



Property Information		Request Information		Update Information	
File#:	BS-X01542-8978411943	Requested Date:	01/18/2024	Update Requested:	
Owner:	JOHN GIOIA	Branch:		Requested By:	
Address 1:	1421 COTTMAN AVE	Date Completed:		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 Licenses and Inspections Department 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 Licenses and Inspections Department Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102 Business# (215) 686-1441
SPECIAL ASSESSMENTS	Per Philadelphia City Treasurer Department there are Special Assessments due on the property. Comments: Special Assessments are included in Tax Bills. Please refer to the attached document for more information. Collector: Philadelphia City Treasurer Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102 Business# (215) 686-2300
DEMOLITION	NO



UTILITIES

Water & Sewer:

Account #: 0592528001421001

Payment Status: DELINQUENT

Status: Pvt & Liable

Amount: \$228.18

Good Thru: 1/29/2024

Account Active: YES

Collector: Philadelphia Water Department

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

Business # (215) 685-6300

Gas:

Account #: 0091 2013 6166

Payment Status: DUE

Status: Pvt & Liable

Amount: \$346.09

Good Thru: N/A

Account Active: YES

Collector: PGW Liens & Judgments Department

Payable Address: 800 W Montgomery Ave, 3rd floor, Philadelphia, PA 19122

Business # (215) 978-1053

Garbage:

GARBAGE BILLED WITH TAXES.

📍 1421 COTTMAN AVE

PHILADELPHIA, PA 19111-3708

Owner

GIOIA JOHN D

OPA Account Number

561265100

Mailing Address

1421 Cottman Ave
Philadelphia PA 19111-3708

Property assessment and sale information

Assessed Value	\$209,700
Sale Date	07/30/1991
Sale Price	\$70,000

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	\$209,700	\$41,940	\$87,760	\$0	\$80,000
2023	\$209,700	\$41,940	\$87,760	\$0	\$80,000
2022	\$192,800	\$31,619	\$116,181	\$0	\$45,000
2021	\$192,800	\$31,619	\$116,181	\$0	\$45,000
2020	\$192,800	\$31,619	\$116,181	\$0	\$45,000
2019	\$175,500	\$28,782	\$106,718	\$0	\$40,000
2018	\$157,000	\$25,748	\$101,252	\$0	\$30,000
2017	\$157,000	\$25,748	\$101,252	\$0	\$30,000
2016	\$157,000	\$45,761	\$81,239	\$0	\$30,000
2015	\$157,000	\$45,761	\$81,239	\$0	\$30,000

Date	Adjusted Total	Grantees	Grantors	Doc Id
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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=561265100) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1953 (estimated)
Building Description	TWIN CONVENTIONAL
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	No basement No fireplace No garage (1 space)
Heating and Utilities	Heater type n/a No central air Sewer type n/a
Lot Size	2,842 sq ft
Improvement Area	1,320 sq ft
Frontage	25 ft
Beginning Point	251'3/8" E WHITAKER
Zoning	RSA3-Residential Single Family Attached-3  (https://atlas.phila.gov/1421%20COTTMAN%20AVE/zoning .)
OPA Account Number	561265100
OPA Address	1421 Cottman Ave
Homestead Exemption	Yes

Local Details

Political Divisions	Ward: 56th Council District: 10th  (http://atlas.phila.gov/1421_COTTMAN_AVE/voting)
School Catchment	Elementary: Crossan, Kennedy C. Middle: Wilson, Woodrow HS: Northeast High  (https://webapps1.philasd.org/school_finder/)
Police District	2nd District  (https://www.phillypolice.com/districts/2nd/index.html)
Trash Day	Unavailable  (https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/)
L&I District	EAST
Census Tract	033800

You can download the property assessment dataset in bulk, and get more information about this data at metadata.phila.gov  (<https://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

[L&I dashboard](#) / [Property history](#) / 1421 COTTMAN AVE

Property address search

Search an address...

