



Property Information		Request Information		Update Information	
File#:	BS-X01567-2666450971	Requested Date:	02/14/2024	Update Requested:	
Owner:	THOMAS MICHNYA	Branch:		Requested By:	
Address 1:	8508 TORRESDALE AVE	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 #: 0337760008508001

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$541.04

Good Thru: 03/21/2024

Account Active: YES

Collector: Philadelphia Water Department

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

Business # 215-686-6995

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

GAS

Account #: 134734000

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$161.52

Good Thru: 03/08/2024

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 bills are included in the real estate property taxes



# Property History

Permits, licenses, violations & appeals by address

[L&I dashboard](#) / [Property history](#) / [8508 TORRESDALE AVE](#) / Violation: CF-2023-087644

STANDARD

CLOSED

## CASE NUMBER: CF-2023-087644

[Applicable codes index](#)

**L&I District: EAST**

**OPA Account #: 652320100**

8508 TORRESDALE AVE

Philadelphia, PA 19136-1504

<b>Case number</b>	CF-2023-087644
<b>Priority</b>	STANDARD
<b>Date added</b>	Aug. 26, 2023
<b>Date updated</b>	Sep. 25, 2023
<b>Resolution date</b>	Sep. 25, 2023



Violation number: VI-2023-064494 - PM15-302.4



<b>Code</b>	PM15-302.4
<b>Type</b>	EXTERIOR AREA WEEDS
<b>Date</b>	Aug. 26, 2023
<b>Status</b>	COMPLIED



## Investigations



# Property History

Permits, licenses, violations & appeals by address

Sep. 25, 2023

CF-2023-087644

PASSED



2 records

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)



# Property History

Permits, licenses, violations & appeals by address

[L&I dashboard](#) / [Property history](#) / [8508 TORRESDALE AVE](#) / Violation: 125593

STANDARD

CLOSED

## CASE NUMBER: 125593

[Applicable codes index](#)

**L&I District: EAST**

**OPA Account #: 652320100**

8508 TORRESDALE AVE

Philadelphia, PA 19136-1504

<b>Case number</b>	125593
<b>Priority</b>	STANDARD
<b>Date added</b>	Aug. 23, 2007
<b>Date updated</b>	Sep. 07, 2007
<b>Resolution date</b>	Sep. 07, 2007



Violation number: 662133 - CP-01



<b>Code</b>	CP-01
<b>Type</b>	CLIP VIOLATION NOTICE
<b>Date</b>	Aug. 23, 2007
<b>Status</b>	COMPLIED



Violation number: 662134 - CP-312A



<b>Code</b>	CP-312A
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# Property History

Permits, licenses, violations & appeals by address

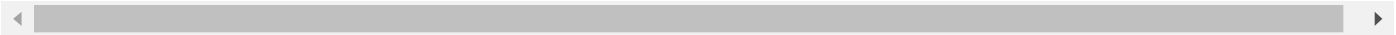
**Status**

COMPLIED



## Investigations

Date	Case #	Status
Aug. 23, 2007	125593	FAILED
Sep. 07, 2007	125593	PASSED



2 records

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)



# Property History

Permits, licenses, violations & appeals by address

[L&I dashboard](#) / [Property history](#) / [8508 TORRESDALE AVE](#) / Violation: CF-2022-080156

STANDARD

CLOSED

## CASE NUMBER: CF-2022-080156

[Applicable codes index](#)

**L&I District: EAST**

**OPA Account #: 652320100**

8508 TORRESDALE AVE

Philadelphia, PA 19136-1504

<b>Case number</b>	CF-2022-080156
<b>Priority</b>	STANDARD
<b>Date added</b>	Aug. 08, 2022
<b>Date updated</b>	Oct. 13, 2022
<b>Resolution date</b>	Oct. 13, 2022



Violation number: VI-2022-058827 - PM15-302.4



<b>Code</b>	PM15-302.4
<b>Type</b>	EXTERIOR AREA WEEDS
<b>Date</b>	Aug. 08, 2022
<b>Status</b>	COMPLIED



## Investigations



# Property History

Permits, licenses, violations & appeals by address

Sep. 22, 2022	CF-2022-080156	FAILED
Oct. 13, 2022	CF-2022-080156	PASSED



3 records

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)





# Property History

Permits, licenses, violations & appeals by address

[L&I dashboard](#) / [Property history](#) / [8508 TORRESDALE AVE](#) / Violation: 613268

**STANDARD**

**CLOSED**

## CASE NUMBER: 613268

[Applicable codes index](#)

**L&I District: EAST**

**OPA Account #: 652320100**

8508 TORRESDALE AVE

Philadelphia, PA 19136-1504

<b>Case number</b>	613268
<b>Priority</b>	STANDARD
<b>Date added</b>	Nov. 24, 2017
<b>Date updated</b>	Jan. 02, 2018
<b>Resolution date</b>	Jan. 03, 2018

