



Property Information		Request Information		Update Information
File#:	BS-X01542-2382289966	Requested Date:	01/18/2024	Update Requested:
Owner:	ERIK LARSEN & SUSAN LARSEN	Branch:		Requested By:
Address 1:	4221 RHAWN ST	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 is an Open Code Violation cases on this property.</p> <p>1. Violation #:CF-2021-042271 Violation Type:Standard Date of Issue: 05/20/2021</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 Philadelphia City 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 #:031-68180-04221-002

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$8,909.04

Good Thru: NA

Account Active: YES

Collector: Philadelphia Water Department

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

Business #215-978-1053

GAS

There is No Active Account for the property.

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



📍 4221 RHAWN ST

PHILADELPHIA, PA 19136-2714

Owner

LARSEN ERIC L
LARSEN SUSAN C

OPA Account Number

652001700

Mailing Address

4221 Rhawn St
Philadelphia PA 19136-2714

Property assessment and sale information

Assessed Value	\$188,600
Sale Date	08/02/2006
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 (10)

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
2024	\$188,600	\$37,720	\$70,880	\$0	\$80,000
2023	\$188,600	\$37,720	\$70,880	\$0	\$80,000
2022	\$150,400	\$45,120	\$60,280	\$0	\$45,000
2021	\$150,400	\$45,120	\$60,280	\$0	\$45,000
2020	\$150,400	\$45,120	\$60,280	\$0	\$45,000
2019	\$144,000	\$43,200	\$60,800	\$0	\$40,000
2018	\$144,200	\$43,260	\$70,940	\$0	\$30,000
2017	\$144,200	\$43,260	\$70,940	\$0	\$30,000
2016	\$144,200	\$80,444	\$33,756	\$0	\$30,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$144,200	\$80,444	\$33,756	\$0	\$30,000

Sales History (1)

Date	Adjusted Total	Grantees	Grantors	Doc Id
	\$1	LARSEN ERIC L; LARSEN SUSAN C	LARSEN ERIC L; LARSEN FLORENCE A	51500676

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=652001700 or call OPA at [\(215\) 686-9200 \(tel:+12156869200\)](tel:+12156869200).

Year Built	1930 (estimated)
Building Description	DET W/D GAR 2.5 STY FRAME
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Full basement No fireplace No garage (1 space)
Heating and Utilities	Duct (heated air) heaters Has central air Sewer type n/a
Lot Size	4,256 sq ft
Improvement Area	1,693 sq ft
Frontage	30 ft
Beginning Point	NWC MONTAGUE
Zoning	RSA3-Residential Single Family Attached-3  https://atlas.phila.gov/4221%20RHAWN%20ST/zoning .
OPA Account Number	652001700
OPA Address	4221 Rhawn St
Homestead Exemption	Yes

Local Details

Political Divisions	Ward: 65th Council District: 6th
School Catchment	Elementary: Brown, Joseph H. Middle: Meehan, Austin HS: Lincoln, Abraham
Police District	8th District
Trash Day	Thursday
L&I District	EAST
Census Tract	032900

You can download the property assessment dataset in bulk, and get more information about this data at 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.)



Property History

Permits, licenses, violations & appeals by address

STANDARD

CASE NUMBER: **CF-2021-042271**

IN VIOLATION

[Applicable codes index](#)

L&I District: EAST

OPA Account #: 652001700

4221 RHAWN ST

Philadelphia, PA 19136-2714

Case number	CF-2021-042271
Priority	STANDARD
Date added	May. 20, 2021
Date updated	Jun. 18, 2021
Resolution date	Not Available

Violation number: VI-2021-031244 - PM15-308.1



Violation number: VI-2021-031245 - PM15-302.4



Investigations

Date	Case #	Status
May. 20, 2021	CF-2021-042271	FAILED
Jun. 18, 2021	CF-2021-042271	FAILED



Property History

Permits, licenses, violations & appeals by address

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)



Property History

Permits, licenses, violations & appeals by address

PLUMBING PERMIT

ISSUED 03/18/2019

958195

L&I District: EAST

OPA Account #: 652001700

4221 RHAWN ST

Philadelphia, PA 19136-2714

L&I district	EAST
Permit number	958195
Permit type	PLUMBING PERMIT (PP_PLUMBNG)
Type of work	EZPLUM REPLACE CURB TRAP FAI
Permit status	COMPLETED
Date issued	Mar. 18, 2019
Zoning documents	No zoning documents
Contractor	IN A FLASH PLUMBING & HEATING 3861 SOMERS DRIVE HUNTINGDON VALLEY PA 19006-





< Home

4221 RHAWN ST

PHILADELPHIA PA 19136-2714

Balance

\$4,827.26

> Make a payment

OPA : 6
 Assessed value : \$
 Owner : L
 E
 L

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

Accounts



Real Estate Tax

Balance

\$1,520.19

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

Licenses and Inspections Abatement Work Invoice

Balance

\$3,307.07

- > Make a payment
- > View invoices
- > View liens and debt



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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*: John Falls

Property Owner Name*: ERIK LARSEN & SUSAN LARSEN

Settlement Company: Stellar Innovations

Property Address*: 4221 Rhawn St, Philadelphia, PA 19136

Settlement File No.: BS-X01542-2382289966

Property Account #: _____

Phone: 302-261-9069

Water Code Enforcement #: _____

Fax: 407- 210-3113

#: _____

Email*: MLS@stellaripl.com & calvin.prabh24@gmail.com

#: _____

Date of Request*: 1/19/2024

Agency/Lien Repair #: _____

Date of Settlement*: 1/26/2024

HELP Loan #: _____

Additional Comments: Let us know if there are any outstanding fees.
Provide payoff good through 02/20/2023.

* 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>4221 Rhawn St, Philadelphia, PA 19136</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: \$ _____
--	---

Water Code Enforcement Judgment(s)	<input type="checkbox"/> None if checked
------------------------------------	--

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

YOUR LOGO
HERE!

Your address here

DATE:	Jan. 22, 2024
ATTN:	4072103113@fax.pgworks.com
FROM:	"Wright, Richard R."
SUBJECT:	012224- 4221 Rhawn st.pdf

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 #: _____ Date of Settlement: 1/26/2024
 Law Firm/Title Agency: Stellar Innovations Requestor Name (Print Clearly): John
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113
 Property Information (Please provide account numbers) Email: _____
 Address: 4221 Rhawn st PGW Account #(s): _____
 Owner(s): Susan Larsen

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 _____
 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:
No acct No debt						

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

TOTAL AMOUNT DUE:
\$0.00

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