



Property Information		Request Information		Update Information	
File#:	BS-X01567-1146987304	Requested Date:	02/14/2024	Update Requested:	
Owner:	SCOTT RONALD	Branch:		Requested By:	
Address 1:	531 N ROBINSON 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 are No Code Violation cases on this property.</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 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 #: 039-68920-00531-001

Payment Status: DUE

Status: Pvt & Liable

Amount: \$11,721.23

Good Thru: 03/14/2024

Account Active: YES

Collector: Philadelphia Water Department

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

Business # 215-686-6995

GAS

Account #: NO DEBT

Payment Status: NA

Status: Pvt & Liable

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



Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: 302318

[Applicable codes index](#)

L&I District: CENTRAL WEST

OPA Account #: 341177700

531 N ROBINSON ST

Philadelphia, PA 19151-4344

Case number	302318
Priority	STANDARD
Date added	Oct. 18, 2011
Date updated	Jun. 07, 2012
Resolution date	Jul. 20, 2016

Violation number: 2450631 - A-301.1/65 ✕

Code	A-301.1/65
Type	PERM Z- NEW USE
Date	Oct. 17, 2011
Status	COMPLIED

Violation number: 2450633 - PM-102.6/3 ✕

Code	PM-102.6/3
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Property History

Permits, licenses, violations & appeals by address

Status COMPLIED

Violation number: 2450632 - PM-102.3/1



Code PM-102.3/1

Type LICENSE-RES SFD/2FD

Date Oct. 17, 2011

Status COMPLIED



Investigations

Date	Case #	Status
Oct. 17, 2011	302318	FAILED
Nov. 14, 2011	302318	FAILED
Dec. 22, 2011	302318	CLOSED
May. 23, 2012	302318	FAILED
Jun. 07, 2012	302318	CLOSED



5 records



Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: 610263

[Applicable codes index](#)

L&I District: CENTRAL WEST

OPA Account #: 341177700

531 N ROBINSON ST

Philadelphia, PA 19151-4344

Case number	610263
Priority	STANDARD
Date added	Oct. 31, 2017
Date updated	Apr. 24, 2018
Resolution date	May. 09, 2018

Violation number: 4571269 - PM15-304.13



Code	PM15-304.13
Type	EXTERIOR STRUCTURE WINDOWS
Date	Oct. 31, 2017
Status	COMPLIED

Violation number: 4571268 - FC-13-908.7



Code	FC-13-908.7
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Property History

Permits, licenses, violations & appeals by address

Status COMPLIED

Violation number: 4571267 - FC-13-906.1



Code FC-13-906.1

Type EXTINGUISHERS REQD (SPECIFY)

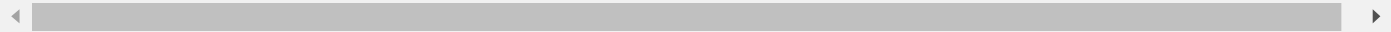
Date Oct. 31, 2017

Status COMPLIED



Investigations

Date	Case #	Status
Oct. 31, 2017	610263	FAILED
Dec. 05, 2017	610263	FAILED
Jan. 26, 2018	610263	CLOSED
Apr. 24, 2018	610263	PASSED



4 records



Property History

Permits, licenses, violations & appeals by address

HAZARDOUS

CLOSED

CASE NUMBER: 612519

[Applicable codes index](#)

L&I District: CENTRAL WEST

OPA Account #: 341177700

531 N ROBINSON ST

Philadelphia, PA 19151-4344

Case number	612519
Priority	HAZARDOUS
Date added	Nov. 16, 2017
Date updated	Jan. 26, 2018
Resolution date	Jan. 26, 2018

Violation number: 4545108 - PM15-602.2



Code	PM15-602.2
Type	MECH AND ELEC - HEATING RESID
Date	Nov. 15, 2017
Status	COMPLIED

Investigations



Property History

Permits, licenses, violations & appeals by address

Dec. 26, 2017	612519	FAILED
Jan. 26, 2018	612519	PASSED

◀ [Progress Bar] ▶

3 records

[Department of Licenses & Inspections](#)

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[Right to Know](#)

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Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: 623080

[Applicable codes index](#)

L&I District: CENTRAL WEST

OPA Account #: 341177700

531 N ROBINSON ST

Philadelphia, PA 19151-4344

Case number	623080
Priority	STANDARD
Date added	Feb. 23, 2018
Date updated	Mar. 12, 2018
Resolution date	Mar. 13, 2018

Violation number: 4595935 - PM15-603.1



Code	PM15-603.1
Type	MECH - MECHANICAL EQUIPMENT
Date	Feb. 22, 2018
Status	COMPLIED

Investigations



Property History

Permits, licenses, violations & appeals by address

Mar. 12, 2018

623080

PASSED



2 records

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Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: 629998

[Applicable codes index](#)

L&I District: CENTRAL WEST

OPA Account #: 341177700

531 N ROBINSON ST

Philadelphia, PA 19151-4344

Case number	629998
Priority	STANDARD
Date added	Apr. 23, 2018
Date updated	Dec. 05, 2018
Resolution date	Dec. 05, 2018

