



Property Information		Request Information		Update Information
File#:	BS-X01542-9314789581	Requested Date:	01/23/2024	Update Requested:
Owner:	YIZHOU JIANG	Branch:		Requested By:
Address 1:	2020 N 8TH ST	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PHILADELPHIA, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	Per Philadelphia City Licenses and Inspections Department 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 Licenses and Inspections Department 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. 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

Account #: 025-87950-02020-001

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount:\$2247.87

Good Thru: 02/29/2024

Account Active: YES

Collector: Philadelphia Water Department

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

Business # 215-686-6995

GAS

Account #: N/A

Pvt & Lienable

Service Status: Active

Amount Due #: \$0.00

Due Date: N/A

Payment Status: Paid

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



📍 2020 N 8TH ST

PHILADELPHIA, PA 19122-1304

Owner

JIANG YIZHOU

OPA Account Number

202114600

Mailing Address

3219 Mount Vernon St
Philadelphia PA 19104

Property assessment and sale information

Assessed Value	\$348,700
Sale Date	06/03/2018
Sale Price	\$285,000

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	\$348,700	\$69,700	\$279,000	\$0	\$0
2023	\$348,700	\$69,700	\$279,000	\$0	\$0
2022	\$161,100	\$45,913	\$115,187	\$0	\$0
2021	\$161,100	\$45,913	\$115,187	\$0	\$0
2020	\$161,100	\$45,913	\$115,187	\$0	\$0
2019	\$162,300	\$46,255	\$116,045	\$0	\$0
2018	\$117,400	\$33,459	\$83,941	\$0	\$0
2017	\$117,400	\$33,459	\$83,941	\$0	\$0
2016	\$117,400	\$10,598	\$106,802	\$0	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$117,400	\$10,598	\$106,802	\$0	\$0

Sales History (4)

Date	Adjusted Total	Grantees	Grantors	Doc Id
06/04/2018	\$285,000	JJANG YIZHOU	CHANG STEPHEN	53380973
03/08/2016	\$170,000	CHANG STEPHEN	AZI LLC	53035123
12/30/2011	\$1	AZI LLC	AVERBUKH RUSLAN; ISAYEV MAYA; ZELTSER VICTOR	52474138
10/07/2011	\$115,000	AVERBUKH RUSLAN; ISAYEV MAYA; ZELTSER VICTOR	YOULIST REALTY INC	52417147

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=202114600) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	1915
Building Description	ROW TYPICAL
Building Condition	Above Average
Number of Stories	3 stories
Number of Rooms	Not Available
Features	Full Unfinished basement No fireplace No garage
Heating and Utilities	Baseboard (electric) heaters No central air Sewer type n/a
Lot Size	1,536 sq ft
Improvement Area	2,550 sq ft
Frontage	16 ft
Beginning Point	157' N NORRIS ST
Zoning	RM1-Residential Multi-Family-1 (https://atlas.phila.gov/2020%20N%208TH%20ST/zoning .)
OPA Account Number	202114600
OPA Address	2020 N 8th St
Homestead Exemption	No

Local Details

Political Divisions	Ward: 20th Council District: 5th
School Catchment	Elementary: McKinley, William Middle: McKinley, William HS: Kensington Campus
Police District	26th District
Trash Day	Monday
L&I District	CENTRAL EAST
Census Tract	037700

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

CLOSED

CASE NUMBER: 153729

[Applicable codes index](#)

L&I District: CENTRAL EAST

OPA Account #: 202114600

2020 N 8TH ST

Philadelphia, PA 19122-1304

Case number	153729
Priority	STANDARD
Date added	Apr. 01, 2008
Date updated	Dec. 26, 2008
Resolution date	Dec. 26, 2008

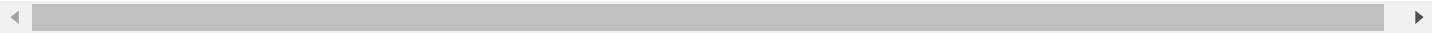
- Violation number: 894961 - PM-102.4/2 +
- Violation number: 894962 - PM-306.0/1 +
- Violation number: 894963 - PM-306.2/1 +
- Violation number: 894964 - PM-302.2/2 +
- Violation number: 894965 - A-503.2/2 +



Property History

Permits, licenses, violations & appeals by address

Apr. 01, 2008	153729	FAILED
Dec. 26, 2008	153729	CLOSED



2 records

[Department of Licenses & Inspections](#)

