



Property Information		Request Information		Update Information
File#:	BS-Y01908-9669833399	Requested Date:	05/15/2025	Update Requested:
Owner:	TAHOULAN SENA	Branch:		Requested By:
Address 1:	5557 LUDLOW ST	Date Completed:	06/06/2025	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 is a Open Violation with fees due on this property</p> <p>Case#: 679920</p> <p>Collector: City of Philadelphia Department of Zoning Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102 Business# 215-686-1441</p> <p>Comment: There is a Open Violation with fees due on this property. Please refer to the attached document for more information.</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: Philadelphia City 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 #: 049-51920-05557-001

Payment Status: DUE

Status: Pvt & Liable

Amount: \$16,189.65

Good Thru: 06/13/2025

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 & Liable

Amount: \$911.80

Good Thru: 06/19/2025

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](#)

**5557 LUDLOW ST**

PHILADELPHIA PA 19139-3207

OPA

Balance

**\$25,531.00**

[> Make a payment](#)

Assessed value

Owner

**Summary**

[More options...](#)

## Accounts

**Real Estate Tax**

Balance

**\$0.00**

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

## Licenses and Inspections Abatement Work Invoice

Balance

**\$25,531.00**

- > [Make a payment](#)
- > [View invoices](#)
- > [View liens and debt](#)



City of  
**Philadelphia**

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## Property History

Permits, licenses, violations & appeals by address

### Property address search

Search an address...

5557 LUDLOW ST

CLEAR ✕



**L&I district**

CENTRAL WEST

**Owner name**

TAHOULAN SENA

**Owner mailing address** 5557 LUDLOW ST  
PHILADELPHIA, PA 19139

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

### Appeals

No Appeals for this property

### Building Certifications

No certifications for this property

### Investigations

14 Investigations



### Business licenses

3 Business licenses



### Permits

No Permits for this property

### Violations

4 Violations (within 2 cases)



## Property History

Permits, licenses, violations & appeals by address

### Property address search

[CLEAR](#)**L&I district**

CENTRAL WEST

**Owner name**

TAHOULAN SENA

**Owner mailing address** 5557 LUDLOW ST

PHILADELPHIA, PA 19139

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

### Appeals

No Appeals for this property

### Building Certifications

No certifications for this property

### Investigations

14 Investigations

**Filter by Year completed****Filter by Case #****Filter by Status**

Date completed	Case #	Status
Nov 02, 2023	<a href="#">679920</a>	FAILED
Jul 17, 2023	<a href="#">679920</a>	FAILED
Jul 06, 2023	<a href="#">679920</a>	FAILED
Dec 14, 2022	<a href="#">679920</a>	FAILED
Nov 05, 2022	<a href="#">679920</a>	FAILED

## Property History

Permits, licenses, violations & appeals by address

Dec 09, 2020	<a href="#">679920</a>	FAILED
Oct 19, 2019	<a href="#">679920</a>	FAILED
Apr 11, 2019	<a href="#">679920</a>	FAILED
Feb 11, 2014	<a href="#">369806</a>	FAILED



≤ 1 ≥

Showing 1 to 10 of 14 records

Business licenses

3 Business licenses



Permits

No Permits for this property

Violations

4 Violations (within 2 cases)



## Property History

Permits, licenses, violations & appeals by address

### Property address search

Search an address...

5557 LUDLOW ST

CLEAR ✕



**L&I district**

CENTRAL WEST

**Owner name**

TAHOULAN SENA

**Owner mailing address** 5557 LUDLOW ST  
PHILADELPHIA, PA 19139

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

### Appeals

No Appeals for this property

### Building Certifications

No certifications for this property

### Investigations

14 Investigations



Filter by Year completed

Year completed



Filter by Case #

Type to filter by case #



Filter by Status

Status



Date completed	Case #	Status
Dec 09, 2013	<a href="#">369806</a>	FAILED
Oct 31, 2013	<a href="#">369806</a>	CLOSED
Apr 09, 2013	<a href="#">369806</a>	FAILED
Feb 19, 2013	<a href="#">369806</a>	FAILED



## Property History

Permits, licenses, violations & appeals by address

Business licenses

3 Business licenses

1

Permits

No Permits for this property

Violations

4 Violations (within 2 cases)

+

Department of Licenses & Inspections

Terms of Use

Right to Know

Privacy Policy

## Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: **369806**

[Applicable codes index](#) 


