



Property Information		Request Information		Update Information
File#:	821202302	Requested Date:	08/21/2023	Update Requested:
Owner:		Branch:		Requested By:
Address 1:	10012 Morning Mist Ln	Date Completed:	08/21/2023	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Sarasota, FL	# of Parcel(s):	1	

Notes	
CODE VIOLATIONS	NO CODE VIOLATION
PERMITS	NO OPEN PERMIT
SPECIAL ASSESSMENTS	NONE
DEMOLITION	NO
UTILITIES	WATER Account #: 0066904001208001 Service Status: Active Amount#: \$0.00 Good through Date: 09/01/2023 Payment Status: PAID Pvt & Liable Collector: Philadelphia Water Department Make Checks Payable to: 1101 Market Street, 5th Floor, Philadelphia, PA 19107 Business: (215) 685-6300 SEWER Account #: 0066904001208001 Service Status: Active Amount#: \$5,405.41 Good through Date: 07/11/2023 Payment Status: Delinquent Pvt & Liable Collector: Philadelphia Water Department Make Checks Payable to: 1101 Market Street, 5th Floor, Philadelphia, PA 19107 Business: (215) 685-6300 GARBAGE Account #: N/A Service Status: Active Amount Due #: \$0.00 Due Date: 09/01/2023 Payment Status: Due Collector: Philadelphia City Department of Revenue Make Checks Payable to: 1401 John F. Kennedy Blvd, Philadelphia, PA 19102 Business: (215) 686-6600



📍 1208 W ROCKLAND ST

PHILADELPHIA, PA 19141-3423

Owner

MANAWAR ALAM
MANAWAR VIOLET M

OPA Account Number

491117700

Mailing Address

Alam Manawar
1866 Merlin Pl
Philadelphia PA 19116

Property assessment and sale information

Assessed Value	\$191,200
Sale Date	10/22/1994
Sale Price	\$33,900

Office of Property Assessment (OPA) was formerly part of the Board of Revision of Taxes (BRT) and some City records may still use that name. Source: [Office of Property Assessment \(OPA\). \(https://www.phila.gov/opa/pages/default.aspx\)](https://www.phila.gov/opa/pages/default.aspx)

Valuation History (9)

Taxable and exempt land values can represent the contributory value of land in relation to the total market value, or were no structure is present, the value of vacant land. (Consistent with International Association of Assessing Officers (IAAO) standards, the value of an improved parcel is separated into the portion of value attributed to the improvement and the portion of value attributed to the land.)

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2023	\$191,200	\$38,240	\$152,960	\$0	\$0
2022	\$96,500	\$14,475	\$82,025	\$0	\$0
2021	\$96,500	\$14,475	\$82,025	\$0	\$0
2020	\$96,500	\$14,475	\$82,025	\$0	\$0
2019	\$55,400	\$9,141	\$46,259	\$0	\$0
2018	\$66,600	\$10,989	\$55,611	\$0	\$0
2017	\$66,600	\$10,989	\$55,611	\$0	\$0
2016	\$66,600	\$12,317	\$54,283	\$0	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$66,600	\$12,317	\$54,283	\$0	\$0

Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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Property Details



OPA is currently updating its data files. Some of the information below does not yet reflect the data used to calculate the tax year 2023 property value. For questions regarding the 2023 property value, call OPA at [\(215\) 686-9200](tel:(215)686-9200) (tel:+12156869200).

For all other property questions, **submit an official inquiry** (https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=491117700).

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property.

Year Built	1940 (estimated)
Building Description	TWIN OLD STYLE
Building Condition	Average
Number of Stories	3 stories
Number of Rooms	Not Available
Features	No basement No fireplace No garage
Heating and Utilities	Heater type n/a No central air Sewer type n/a
Lot Size	2,264 sq ft
Improvement Area	1,856 sq ft
Frontage	24 ft
Beginning Point	100'4" W OF 12TH ST
Zoning	RTA1-Residential Two-Family Attached-1 ↗ (https://atlas.phila.gov/1208%20W%20ROCKLAND%20ST/zoning .)
OPA Account Number	491117700
OPA Address	1208 W Rockland St
Homestead Exemption	No

Local Details

Political Divisions	Ward: 49th Council District: 8th ↗(http://atlas.phila.gov/1208 W ROCKLAND ST/voting)
School Catchment	Elementary: Cooke, Jay Middle: Cooke, Jay HS: Aspira Olney Charter High School ↗(https://webapps1.philasd.org/school_finder/)
Police District	35th District ↗(https://www.phillypolice.com/districts/35th/index.html)
Trash Day	Friday ↗(https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/)
L&I District	EAST
Census Tract	028300

You can download the property assessment dataset in bulk, and get more information about this data at metadata.phila.gov [↗\(https://metadata.phila.gov\)](https://metadata.phila.gov)

Note: Taxable and exempt land values can represent the contributory value of land in relation to the total market value, or where no structure is present, the value of vacant land. (Consistent with International Association of Assessing Officers (IAAO) standards, the value of an improved parcel is separated into the portion of value attributed to the improvement and the portion of value attributed to the land.)