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Property History

Permits, licenses, violations & appeals by address

CONSTRUCTION SERVICES

CLOSED

CASE NUMBER: 290972

[Applicable codes index](#)

L&I District: CENTRAL EAST

OPA Account #: 202114600

2020 N 8TH ST

Philadelphia, PA 19122-1304

Case number	290972
Priority	CONSTRUCTION SERVICES
Date added	Aug. 09, 2011
Date updated	Oct. 09, 2012
Resolution date	Jul. 20, 2016

Violation number: 2421407 - A-301.1/3 +

Violation number: 2421408 - A-301.1/4 +

Violation number: 2421409 - A-301.1/64 +

Violation number: 2421410 - A-504.1/3 +

Investigations



Property History

Permits, licenses, violations & appeals by address

Sep. 20, 2011	290972	FAILED
Oct. 27, 2011	290972	PASSED
Dec. 05, 2011	290972	CLOSED
Apr. 25, 2012	290972	FAILED



≤ 1 2 ≥

Showing 1 to 5 of 6 records

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YOUR LOGO
HERE!

Your address here

DATE:	Feb. 15, 2024
ATTN:	'407-210-3113@FAX.PGWORKS.COM'
FROM:	"Shuler Jr., George R"
SUBJECT:	02142024-2020 N 8TH STREET.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: 2/14/2024

Law Firm/Title Agency: STELLAR INOVATIONS Requestor Name (Print Clearly): _____

Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113

Property Information (Please provide account numbers) Email: _____

Address: 2020 N 8TH STREET PGW Account #(s): _____

Owner(s): JIANG YIZHOU

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>1546975</u>	Meter Reading: <u>5896</u>	Date: <u>6/27/2005</u>	Actual/Estimate/Final	<u>Actual</u>
Meter#: <u>1110022</u>	Meter Reading: <u>9027</u>	Date: <u>6/27/2005</u>	Actual/Estimate/Final	<u>Final</u>
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 DEBT	NO DEBT					\$ 0.00

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

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

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

TOTAL AMOUNT DUE:

\$0.00



Property History

Permits, licenses, violations & appeals by address

PLUMBING PERMIT

ISSUED 04/21/2017

777149

L&I District: CENTRAL EAST

OPA Account #: 202114600

2020 N 8TH ST

Philadelphia, PA 19122-1304

L&I district	CENTRAL EAST
Permit number	777149
Permit type	PLUMBING PERMIT (PP_PLUMBNG)
Type of work	EZPLUM REPLACE 34 FULL WATER SERVICE MAIN TO METER
Permit status	COMPLETED
Date issued	Apr. 21, 2017
Zoning documents	No zoning documents
Contractor	ROBERT GOODMAN INC 8015 CASTOR AVE PHILADELPHIA PA 19152-2701





Property History

Permits, licenses, violations & appeals by address

MECHANICAL PERMIT

ISSUED 09/20/2012

428521

L&I District: CENTRAL EAST

OPA Account #: 202114600

2020 N 8TH ST

Philadelphia, PA 19122-1304

L&I district	CENTRAL EAST
Permit number	428521
Permit type	MECHANICAL PERMIT (BP_MECH)
Type of work	WARMA INSTALL ONE AIREFLO 36,000 BTU HVAC UNIT (SFD)
Permit status	COMPLETED
Date issued	Sep. 20, 2012
Zoning documents	No zoning documents
Contractor	VYACHESLAV ZHURKO 710 EXCELSIOR AVE CROYDON PA 19021-





Property History

Permits, licenses, violations & appeals by address

PLUMBING PERMIT

ISSUED 04/24/2012

400912

L&I District: CENTRAL EAST

OPA Account #: 202114600

2020 N 8TH ST

Philadelphia, PA 19122-1304

L&I district	CENTRAL EAST
Permit number	400912
Permit type	PLUMBING PERMIT (PP_PLUMBNG)
Type of work	EZPLUM COMPLETE 3/4" WATER SERVICE
Permit status	COMPLETED
Date issued	Apr. 24, 2012
Zoning documents	No zoning documents
Contractor	GUARANTEED PLUMBING INC 900 COTTMAN AVE PHILADELPHIA PA 19111-





Property History

Permits, licenses, violations & appeals by address

ZONING PERMIT

ISSUED 04/19/2012

392322

L&I District: CENTRAL EAST

OPA Account #: 202114600

2020 N 8TH ST

Philadelphia, PA 19122-1304

L&I district	CENTRAL EAST
Permit number	392322
Permit type	ZONING PERMIT (ZP_ZONING)
Type of work	SFADD 2ND FLOOR AND ROOFTOP DECK ADDITIONS ON REAR SIDE OF SFD.
Permit status	COMPLETED
Date issued	Apr. 19, 2012
Zoning documents	Apr. 19, 2012 PAGES: 5 FILE-SIZE: 0.24mb 27-154867.pdf
Contractor	No Contractor Listed