1421 COTTMAN AVE

CLEAR ✕



L&I district

EAST

Owner name

GIOIA JOHN D

Owner mailing address

1421 COTTMAN AVE
PHILADELPHIA, PA 19111

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

Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

No Investigations for this property

Business licenses

No business licenses for this property

Permits

2 Permits for this property



Filter by Year issued

Filter by Permit #

Filter by Permit type

Property History

Permits, licenses, violations & appeals by address

Jul., 22, 2019

[995503](#)

PLUMBING PERMIT

Apr., 04, 2011

[332205](#)

ALTERATION PERMIT

2 records

Violations

No Violations for this property

Property History

Permits, licenses, violations & appeals by address

[L&I dashboard](#) / [Property history](#) / [1421 COTTMAN AVE](#) / **Permit: 995503**

PLUMBING PERMIT

ISSUED 07/22/2019

995503

L&I District: EAST

OPA Account #: 561265100

1421 COTTMAN AVE

Philadelphia, PA 19111-3708

L&I district	EAST
Permit number	995503
Permit type	PLUMBING PERMIT (PP_PLUMBNG)
Type of work	EZPLUM REPLACE CURB TRAP FAI SECTION OF THE MAIN DRAIN AS PER 2004 PPC
Permit status	COMPLETED
Date issued	Jul. 22, 2019
Zoning documents	No zoning documents
Contractor	STEVEN ALLEN 6338 ALGARD ST PHILADELPHIA PA 19135-3106

Property History

Permits, licenses, violations & appeals by address

Property History

Permits, licenses, violations & appeals by address

[L&I dashboard](#) / [Property history](#) / [1421 COTTMAN AVE](#) / **Permit: 332205**

ALTERATION PERMIT

ISSUED 04/04/2011

332205

L&I District: EAST

OPA Account #: 561265100

1421 COTTMAN AVE

Philadelphia, PA 19111-3708

L&I district	EAST
Permit number	332205
Permit type	ALTERATION PERMIT (BP_ALTER)
Type of work	MINOR ENCLOSE FRONT PORCH, REMOVE DAMAGED STUCCO AND REPLACE WITH VINYL SIDING(SFD)
Permit status	COMPLETED
Date issued	Apr. 04, 2011
Zoning documents	No zoning documents
Contractor	No Contractor Listed

Property History

Permits, licenses, violations & appeals by address



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*: _____	Property Owner Name*: <u>JOHN GIOIA</u>
Settlement Company: _____	Property Address*: <u>1421 Cottman Ave, Philadelphia, PA 19111</u>
Settlement File No.: _____	Property Account #: _____
Phone: <u>302-261-9069</u>	Water Code Enforcement #: _____
Fax: <u>407- 210-3113</u>	#: _____
Email*: <u>MLS@stellaripl.com & calvin.prabh24@gmail.com</u>	#: _____
Date of Request*: <u>1/19/2024</u>	Agency/Lien Repair #: _____
Date of Settlement*: <u>1/26/2024</u>	HELP Loan #: _____
Additional Comments: <u>Let us know if there are any outstanding fees.</u>	
<u>Provide payoff good through 02/20/2023.</u>	

* 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: 1421 Cottman Ave, Philadelphia, PA 19111 Account #: 0592528001421001 Last Meter Reading: 36 Taken On: 12/27/23 <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: 11/25/23 to 12/27/23 Water/Sewer Balance: \$228.18 Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$228.18	Discontinued Account(s) <input checked="" type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____
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Agency/Lien Repair Bill Balance <input checked="" type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
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HELP Loan Bill Balance <input checked="" type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____
---	---

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

ACCOUNT BALANCE DUE (inclusive of all amounts listed above): \$228.18
GOOD THROUGH: 01/29/24
Additional Comments: 02/20/24 good through date not available until next billing cycle NEXT BILL GENERATES APPROX 01/30/24

Philadelphia Water Department Representative's Name: S. LUCK Date: 01/22/24

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>1421 Cottman Ave, Philadelphia, PA 19111</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: _____	
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees) <input type="checkbox"/> None if checked	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____	Judgment #: _____ Date: _____ Court Costs: \$ _____ Fines: \$ _____ Total: \$ _____
	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): _____ GOOD THROUGH: _____ Additional Comments: _____ _____		

Law 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: 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

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: Requestor Name (Print Clearly):
 Telephone #: Facsimile #: (407) 210-3113
 Property Information (Please provide account numbers) Email: _____
 Address: 1421 Cottman Avenue PGW Account #(s): _____
 Owner(s): John Gioia

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#: 1787536 Meter Reading: 7994 Date: 12/27/2024 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:
		3/27/2023		\$ 346.09	1/26/2024	\$ 346.09

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

TOTAL AMOUNT DUE:
\$ 346.09

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: 1/22/2024 PAGE 1 OF 1



< Home

1421 COTTMAN AVE

PHILADELPHIA PA 19111-3708

Balance

\$2,631.08

> Make a payment

OPA : 5612
 Assessed value : \$209
 Owner : GIOI,
 JOHI
 D

Summary More options...

Accounts



Real Estate Tax

Balance

\$2,631.08

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

