Account Active: YES
Collector: Philadelphia Water Department
Payable Address: 1101 Market St 5th Floor Philadelphia, PA 19107
Business # 215-686-6995

GAS

Account #: 005116095997 / 000938670527
Payment Status: FINAL
Status: Pvt & Lienable
Amount: \$29,754.94
Good Thru: Final
Account Active: NA
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



< Home

4623 N PENN ST

PHILADELPHIA PA 19124-5820

OPA : 232418600
Assessed value : \$333,200.00
Owner : MANSOOR SHEIK S

Balance

\$13,849.30

> [Make a payment](#)

[Summary](#) [More options...](#)

Accounts

Real Estate Tax

Balance

\$4,664.13

- > [Make a payment](#)
- > [View period balance](#)
- > [Apply for real estate assistance programs](#)
- > [View liens and debt](#)

Commercial Trash Fees

Balance

\$9,185.17

- > [Make a payment](#)
- > [View period balance](#)
- > [Apply for commercial trash fee exemption](#)



YOUR LOGO
HERE!

Your address here

DATE:	Dec. 13, 2024
ATTN:	407-210-3113@fax.pgworks.com
FROM:	"Keys, Sharon D."
SUBJECT:	Emailing: 121324 - 4623 N Penn St 1.pdf

Note:

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

121324 - 4623 N Penn St 1.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 X01798 1546672381 Date of Settlement: 12/20/2024
 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: 4623 N Penn St PGW Account #(s): _____
 Owner(s): Mansoor Sheiks

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 #: 111030933 File Date: 10/12/2011
 Judgment/Lien _____ Docket #: 150330810 File Date: 3/9/2015
 Judgment/Lien _____ Docket #: 150531183 File Date: 5/6/2015

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>1976198</u>	Meter Reading: <u>7415</u>	Date: <u>8/3/2011</u>	Actual/Estimate/Final	<u>Final</u>
Meter#: <u>1976198</u>	Meter Reading: <u>1180</u>	Date: <u>4/21/2016</u>	Actual/Estimate/Final	<u>Final</u>
Meter#: <u>1827874</u>	Meter Reading: <u>1220</u>	Date: <u>11/14/2024</u>	Actual/Estimate/Final	<u>Actual</u>

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:
0051 1609 5997	Mansoor, Bibi Z	9/3/1999	8/3/2011	\$ 1,448.02	Final	\$ 1,448.02
0009 3867 0527	Mansoor, Bibi Z	8/3/2011	4/21/2016	\$ 27,934.48	Final	\$ 27,934.48
		6/15/2018		\$ 326.16	12-13-2024	\$ 326.16

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

TOTAL AMOUNT DUE:

\$29,754.94

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

PREPARED BY: S. Keys DATE: 12/13/2024 PAGE ____ OF ____

Philadelphia Gas Works



PGW Credit and Collections Department
 Phone: (215) 978-1053
 Fax: (215) 398-3352

ACCOUNT PAY-OFF INQUIRY FORM

(Page 2 of 2)

PGW ONLY (Continued from Section B)

List of All Debt

Account#:	Customer of Record:	Start Date:	End Date:	Amount:	Paid Through Date:	Amount Due:
		4/20/2011		\$ 46.28	12/13/2024	\$ 46.28

Judgment/Lien _____ Docket #: 160131280 File Date: 1/28/2016
 Judgment/Lien _____ Docket #: 160330894 File Date: 3/16/2016
 Judgment/Lien _____ Docket #: _____ File Date: _____

TOTAL AMOUNT DUE:
\$ 29,754.94

All liens and judgments will be satisfied once full payment has been credited against the relevant account.

