



Property Information		Request Information		Update Information	
File#:	BS-X01567-2873597242	Requested Date:	02/14/2024	Update Requested:	
Owner:	MAXIM LASKAVY	Branch:		Requested By:	
Address 1:	733 SANFORD 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 #: 0487088000733001

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$171.43

Good Thru: 03/15/2024

Account Active: YES

Collector: Philadelphia Water Department

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

Business # 215-686-6995

GAS

Account #: NA

Payment Status: DUE

Status: Pvt & Lienable

Amount: \$546.08

Good Thru: 03/27/2024

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



# 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](mailto:wateramountdue@phila.gov)

Settlement Agent Name\*: Will Smith

Property Owner Name\*: MAXIM LASKAVY

Settlement Company: Stellar Innovations

Property Address\*: 733 SANFORD ST, PHILADELPHIA, PA 19116-3625

Settlement File No.: BS-X01567-1012184615

Property Account #: \_\_\_\_\_

Phone: 302-261-9069

Water Code Enforcement #: \_\_\_\_\_

Fax: 407- 210-3113

#: \_\_\_\_\_

Email\*: \_\_\_\_\_

#: \_\_\_\_\_

Date of Request\*: 2/16/2024

Agency/Lien Repair #: \_\_\_\_\_

Date of Settlement\*: \_\_\_\_\_

HELP Loan #: \_\_\_\_\_

Additional Comments: Let us know if there are any outstanding fees.  
Provide payoff good through 02/20/2024.

\* 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>733 SANFORD ST, PHILADELPHIA, PA 19116-3625</u> Account #: <u>0487088000733001</u> Last Meter Reading: <u>2447</u> Taken On: <u>2/12/24</u> <input checked="" type="checkbox"/> Actual <input checked="" type="checkbox"/> Estimated Dates of Last Billing Cycle: <u>1/11/24</u> to <u>2/12/24</u> Water/Sewer Balance: <u>171.43</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>171.43</u>	Discontinued Account(s) <input checked="" type="checkbox"/> <b>None if checked</b> #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____
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Agency/Lien Repair Bill Balance <input checked="" type="checkbox"/> <b>None if checked</b>	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
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HELP Loan Bill Balance <input checked="" type="checkbox"/> <b>None if checked</b>	HELP Loan Acct #: _____ Date: _____ Total: \$ _____
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Water Code Enforcement Judgment(s)	<input checked="" type="checkbox"/> <b>None if checked</b>
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<b>ACCOUNT BALANCE DUE (inclusive of all amounts listed above):</b> <u>171.43</u>
<b>GOOD THROUGH:</b> <u>3/15/24</u>
<b>Additional Comments:</b> _____ _____

Philadelphia Water Department Representative's Name: R. HASAN Date: 2/20/24

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>733 SANFORD ST, PHILADELPHIA, PA 19116-3625</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"/> <b>None if checked</b> #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____	
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees)  <input type="checkbox"/> <b>None if checked</b>	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"/> <b>None if checked</b>	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
HELP Loan Bill Balance  <input type="checkbox"/> <b>None if checked</b>	HELP Loan Acct #: _____ Date: _____ Total: \$ _____	
<b>ACCOUNT BALANCE DUE (inclusive of all amounts listed above):</b> _____  <b>GOOD THROUGH:</b> _____  <b>Additional Comments:</b> _____ _____		

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



# Property History

Permits, licenses, violations & appeals by address

**STANDARD**

**CLOSED**

## CASE NUMBER: CF-2020-067512

[Applicable codes index](#)

**L&I District: EAST**

**OPA Account #: 582069500**

733 SANFORD ST

Philadelphia, PA 19116-3625

<b>Case number</b>	CF-2020-067512
<b>Priority</b>	STANDARD
<b>Date added</b>	Sep. 28, 2020
<b>Date updated</b>	Oct. 15, 2020
<b>Resolution date</b>	Oct. 15, 2020

Violation number: VI-2020-038453 - PM15-308.1



## Investigations

Date	Case #	Status
Sep. 28, 2020	CF-2020-067512	FAILED
Oct. 15, 2020	CF-2020-067512	PASSED

2 records



# Property History

Permits, licenses, violations & appeals by address

YOUR LOGO  
HERE!

Your address here

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<b>DATE:</b>	Mar. 5, 2024
<b>ATTN:</b>	407-210-3113@fax.pgworks.com
<b>FROM:</b>	"Cullen, Holly A"
<b>SUBJECT:</b>	Emailing: 030524 - 733 Sanford St.pdf

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**Note:**

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

030524 - 733 Sanford 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 #: \_\_\_\_\_ Date of Settlement: 3/6/2024  
 Law Firm/Title Agency: STELLA INNOVATIONS Requestor Name (Print Clearly): TOM  
 Telephone #: \_\_\_\_\_ Facsimile #: (407) 210-3113

Property Information (Please provide account numbers) Email: \_\_\_\_\_  
 Address: 733 SANFORD ST PGW Account #(s): \_\_\_\_\_  
 Owner(s): MAXIM LASKAVY

**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>1610503</u>	Meter Reading: <u>3417</u>	Date: <u>2/26/2024</u>	Actual/Estimate/Final	<u>Actual</u>
Meter#: <u>1698308</u>	Meter Reading: <u>405</u>	Date: <u>2/26/2024</u>	Actual/Estimate/Final	<u>Actual</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:
		5/1/2023		\$ 279.94	3/27/2024	\$ 279.94
		6/27/2023		\$ 266.14	3/27/2024	\$ 266.14

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

**TOTAL AMOUNT DUE:**  
**\$ 546.08**

**C. TITLE COMPANY/LAW FIRM PAYMENT INSTRUCTIONS**

Make checks payable for the "TOTAL AMOUNT DUE" as stated

PGW – Collection Department



# Property History

Permits, licenses, violations & appeals by address

## Property address search

Search an address...

733 SANFORD ST

CLEAR ✕



**L&I district**

EAST

**Owner name**

LASKAVY MAXIM

LASKAVY ARTEM

**Owner mailing address** 733 SANFORD ST

PHILADELPHIA, PA 19116

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

### Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

2 Investigations



Business licenses

2 Business licenses



Permits

No Permits for this property

Violations

3 Violations (within 2 cases)





< Home

**733 SANFORD ST**  
 PHILADELPHIA PA 19116-3625

Balance

**\$3,260.13**

> Make a payment

OPA :  
 Assessed value :  
 Owner :

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

## Accounts



### Real Estate Tax

Balance

**\$3,279.73**

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

### Commercial Trash Fees

Balance

**(\$19.60)**

- > View period balance
- > Apply for commercial trash fee exemption
- > Apply for a refund