**L&I District: CENTRAL WEST**

**OPA Account #: 604008000**

5557 LUDLOW ST

Philadelphia, PA 19139-3207

Case number	369806
Priority	STANDARD
Date added	Feb 19, 2013
Date updated	Feb 11, 2014
Resolution date	Not Available
Documents*	Not Available



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

Violation number: 3084142 - PM-102.3/1



### Investigations

Date	Case #	Status
Apr 09, 2013	369806	FAILED
Dec 09, 2013	369806	FAILED
Oct 31, 2013	369806	CLOSED

## Property History

Permits, licenses, violations & appeals by address

Feb 19, 2013

369806

FAILED

5 records

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## Property History

Permits, licenses, violations & appeals by address

**UNSAFE**

**CASE NUMBER: 679920**

**L&I District: CENTRAL WEST**

**OPA Account #: 604008000**

5557 LUDLOW ST


Philadelphia, PA 19139-3207

**COMPLIED,**

**BALANCE DUE**

[Applicable codes index](#) 

Case number	679920
Priority	UNSAFE
Date added	Apr 15, 2019
Date updated	Nov 02, 2023
Resolution date	Not Available
Documents*	Not Available



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

Violation number: 211962103 - PM15-304.1H



Violation number: 211962102 - PM15-108.1



Violation number: 211962104 - PM15-304.1G



### Investigations

Date	Case #	Status
Dec 14, 2022	679920	FAILED

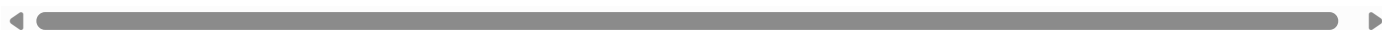
## Property History

Permits, licenses, violations & appeals by address

Nov 05, 2022	679920	FAILED
Oct 19, 2019	679920	FAILED
Jul 06, 2023	679920	FAILED

≤ 1 ≥

Showing 1 to 5 of 9 records

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## Property History

Permits, licenses, violations & appeals by address

UNSAFE

CASE NUMBER: **679920**

L&I District: CENTRAL WEST

OPA Account #: 604008000

5557 LUDLOW ST


Philadelphia, PA 19139-3207

COMPLIED,


BALANCE DUE

[Applicable codes index](#) 

Case number	679920
Priority	UNSAFE
Date added	Apr 15, 2019
Date updated	Nov 02, 2023
Resolution date	Not Available
Documents*	Not Available



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

Violation number: 211962103 - PM15-304.1H	
Violation number: 211962102 - PM15-108.1	
Violation number: 211962104 - PM15-304.1G	

### Investigations

Date	Case #	Status
Jul 17, 2023	679920	FAILED

## Property History

Permits, licenses, violations & appeals by address

Apr 11, 2019	679920	FAILED
Jan 26, 2021	679920	FAILED

≤
1
2
≥

Showing 6 to 9 of 9 records


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# Water Payoff Request Form

Use this form when requesting water payoff information.  
Questions? Call (215) 686-6995 or 6987

Page 1 of 3

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](mailto:wateramountdue@phila.gov)

Settlement Agent Name\*: Evan Foster

Settlement Company: Stellar Innovation

Settlement File No.: BS-Y01908-9669833399

Phone: 302-261-9069

Fax: 407- 210-3113

Email\*: Evan.foster@proplogix.com

Date of Request\*: 05/16/2025

Date of Settlement\*: 05/22/2025

Additional Comments: \_\_\_\_\_

Property Owner Name\*: TAHOULAN SENA

Property Address\*: 5557 LUDLOW ST PHILADELPHIA PA 19139

Property Account #: \_\_\_\_\_

Water Code Enforcement #: \_\_\_\_\_

#: \_\_\_\_\_

#: \_\_\_\_\_

Agency/Lien Repair #: \_\_\_\_\_

HELP Loan #: \_\_\_\_\_

\* 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

Page 2 of 3

Use this form when requesting water payoff information.

