



Property Information		Request Information		Update Information
File#:	BS-X01817-2854877986	Requested Date:	12/23/2024	Update Requested:
Owner:	AKYUZ OSMAN	Branch:		Requested By:
Address 1:	1324 LOCUST ST	Date Completed:	01/17/2025	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 Building Department
Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102
Business# 215-686-1441

SPECIAL ASSESSMENTS Per City of Philadelphia Treasurer Department there are Special Assessments due on the property

Collector: Philadelphia City Treasurer
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

MASTER METER PAID BY HOA

Collector: Philadelphia Water Department

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

Business # 215-686-6995

GAS

Account #: NO ACCT / RECORD

Payment Status: NA

Status: Pvt & Lienable

Amount: NA

Good Thru: NA

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](#)

1324 LOCUST ST UNIT 1524

PHILADELPHIA PA 19107-5604

OPA : 888115930
Assessed value : \$98,900.00
Owner : AKYUZ OSMAN

Balance

\$1,384.40

[> Make a payment](#)

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

Accounts

Real Estate Tax

Balance

\$1,384.40

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



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Property History

Permits, licenses, violations & appeals by address

Property address search

Search an address...

1324 LOCUST ST APT 1524

CLEAR ✕



L&I district

CENTRAL EAST

Owner name

AKYUZ OSMAN

Owner mailing address

1324 LOCUST ST APT 1524
APT 1524
PHILADELPHIA, PA 19107

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

Appeals

No Appeals

Building Certifications

No Certifications



Property History

Permits, licenses, violations & appeals by address

Business licenses

No business licenses

Permits

No permits

Violations

No violations

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)

Re: Utility request - 1324 LOCUST ST UNIT 1524

From WaterAmountDue <WaterAmountDue@Phila.gov>

Date

To

Good afternoon,

Thank you for contacting Water Amount Due. The address provided is a part of a condo association with a common meter.

Thank you,

Destiny

Water Customer Care Representative

From:

Sent:

To: WaterAmountDue <WaterAmountDue@Phila.gov>

Subject: Utility request - 1324 LOCUST ST UNIT 1524

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

We are looking for Water & Sewer Bill information for the below mentioned Property.

Address: 1324 LOCUST ST UNIT 1524 PHILADELPHIA PA 19107

- 1) Please provide the ACCOUNT NUMBER and let us know if the Water & Sewer Service is still ACTIVE on the property. Only the account
- 2) When the next Water & Sewer Bill will be mailed out? Please provide the Billed amount and Due Date.
- 3) If the bills are UNPAID, will there be a LIEN placed on the bills?

4) If bills are Paid, please provide the screen print, receipt or statement showing the bills are paid in full.

5) If bills are Unpaid, please provide a statement showing the payoff good thru
01/20/2025

YOUR LOGO
HERE!

Your address here

DATE:	Jan. 16, 2025
ATTN:	'407-210-3113@fax.pgworks.com'
FROM:	"Williams, Suzette P."
SUBJECT:	011725 - 1324 Locust Ave, Unit 1524.pdf

Note:

Please find the PDF attached.

Download the free Adobe Acrobat Reader to view and comment on this PDF.

https://www.adobe.com/go/reader_download

Sent From Adobe Acrobat Reader

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 - X01817 - 2854877986 Date of Settlement: 1/17/2025
 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: 1324 Locust Street, Unit 1524 PGW Account #(s): _____
 Owner(s): Akyuz Osman

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:
NO ACCT / RECORD	CONDO					

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

TOTAL AMOUNT DUE:

\$ _____

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. Williams DATE: 1/16/2025 PAGE 1 OF 1