< Home

1208 W
ROCKLAND ST
PHILADELPHIA PA 19141-3423

Balance
\$1,237.67

> Make a payment

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

Commercial Trash Fees

Balance
\$1,067.50

- > Make a payment
- > View period balance
- > Apply for refuse exemption

Licenses and Inspections
Abatement Work Invoice

Balance
\$170.17

- > Make a payment
- > View invoices
- > View liens and debt





Property History

Permits, licenses, violations & appeals by address

Property address search

Search an address...

1208 W ROCKLAND ST

CLEAR ✕

L&I district	EAST
Owner name	MANAWAR ALAM MANAWAR VIOLET M
Owner mailing address	1208 W ROCKLAND ST PHILADELPHIA, PA 19141

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

Appeals

No Appeals for this property

Investigations

20 Investigations

Filter by Year completed	Filter by Case #	Filter by Status
Year completed	Type to filter by case #	Status
Date completed	Case #	Status
Apr. 02, 2013	365079	PASSED
Mar. 18, 2013	365079	FAILED
Jan. 17, 2013	365890	PASSED
Jan. 08, 2013	365079	FAILED
Jan. 08, 2013	365890	FAILED
Jul. 31, 2007	78421	PASSED



Property History

Permits, licenses, violations & appeals by address

Nov. 01, 2006	78421	CLOSED
Nov. 01, 2006	78421	FAILED
Sep. 06, 2006	78421	FAILED

≤ 1 2 ≥

Showing 11 to 20 of 20 records

Business licenses

1 Business license

+

Permits

No Permits for this property

Violations

21 Violations (within 5 cases)

×



Filter by Year issued

Year issued

▼

Filter by Case #

Type to filter by case #

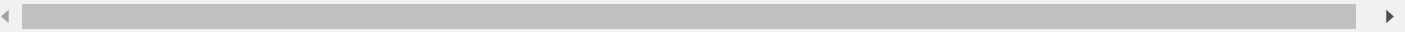
▼

Filter by Type

Type

▼

Date issued	Violation case #	Type
Mar. 30, 2023	CF-2023-026362 (2 violations)	STANDARD
Nov. 15, 2019	716152 (3 violations)	STANDARD
Jun. 26, 2014	439454 (10 violations)	STANDARD
Jan. 14, 2013	365890 (2 violations)	HAZARDOUS
Jan. 08, 2013	365079 (4 violations)	HAZARDOUS



5 records



Property History

Permits, licenses, violations & appeals by address

L&I dashboard / Property history / 1208 W ROCKLAND ST / Violation: 716152

STANDARD

CASE NUMBER: 716152

L&I District: EAST

OPA Account #: 491117700

1208 W ROCKLAND ST

Philadelphia, PA 19141-3423

CLOSED

[Applicable codes index](#)

Case number	716152
Priority	STANDARD
Date added	Nov. 15, 2019
Date updated	Jan. 24, 2020
Resolution date	Jan. 24, 2020

Violation number: 5276054 - PM15-305.3

×

Code	PM15-305.3 ⓘ
Type	INTERIOR SURFACES
Date	Nov. 15, 2019
Status	COMPLIED

Violation number: 5276052 - PM15-304.182

×

Code	PM15-304.182 ⓘ
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Property History

Permits, licenses, violations & appeals by address

Status	COMPLIED
Violation number: 5276053 - PM15-304.8	
Code	PM15-304.8
Type	EXTERIOR STRUCT DEC FEATURES
Date	Nov. 15, 2019
Status	COMPLIED



Investigations

Date	Case #	Status
Nov. 16, 2019	716152	FAILED
Dec. 23, 2019	716152	FAILED
Jan. 25, 2020	716152	PASSED



3 records



Property History

Permits, licenses, violations & appeals by address

L&I dashboard / Property history / 1208 W ROCKLAND ST / Violation: CF-2023-026362

STANDARD

CASE NUMBER: **CF-2023-026362**

L&I District: EAST

OPA Account #: 491117700

1208 W ROCKLAND ST

Philadelphia, PA 19141-3423

CLOSED

[Applicable codes index](#)

