



Property Information

Request Information

Update Information

File#:	BS-X01798-3934709033	Requested Date:	11/22/2024	Update Requested:
Owner:	DILBERT WINSTON M	Branch:		Requested By:
Address 1:	811 S 49TH ST	Date Completed:	12/17/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PHILADELPHIA, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Philadelphia City Department of Zoning there are No Code Violation cases on this property.
Collector: Philadelphia City
Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102
Business# (215) 686-1441

PERMITS Per Philadelphia City Department of Building there are No Open/Pending/ Expired Permit on this property.
Collector: Philadelphia City
Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102
Business# (215) 686-1441

SPECIAL ASSESSMENTS Per Philadelphia City Treasurer's Department there are Special Assessments due on the property.
Collector: Philadelphia City Treasurer's
Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102
Business# (215) 686-2300
Comments: Special Assessments are included in Tax Bills. Please refer to the attached document for more information.

DEMOLITION NO



UTILITIES

WATER AND SEWER

Account #: 014-88770-00811-001

Payment Status: Due

Status: Pvt & Lienable

Amount:\$13463.74

Good Thru: 12/23/2024

Account Active: YES

Collector: Philadelphia Water Department

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

Business # 215-686-6995

GAS

Account #: NA

Payment Status: Due

Status: Pvt & Lienable

Amount: \$1,779.51

Due Date: 12/23/2024

Account : Yes

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

811 S 49TH ST

PHILADELPHIA PA 19143-3401

OPA : 461230900
Assessed value : \$645,300.00
Owner : DILBERT WINSTON M

Balance

\$11,334.67

> Make a payment

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

Accounts

Real Estate Tax

Balance

\$9,032.91

- > Make a payment
- > View period balance
- > Apply for real estate assistance programs
- > View liens and debt

Commercial Trash Fees

Balance

\$2,301.76

- > Make a payment
- > View period balance
- > Apply for commercial trash fee exemption





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*: DILBERT WINSTON M

Settlement Company: Stellar Innovations

Property Address*: 811 S 49TH ST PHILADELPHIA PA 19143

Settlement File No.: BS-X01798-3934709033

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>811 S 49TH ST PHILADELPHIA PA 19143</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

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-X01798-3934709033 Date of Settlement: 12/16/2024
 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: 811 S 49th St PGW Account #(s): _____
 Owner(s): Winston M Dilbert

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>2008182</u>	Meter Reading: <u>3137</u>	Date: <u>11/21/2024</u>	Actual/Estimate/Final	<u>Actual</u>
Meter#: <u>2164358</u>	Meter Reading: <u>5586</u>	Date: <u>11/21/2024</u>	Actual/Estimate/Final	<u>Actual</u>
Meter#: <u>1757096</u>	Meter Reading: <u>9449</u>	Date: <u>11/21/2024</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:
		4/15/2024		\$ 0.00	12/23/2024	\$ 0.00
		2/17/2023	4/15/2024	\$ 1,716.05	Final	\$ 1,716.05
		10/15/2021		\$ 63.46	12/23/2024	\$ 63.46

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

TOTAL AMOUNT DUE:
\$ 1,779.51

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

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:
		10/5/2013		\$ 0.00	12/23/2024	\$ 0.00

TOTAL AMOUNT DUE:

\$ 1,779.51

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

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

PREPARED BY: KH _____ DATE: 12/16/2024 _____ PAGE 2 OF 2



Property History

Permits, licenses, violations & appeals by address

Property address search

Search an address...

811 S 49TH ST

CLEAR ✕



L&I district

SOUTH

Owner name

DILBERT WINSTON M

Owner mailing address

811 S 49TH ST
PHILADELPHIA, PA 19143

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

Appeals

No Appeals

Building Certifications

No Certifications

Investigations

No investigations

Business licenses

No business licenses

Permits

No permits

Violations

No violations