



Property Information

Request Information

Update Information

File#:	BS-X01567-6195830848	Requested Date:	02/14/2024	Update Requested:
Owner:	WILKINS JANET	Branch:		Requested By:
Address 1:	1219 CHRISTIAN ST	Date Completed:		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/Expired Building 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 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 #: 0132306001219002
Payment Status: DUE
Status: Pvt & Liable
Amount: \$966.54
Good Thru: 03/13/2024
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: NO ACCOUNT
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

Property address search

Search an address...

1219 CHRISTIAN ST

CLEAR ✕



L&I district

CENTRAL EAST

Owner name

WILKINS JANET

Owner mailing address

1219 CHRISTIAN ST
PHILADELPHIA, PA 19147

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

Appeals

No Appeals for this property

Building Certifications

0 Certifications



Investigations

3 Investigations



Filter by Year completed

Filter by Case #

Filter by Status

Year completed

Type to filter by case #

Status

Date completed	Case #	Status
Sep. 07, 2017	595661	FAILED
Nov. 20, 2017	595661	PASSED
Jul. 24, 2017	595661	FAILED

3 records

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: 595661

[Applicable codes index](#)

L&I District: CENTRAL EAST

OPA Account #: 022249510

1219 CHRISTIAN ST

Philadelphia, PA 19147-3611

Case number	595661
Priority	STANDARD
Date added	Jul. 25, 2017
Date updated	Nov. 20, 2017
Resolution date	Oct. 26, 2019

Violation number: 4446153 - PM15-302.4



Code	PM15-302.4
Type	EXTERIOR AREA WEEDS
Date	Jul. 24, 2017
Status	COMPLIED

Investigations

Date	Case #	Status
Jul. 24, 2017	595661	FAILED
Sep. 07, 2017	595661	FAILED
Nov. 20, 2017	595661	PASSED

3 records



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*: Richard Smith

Property Owner Name*: JANET WILKINS

Settlement Company: Stellar Innovations

Property Address*: ISIAH HOLT 1219 CHRISTIAN ST

Settlement File No.: BS-X01567-6195830848

Property Account #: _____

Phone: 302-261-9069

Water Code Enforcement #: _____

Fax: 407- 210-3113

#: _____

Email*: cls@stellaripl.com

#: _____

Date of Request*: 2/15/2024

Agency/Lien Repair #: _____

Date of Settlement*: _____

HELP Loan #: _____

Additional Comments: Let us know if there are any outstanding fees.
Provide payoff good through 02/23/2024.

* 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>ISIAH HOLT 1219 CHRISTIAN ST</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: ISIAH HOLT 1219 CHRISTIAN ST
Account #: 013-23060-01219-002
Last Meter Reading: 421 Taken On: Feb 15, 2024
Water/Sewer Balance: \$966.54
Discontinued Account(s)
None if checked
Water Code Enforcement Judgment(s)
Agency/Lien Repair Bill Balance
HELP Loan Bill Balance
ACCOUNT BALANCE DUE (inclusive of all amounts listed above): \$966.54
GOOD THROUGH: 3/13/24
Additional Comments:

Law Department Representative's Name: DDRAKE Date: 2/26/24

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

YOUR LOGO
HERE!

Your address here

DATE:	Feb. 19, 2024
ATTN:	4072103113@fax.pgworks.com
FROM:	"Jackson, Gilda Y"
SUBJECT:	021924 - 1219 CHRISTIAN 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 #: B-X01567-6195830848 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: 1219 CHRISTIAN ST PGW Account #(s): _____
 Owner(s): JANET WILKINS

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 ACCT/NO DEBT						

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 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



< Home

1219 CHRISTIAN ST
PHILADELPHIA PA 19147-3611

Balance
\$5,334.64

> Make a payment

OPA : 022249510
Assessed value : \$381,100.00
Owner : WILKINS JANET

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

Accounts



Real Estate Tax - Property is under appeal.
Pay 2022 or 2023 amount.

Balance

\$5,334.64

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



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