Case number	CF-2023-026362
Priority	STANDARD
Date added	Mar. 30, 2023
Date updated	Jun. 14, 2023
Resolution date	Jun. 14, 2023

Violation number: VI-2023-020264 - PM15-308.1

×

Code	PM15-308.1 i
Type	RUBBISH & GARBAGE
Date	Mar. 30, 2023
Status	COMPLIED

Violation number: VI-2023-020265 - PM15-302.4

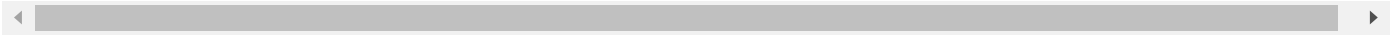
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Property History

Permits, licenses, violations & appeals by address

Mar. 31, 2023	CF-2023-026362	FAILED
Jun. 14, 2023	CF-2023-026362	FAILED



2 records



Property History

Permits, licenses, violations & appeals by address

L&I dashboard / Property history / 1208 W ROCKLAND ST / Violation: 365079

HAZARDOUS

CASE NUMBER: 365079

L&I District: EAST

OPA Account #: 491117700

1208 W ROCKLAND ST

Philadelphia, PA 19141-3423

CLOSED

[Applicable codes index](#)

Case number	365079
Priority	HAZARDOUS
Date added	Jan. 08, 2013
Date updated	Apr. 02, 2013
Resolution date	Apr. 02, 2013

Violation number: 2742231 - PM-406.2/2

×

Code	PM-406.2/2 ⓘ
Type	HEAT CONTINUOUS SUPPLY-RES
Date	Jan. 08, 2013
Status	COMPLIED

Violation number: 2742229 - FC-906.2/2

×

Code	FC-906.2/2 ⓘ
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Property History

Permits, licenses, violations & appeals by address

Status	COMPLIED
Violation number: 2742230 - PM-305.3/4	
Code	PM-305.3/4
Type	INT S-WALLS REPAIR/MAINT SANI
Date	Jan. 08, 2013
Status	COMPLIED

Violation number: 2742232 - PM-407.2/9	
Code	PM-407.2/9
Type	ELEC-RECEPTABLE DEFECTIVE-RES
Date	Jan. 08, 2013
Status	COMPLIED

Investigations

Date	Case #	Status
Jan. 08, 2013	365079	FAILED
Mar. 18, 2013	365079	FAILED



Property History

Permits, licenses, violations & appeals by address

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 / 1208 W ROCKLAND ST / Violation: 365079

HAZARDOUS

CASE NUMBER: 365079

L&I District: EAST

OPA Account #: 491117700

1208 W ROCKLAND ST

Philadelphia, PA 19141-3423

CLOSED

[Applicable codes index](#)

Case number	365079
Priority	HAZARDOUS
Date added	Jan. 08, 2013
Date updated	Apr. 02, 2013
Resolution date	Apr. 02, 2013

Violation number: 2742231 - PM-406.2/2

×

Code	PM-406.2/2 ⓘ
Type	HEAT CONTINUOUS SUPPLY-RES
Date	Jan. 08, 2013
Status	COMPLIED

Violation number: 2742229 - FC-906.2/2

×

Code	FC-906.2/2 ⓘ
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Property History

Permits, licenses, violations & appeals by address

Status	COMPLIED
Violation number: 2742230 - PM-305.3/4	
Code	PM-305.3/4
Type	INT S-WALLS REPAIR/MAINT SANI
Date	Jan. 08, 2013
Status	COMPLIED

Violation number: 2742232 - PM-407.2/9	
Code	PM-407.2/9
Type	ELEC-RECEPTABLE DEFECTIVE-RES
Date	Jan. 08, 2013
Status	COMPLIED

Investigations

Date	Case #	Status
Jan. 08, 2013	365079	FAILED
Mar. 18, 2013	365079	FAILED



Property History

Permits, licenses, violations & appeals by address

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 / 1208 W ROCKLAND ST / Violation: CF-2023-026362

STANDARD

CASE NUMBER: CF-2023-026362

L&I District: EAST

OPA Account #: 491117700

1208 W ROCKLAND ST

Philadelphia, PA 19141-3423

CLOSED

[Applicable codes index](#)

Case number	CF-2023-026362
Priority	STANDARD
Date added	Mar. 30, 2023
Date updated	Jun. 14, 2023
Resolution date	Jun. 14, 2023

