



Property Information		Request Information		Update Information
File#:	BS-X01567-242644597	Requested Date:	02/14/2024	Update Requested:
Owner:	LEONARD MICHAEL	Branch:		Requested By:
Address 1:	2810 N OPAL ST	Date Completed:	04/03/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PHILADELPHIA, PA	# of Parcel(s):	1	

Notes

- CODE VIOLATIONS** Per City of Philadelphia Department of Zoning there are No Code Violation cases on this property.

Collector: City of Philadelphia Department of Zoning
Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102
Business# 215-686-1441
- PERMITS** Per City of Philadelphia Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: City of Philadelphia Building Department
Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102
Business# 215-686-1441
- SPECIAL ASSESSMENTS** Per City of Philadelphia Treasurer Department there are no 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
- DEMOLITION** NO



UTILITIES

Water & Sewer:

Account #: 0586142002810001

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$11,461.70

Good Thru: 04-25-2024

Account Active: YES

Collector: Philadelphia Water Department

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

Business # (215) 685-6300

Gas:

Account #: NA

Payment Status: Final Bill

Status: Pvt & Lienable

Amount: \$2,656.68

Good Thru: NA

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

Property address search

Search an address...

2810 N OPAL ST

CLEAR ✕



L&I district

NORTH

Owner name

LEONARD MICHAEL

Owner mailing address 2810 N OPAL ST

PHILADELPHIA, PA 19132

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

Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

4 Investigations



Business licenses

No business licenses for this property

Permits

No Permits for this property

Violations

1 Violation



Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: **702076**

[Applicable codes index](#) 

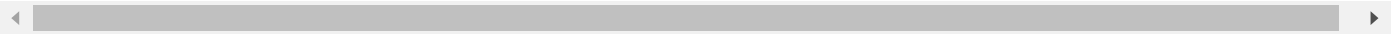
L&I District: NORTH


OPA Account #: 111248500

2810 N OPAL ST

Philadelphia, PA 19132-2621

Case number	702076
Priority	STANDARD
Date added	Aug. 19, 2019
Date updated	Sep. 16, 2021
Resolution date	Sep. 16, 2021



Violation number: 211968997 - PM15-504.1 

Investigations

Date	Case #	Status
Jun. 15, 2021	702076	FAILED
Sep. 16, 2021	702076	PASSED
Aug. 16, 2019	702076	FAILED
Dec. 13, 2019	702076	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

Property address search

Search an address...

2810 N OPAL ST

CLEAR ✕



L&I district

NORTH

Owner name

LEONARD MICHAEL

Owner mailing address 2810 N OPAL ST

PHILADELPHIA, PA 19132

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

Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

4 Investigations



Business licenses

No business licenses for this property

Permits

No Permits for this property

Violations

1 Violation





< Home

2810 N OPAL ST
PHILADELPHIA PA 19132-2621

Balance
\$0.00

OPA :
Assessed value :
Owner :

Summary More options...

Accounts



Real Estate Tax

Balance

\$0.00

- > 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*: Tom Hanks

Property Owner Name*: MICHAEL LEONARD

Settlement Company: Stellar Innovations

Property Address*: 2810 NORTH OPAL STREET, PHILADELPHIA, PA 19132

Settlement File No.: _____

Property Account #: 058-61420-02810-001

Phone: (302) - 261 - 9069

Water Code Enforcement #: _____

Fax: 407- 210-3113

#: _____

Email*: MLS@STELLARIPL.COM

#: _____

Date of Request*: 04/01/2024

Agency/Lien Repair #: _____

Date of Settlement*: 04/03/2024

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>2810 NORTH OPAL STREET, PHILADELPHIA, PA 19132</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: \$ _____
---	---	---

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

YOUR LOGO
HERE!

Your address here

DATE:	Feb. 16, 2024
ATTN:	4072103113@fax.pgworks.com
FROM:	"Rogers, Jenel E"
SUBJECT:	Emailing: 021624-2810 N Opal St.pdf

Note:

Your message is ready to be sent with the following file or link attachments:

021624-2810 N Opal St.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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 #: BS-X01567-242644597 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: 2810 N Opal St PGW Account #(s): _____
 Owner(s): Michael Leonard

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>2220158</u>	Meter Reading: <u>6278</u>	Date: <u>9/14/2023</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:
		10/27/2022	9/14/2023		Final	\$ 2,656.68

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

TOTAL AMOUNT DUE:
\$2,656.68

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