PREPARED BY: S. Keys DATE: 12/13/2024 PAGE 2 OF 2



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*: George David

Property Owner Name*: MANSOOR SHEIK S

Settlement Company: Stellar Innovations

Property Address*: 4623 N PENN ST PHILADELPHIA PA 19124

Settlement File No.: BS-X01798-1546672381

Property Account #: _____

Phone: 302-261-9069

Water Code Enforcement #: _____

Fax: 407- 210-3113

#: _____

Email*: MLS@stellaripl.com

#: _____

Date of Request*: 11/25/2024

Agency/Lien Repair #: _____

Date of Settlement*: 12/05/2024

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>4623 N PENN ST PHILADELPHIA PA 19124</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: \$ _____
--	---	---

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>4623 N PENN ST PHILADELPHIA PA 19124</u> Account #: <u>037-63820-04623-001</u> Last Meter Reading: <u>1828</u> Taken On: <u>11/25/2024</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>10/24/2024</u> to <u>11/25/2024</u> Water/Sewer Balance: <u>24096.21</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>24096.21</u>	Discontinued Account(s) <input type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____	
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees) <input type="checkbox"/> None if checked	Judgment #: <u>ce1510721189</u> Date: <u>3/15/2016</u> Court Costs: \$ <u>37.00</u> Fines: \$ <u>500.00</u> Total: \$ <u>537.00</u>	Judgment #: <u>ce1907720608</u> Date: <u>9/16/19</u> Court Costs: \$ <u>37.00</u> Fines: \$ <u>200.00</u> Total: \$ <u>237.00</u>
Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	Agency/Lien Repair Bill Balance <input type="checkbox"/> None if checked
Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____	HELP Loan Bill Balance <input type="checkbox"/> None if checked
HELP Loan Acct #: _____ Date: _____ Total: \$ _____	ACCOUNT BALANCE DUE (inclusive of all amounts listed above): <u>24870.21</u>	
GOOD THROUGH: <u>12/26/2024</u>		
Additional Comments: _____ _____		

Law Department Representative's Name: rburton Date: 12/12/2024

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



Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: CF-2024-029451

[Applicable codes index](#)

L&I District: EAST

OPA Account #: 232418600

4623 N PENN ST

Philadelphia, PA 19124-5820

Case number	CF-2024-029451
Priority	STANDARD
Date added	Apr 11, 2024
Date updated	May 22, 2024
Resolution date	May 22, 2024
Documents*	Not Available

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

Violation number: VI-2024-024173 - PM15-304.13



Violation number: VI-2024-024103 - F-901.6.4



Violation number: VI-2024-024172 - 9-3902 (1)



Violation number: VI-2024-024177 - PM15-304.8





Property History

Permits, licenses, violations & appeals by address

Apr 11, 2024	CF-2024-029451	FAILED
May 22, 2024	CF-2024-029451	PASSED

2 records

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)



Property History

Permits, licenses, violations & appeals by address

HAZARDOUS

CASE NUMBER: 676433

CLOSED

[Applicable codes index](#)

L&I District: EAST

OPA Account #: 232418600

4623 N PENN ST

Philadelphia, PA 19124-5820

Case number	676433
Priority	HAZARDOUS
Date added	Mar 14, 2019
Date updated	Oct 20, 2020
Resolution date	Oct 20, 2020
Documents*	Not Available

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

Violation number: 211959543 - A-301.1/65



Violation number: 211959544 - FC-13-915



Investigations



Property History

Permits, licenses, violations & appeals by address

Mar 13, 2019	676433	FAILED
Jun 24, 2019	676433	FAILED

3 records

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)



Property History

Permits, licenses, violations & appeals by address

Property address search

Search an address...

4623 N PENN ST

CLEAR ✕



L&I district

EAST

Owner name

MANSOOR SHEIK S
MANSOOR BIBI

Owner mailing address

4623 N PENN ST
PHILADELPHIA, PA 19124

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

Appeals

No Appeals for this property

Building Certifications

No certifications for this property

Investigations

10 Investigations



Business licenses

1 Business license



Permits

No Permits for this property

Violations

14 Violations (within 4 cases)





Property History

Permits, licenses, violations & appeals by address