Questions? Call (215) 686-6995 or 6987

<p>Property Address: <u>5557 LUDLOW ST PHILADELPHIA PA 19139</u></p> <p>Account #: _____</p> <p>Last Meter Reading: _____ Taken On: _____</p> <p><input type="checkbox"/> Actual    <input type="checkbox"/> Estimated</p> <p>Dates of Last Billing Cycle: _____ to _____</p> <p>Water/Sewer Balance: _____</p> <p>Restore Fee (if applicable): _____</p> <p>Lien Fee (if applicable): _____</p> <p>Total: \$ _____</p>	<p>Discontinued Account(s)    <input type="checkbox"/> None if checked</p> <p>#: _____ Balance: _____</p> <p>#: _____ Balance: _____</p> <p>#: _____ Balance: _____</p>
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<p>Agency/Lien Repair Bill Balance</p> <p><input type="checkbox"/> None if checked</p>	<p>Lien #: _____</p> <p>Date: _____</p> <p>Total: \$ _____</p>	<p>Lien #: _____</p> <p>Date: _____</p> <p>Total: \$ _____</p>
<p>HELP Loan Bill Balance</p> <p><input type="checkbox"/> None if checked</p>	<p>HELP Loan Acct #: _____</p> <p>Date: _____</p> <p>Total: \$ _____</p>	
<p>Water Code Enforcement Judgment(s)    <input type="checkbox"/> None if checked</p>		
<p><b>ACCOUNT BALANCE DUE (inclusive of all amounts listed above):</b> _____</p> <p><b>GOOD THROUGH:</b> _____</p> <p><b>Additional Comments:</b> _____</p> <p>_____</p>		

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>5557 LUDLOW ST PHILADELPHIA PA 19139</u> Account #: <u>049-51920-05557-001</u> Last Meter Reading: <u>1298</u> Taken On: <u>5-13-2025</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>4-12-2025</u> to <u>5-13-2025</u> Water/Sewer Balance: <u>15,954.65</u> Restore Fee (if applicable): <u>75.00</u> Lien Fee (if applicable): _____ Total: \$ <u>16,029.65</u>		Discontinued Account(s) <input checked="" type="checkbox"/> <b>None if checked</b>  #: _____ Balance: _____  #: _____ Balance: _____  #: _____ Balance: _____	
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees)  <input checked="" type="checkbox"/> <b>None if checked</b>	Judgment #: <u>ce0712720185</u> Date: <u>2-25-2008</u> Court Costs: \$ <u>72.00</u> Fines: \$ _____ Total: \$ <u>72.00</u>	Judgment #: <u>ce1407721311</u> Date: <u>11-24-2014</u> Court Costs: \$ <u>88.00</u> Fines: \$ _____ Total: \$ <u>88.00</u>	
	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	
Agency/Lien Repair Bill Balance  <input checked="" type="checkbox"/> <b>None if checked</b>	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____	
HELP Loan Bill Balance  <input checked="" type="checkbox"/> <b>None if checked</b>	HELP Loan Acct #: _____ Date: _____ Total: \$ _____		
<b>ACCOUNT BALANCE DUE (inclusive of all amounts listed above):</b> <u>\$16,189.65</u>  <b>GOOD THROUGH:</b> <u>6-13-2025</u>  <b>Additional Comments:</b> _____ _____			

**Law Department Representative's Name:** I forsyth      **Date:** 6-6-2025

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

YOUR LOGO  
HERE!

Your address here

---

<b>DATE:</b>	May 22, 2025
<b>ATTN:</b>	1-407-210-3113@fax.pgworks.com
<b>FROM:</b>	"Teagle Jr., Darryl"
<b>SUBJECT:</b>	5557 Ludlow St

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**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 #: BS-Y01908-9669833399 Date of Settlement:: 5/22/2025  
Law Firm/Title Agency: STELLAR INNOVATIONS Requestor Name (Print Clearly): EVAN FOSTER  
Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113  
Property Information (Please provide account numbers) Email:  
Address: 5557 LUDLOW ST PHILADELPHIA PA 19139 PGW Account #(s):  
Owner(s): TAHOULAN SENA

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#: 2378268 Meter Reading: 30 Date: 5/19/2025 Actual/Estimate/Final Actual  
Meter#: Meter Reading: Date: Actual/Estimate/Final  
Meter#: Meter Reading: Date: Actual/Estimate/Final

☐ 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:
		11/1/2016			6/19/2025	\$ 911.80

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

**TOTAL AMOUNT DUE:**  
\$911.80

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

PREPARED BY: D.T DATE: 5/22/2025 PAGE 1 OF 1