Violation number: 4516598 - 9-3902 (1)



<b>Code</b>	9-3902 (1)
<b>Type</b>	ONE AND TWO FAMILY (R3)
<b>Date</b>	Nov. 24, 2017
<b>Status</b>	COMPLIED

## Investigations



# Property History

Permits, licenses, violations & appeals by address

Jan. 02, 2018

613268

PASSED



**2 records**

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)



# Property History

Permits, licenses, violations & appeals by address

[L&I dashboard](#) / [Property history](#) / [8508 TORRESDALE AVE](#) / Violation: CF-2020-025099

**STANDARD**

**CLOSED**

## CASE NUMBER: CF-2020-025099

[Applicable codes index](#)

**L&I District: EAST**

**OPA Account #: 652320100**

8508 TORRESDALE AVE

Philadelphia, PA 19136-1504

<b>Case number</b>	CF-2020-025099
<b>Priority</b>	STANDARD
<b>Date added</b>	Jun. 11, 2020
<b>Date updated</b>	Aug. 13, 2020
<b>Resolution date</b>	Aug. 13, 2020

Violation number: VI-2020-009925 - A-301.1/64



<b>Code</b>	A-301.1/64
<b>Type</b>	ZONING REQUIRED FOR CONSTRUCTION
<b>Date</b>	Jun. 11, 2020
<b>Status</b>	COMPLIED

## Investigations



# Property History

Permits, licenses, violations & appeals by address

Aug. 13, 2020

CF-2020-025099

PASSED



2 records

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)



# Property History

Permits, licenses, violations & appeals by address

[L&I dashboard](#) / [Property history](#) / [8508 TORRESDALE AVE](#) / Violation: 172094

**STANDARD**

**CLOSED**

## CASE NUMBER: 172094

[Applicable codes index](#)

**L&I District: EAST**

**OPA Account #: 652320100**

8508 TORRESDALE AVE

Philadelphia, PA 19136-1504

<b>Case number</b>	172094
<b>Priority</b>	STANDARD
<b>Date added</b>	Jul. 30, 2008
<b>Date updated</b>	Oct. 09, 2008
<b>Resolution date</b>	Oct. 09, 2008



Violation number: 1103202 - CP-314



<b>Code</b>	CP-314
<b>Type</b>	PARTY FENCE
<b>Date</b>	Jul. 30, 2008
<b>Status</b>	COMPLIED



## Investigations



# Property History

Permits, licenses, violations & appeals by address

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**One record**

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)



# Property History

Permits, licenses, violations & appeals by address

[L&I dashboard](#) / [Property history](#) / 8508 TORRESDALE AVE

## Property address search

Search an address...

8508 TORRESDALE AVE

CLEAR ✕



**L&I district**

EAST

**Owner name**

MICHNYA THOMAS

**Owner mailing address** 8508 TORRESDALE AVE

PHILADELPHIA, PA 19136

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

Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

14 Investigations



Business licenses

2 Business licenses



Permits

No Permits for this property

Violations

19 Violations (within 11 cases)





# Property History

Permits, licenses, violations & appeals by address





[< Home](#)

**8508 TORRESDALE  
AVE**  
PHILADELPHIA PA 19136-  
1504

Balance

**\$2,192.08**

[> Make a payment](#)

OPA :  
Assessed value :  
Owner :

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

### Accounts



#### Real Estate Tax

Balance

**\$2,192.08**

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

#### Licenses and Inspections Abatement Work Invoice

Balance

**\$0.00**

- [> View invoices](#)



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YOUR LOGO  
**HERE!**

Your address here

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<b>DATE:</b>	Feb. 19, 2024
<b>ATTN:</b>	4072103113@fax.pgworks.com
<b>FROM:</b>	"Jackson, Gilda Y"
<b>SUBJECT:</b>	021924 - 8508 TORRESDALE AVE.pdf

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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 #: B-X01567-2666450971 Date of Settlement: 2/21/2024  
 Law Firm/Title Agency: STELLAR INNOVATIONS Requestor Name (Print Clearly): GARY WATSON  
 Telephone #: (302) 261-9069 Facsimile #: (407) 210-3113  
 Property Information (Please provide account numbers) Email: \_\_\_\_\_  
 Address: 8508 TORRESDALE AVE PGW Account #(s): \_\_\_\_\_  
 Owner(s): THOMAS MICHNYA

**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>1894761</u>	Meter Reading: <u>9377</u>	Date: <u>2/8/2024</u>	Actual/Estimate/Final	<u>Actual</u>
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:
1 3473 4000	THOMAS MICHNYA	1/11/2019		\$ 161.52	3/8/2024	\$ 161.52

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

**TOTAL AMOUNT DUE:**  
**\$ 161.52**

**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**