Property History

Permits, licenses, violations & appeals by address

ELECTRICAL PERMIT

ISSUED 11/10/2011

373443

L&I District: CENTRAL EAST

OPA Account #: 202114600

2020 N 8TH ST

Philadelphia, PA 19122-1304

L&I district	CENTRAL EAST
Permit number	373443
Permit type	ELECTRICAL PERMIT (EP_ELECTRL)
Type of work	EZELEC INSTALL 200 AMP SERVICE COMPLETE WITH WIRING THROUGHOUT AS PER 2008 NEC(SFD)(EAST DIST)
Permit status	COMPLETED
Date issued	Nov. 10, 2011
Zoning documents	No zoning documents
Contractor	No Contractor Listed



Property History

Permits, licenses, violations & appeals by address

PLUMBING PERMIT

ISSUED 10/31/2011

371212

L&I District: CENTRAL EAST

OPA Account #: 202114600

2020 N 8TH ST

Philadelphia, PA 19122-1304

L&I district	CENTRAL EAST
Permit number	371212
Permit type	PLUMBING PERMIT (PP_PLUMBNG)
Type of work	EZPLUM THREE FULL BATHROOMS, KITCHEN SINK, LAUNDRY TUB
Permit status	COMPLETED
Date issued	Oct. 31, 2011
Zoning documents	No zoning documents
Contractor	ARTICA AIR PLUMBING & HEATING 26 MOREDON RD HUNTINGDON VALLEY PA 19006-





Property History

Permits, licenses, violations & appeals by address

ALTERATION PERMIT

ISSUED 09/28/2011

365476

L&I District: CENTRAL EAST

OPA Account #: 202114600

2020 N 8TH ST

Philadelphia, PA 19122-1304

L&I district	CENTRAL EAST
Permit number	365476
Permit type	ALTERATION PERMIT (BP_ALTER)
Type of work	MINOR ALTERATIONS TO NON LOAD BEARING PARTIONS, FLOOR, WALL AND CEILING COVERINGS ONLY. REPLACE DOORS AND WINDOWS IN EXISTING OPENINGS.INSTALL 900 SQUARE FEET O RUBBER ROOF AND 500 SQUARE FEET OF VINYL SIDING ON THE SIDE WALL. THIS PERMIT IS TO COMPLY VIOLATION # 290972. ELECTRICAL, PLUMBING, AND MECHANICAL WORK WILL REQUIRE ADDITIONAL PERMITS.CALL THE INSPECTOR PRIOR TO STARTING WORK.
Permit status	COMPLETED
Date issued	Sep. 28, 2011
Zoning documents	No zoning documents
Contractor	DC CONSTRUCTION 1751 WELSH RD PHILADELPHIA PA 19115-



Property History

Permits, licenses, violations & appeals by address



[< Home](#)

2020 N 8TH ST

PHILADELPHIA PA 19122-1304

Balance

\$4,881.10

[> Make a payment](#)

OPA	:	2
Assessed value	:	\$
Owner	:	Jl
		Y

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

Accounts



Real Estate Tax

Balance

\$4,881.10

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





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*: YIZHOU JIANG

Settlement Company: Stellar Innovations

Property Address*: 2020 N 8th St, Philadelphia, PA 19122

Settlement File No.: BS-X01542-9314789581

Property Account #: 025-87950-02020-001

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>2020 N 8th St, Philadelphia, PA 19122</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: _____
--	---

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: \$ _____
--	---

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

Water Payoff Request Form

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

Property Address: 2020 N 8th St, Philadelphia, PA 19122 Account #: 025-87950-02020-001 Last Meter Reading: 2337 Taken On: 12-31-23 <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: 12-6-23 to 12-31-23 Water/Sewer Balance: 1861.52 Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ 1861.52		Discontinued Account(s) <input checked="" type="checkbox"/> None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____	
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees) <input checked="" 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 checked="" type="checkbox"/> None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____	
HELP Loan Bill Balance <input checked="" type="checkbox"/> None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____		
ACCOUNT BALANCE DUE (inclusive of all amounts listed above): \$1861.52 GOOD THROUGH: 2-7-23 Additional Comments: _____ _____			

Law Department Representative's Name: O. Stevenson Date: 1-26-24

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