Violation number: 4880088 - PM15-304.8

Code	PM15-304.8
Type	EXTERIOR STRUCT DEC FEATURES
Date	Apr. 20, 2018
Status	CLOSEDCASE

Violation number: 4880087 - PM15-304.190

Code	PM15-304.190
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Property History

Permits, licenses, violations & appeals by address

Status CLOSEDCASE



Investigations

Date	Case #	Status
Apr. 20, 2018	629998	FAILED
May. 25, 2018	629998	FAILED
Jul. 02, 2018	629998	CLOSED
Nov. 20, 2018	629998	FAILED
Dec. 05, 2018	629998	CLOSED



5 records

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[Terms of Use](#)

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Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: 666117

[Applicable codes index](#)

L&I District: CENTRAL WEST

OPA Account #: 341177700

531 N ROBINSON ST

Philadelphia, PA 19151-4344

Case number	666117
Priority	STANDARD
Date added	Dec. 05, 2018
Date updated	Aug. 23, 2019
Resolution date	Aug. 26, 2019

Violation number: 5159374 - PM15-603.1

Code	PM15-603.1
Type	MECH - MECHANICAL EQUIPMENT
Date	Mar. 18, 2019
Status	COMPLIED

Violation number: 5159373 - 9-3902 (1)

Code	9-3902 (1)
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Property History

Permits, licenses, violations & appeals by address

Status

COMPLIED



Investigations

Date	Case #	Status
Mar. 18, 2019	666117	FAILED
Apr. 30, 2019	666117	FAILED
Aug. 23, 2019	666117	PASSED



3 records

[Department of Licenses & Inspections](#)

[Terms of Use](#)

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Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: 703399

[Applicable codes index](#)

L&I District: CENTRAL WEST

OPA Account #: 341177700

531 N ROBINSON ST

Philadelphia, PA 19151-4344

Case number	703399
Priority	STANDARD
Date added	Aug. 26, 2019
Date updated	Aug. 26, 2019
Resolution date	Aug. 28, 2019

Violation number: 5159444 - PM15-305.4



Code	PM15-305.4
Type	INTERIOR SURFACES STAIRS, ETC
Date	Aug. 23, 2019
Status	COMPLIED

Investigations



Property History

Permits, licenses, violations & appeals by address

Aug. 26, 2019

703399

PASSED



2 records

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Property History

Permits, licenses, violations & appeals by address

Property address search

Search an address...

531 N ROBINSON ST

CLEAR



L&I district

CENTRAL WEST

Owner name

SCOTT RONALD

Owner mailing address

531 N ROBINSON ST
PHILADELPHIA, PA 19151

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

Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

26 Investigations



Business licenses

1 Business license



Permits

No Permits for this property

Violations

13 Violations (within 7 cases)





[< Home](#)

**531 N ROBINSON
ST**
PHILADELPHIA PA 19151-
4344

Balance

\$1,583.17

[> Make a payment](#)

OPA :
Assessed value :
Owner :

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

Accounts



Real Estate Tax

Balance

\$1,583.17

- [> Make a payment](#)
- [> View period balance](#)
- [> Apply for real estate assistance programs](#)
- [> 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*: Tom Hanks

Property Owner Name*: RONALD SCOTT JR

Settlement Company: Stellar Innovations

Property Address*: 531 N ROBINSON ST, PHILADELPHIA, PA 19151

Settlement File No.: _____

Property Account #: 039-68920-00531-001

Phone: (302) - 261 - 9069

Water Code Enforcement #: _____

Fax: 407- 210-3113

#: _____

Email*: MLS@STELLARIPL.COM

#: _____

Date of Request*: 03/13/2024

Agency/Lien Repair #: _____

Date of Settlement*: 03/14/2024

HELP Loan #: _____

Additional Comments: _____

* 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>531 N ROBINSON ST, PHILADELPHIA, PA 19151</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: \$ _____
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Water Code Enforcement Judgment(s)	<input type="checkbox"/> None if checked
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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: <u>531 N ROBINSON ST, PHILADELPHIA, PA 19151</u> Account #: <u>039-68920-00531-001</u> Last Meter Reading: <u>542</u> Taken On: <u>2-23-24</u> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>1-23-24</u> to <u>2-23-24</u> Water/Sewer Balance: <u>11,409.88</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): <u>274.35</u> Total: \$ <u>11,684.23</u>	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 #: <u>CE-15-05-72-0883</u> Date: <u>10-22-15</u> Court Costs: \$ <u>37.00</u> Fines: \$ _____ Total: \$ <u>37.00</u>	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): <u>\$11,721.23</u> GOOD THROUGH: <u>3-14-24</u> 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

YOUR LOGO
HERE!

Your address here

DATE:	Mar. 7, 2024
ATTN:	407-210-3113@fax.pgworks.com
FROM:	"Santana, Tony"
SUBJECT:	030724 - 531 N Robinson 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: 3/6/2024

Law Firm/Title Agency: Stellar Innovations Requestor Name (Print Clearly): _____

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

Property Information (Please provide account numbers) Email: _____

Address: 531 N Robinson St. PGW Account #(s): _____

Owner(s): Ronald Scott

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 Debt					\$ 0.00

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

PGW – Collection Department