Violation number: VI-2023-020264 - PM15-308.1

×

Code	PM15-308.1 ⓘ
Type	RUBBISH & GARBAGE
Date	Mar. 30, 2023
Status	COMPLIED

Violation number: VI-2023-020265 - PM15-302.4

×

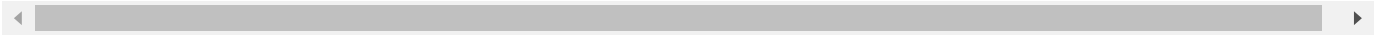
Code	PM15-302.4 ⓘ
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Property History

Permits, licenses, violations & appeals by address

Status COMPLIED



Investigations

Date	Case #	Status
Mar. 31, 2023	CF-2023-026362	FAILED
Jun. 14, 2023	CF-2023-026362	FAILED



2 records



Property History

Permits, licenses, violations & appeals by address

L&I dashboard / Property history / 1208 W ROCKLAND ST / Violation: 439454

STANDARD

CLOSED

[Applicable codes index](#)

CASE NUMBER: 439454

L&I District: EAST

OPA Account #: 491117700

1208 W ROCKLAND ST

Philadelphia, PA 19141-3423

Case number	439454
Priority	STANDARD
Date added	Jun. 26, 2014
Date updated	Mar. 11, 2015
Resolution date	Apr. 29, 2015

Violation number: 3414226 - PM-405.3/24

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Violation number: 3414225 - PM-405.3/19

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Code	PM-405.3/19
Type	INT-BATHRM TOILET REPAIR-RES
Date	Jun. 26, 2014
Status	COMPLIED

Violation number: 3414227 - PM-407.2/5

×

Property History

Permits, licenses, violations & appeals by address

Date	Jun. 26, 2014
Status	COMPLIED
Violation number: 3414218 - FC-906.2/2 ✕	
Code	FC-906.2/2 i
Type	FIRE EXTING-NEEDS INSP/TAG
Date	Jun. 26, 2014
Status	COMPLIED
Violation number: 3414219 - FC-907.3/20 ✕	
Code	FC-907.3/20 i
Type	SD-REQD EXIST GROUP R
Date	Jun. 26, 2014
Status	COMPLIED
Violation number: 3414220 - PM-304.8/1 ✕	
Code	PM-304.8/1 i
Type	EXT S-WINDOW REPAIR/MAINTAIN
Date	Jun. 26, 2014



Property History

Permits, licenses, violations & appeals by address

Violation number: 3414221 - PM-305.3/2



Code	PM-305.3/2
Type	INT S-FLOOR REPAIR
Date	Jun. 26, 2014
Status	COMPLIED

Violation number: 3414222 - PM-305.3/4



Code	PM-305.3/4
Type	INT S-WALLS REPAIR/MAINT SANI
Date	Jun. 26, 2014
Status	COMPLIED

Violation number: 3414223 - PM-405.3/12



Code	PM-405.3/12
Type	INT-KITCHEN REPAIR FAUCETS-RES
Date	Jun. 26, 2014
Status	COMPLIED

Violation number: 3414224 - PM-405.3/14



Code	PM-405.3/14
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Property History

Permits, licenses, violations & appeals by address

Status	COMPLIED
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Investigations

Date	Case #	Status
Jun. 26, 2014	439454	FAILED
Nov. 02, 2014	439454	FAILED
Dec. 07, 2014	439454	CLOSED
Mar. 12, 2015	439454	PASSED
Mar. 31, 2015	439454	PASSED

5 records



Property History

Permits, licenses, violations & appeals by address

L&I dashboard / Property history / 1208 W ROCKLAND ST / Violation: 365890

HAZARDOUS

CASE NUMBER: 365890

L&I District: EAST

OPA Account #: 491117700

1208 W ROCKLAND ST

Philadelphia, PA 19141-3423

CLOSED

[Applicable codes index](#)

Case number	365890
Priority	HAZARDOUS
Date added	Jan. 14, 2013
Date updated	Jan. 17, 2013
Resolution date	Jan. 17, 2013

Violation number: 2689733 - PM-307.3/1

×

Code	PM-307.3/1 ⓘ
Type	UNFIT PROP STANDARD
Date	Jan. 08, 2013
Status	COMPLIED

Violation number: 2689734 - PM-406.2/2

×

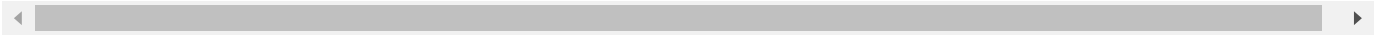
Code	PM-406.2/2 ⓘ
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Property History

Permits, licenses, violations & appeals by address

Status COMPLIED



Investigations

Date	Case #	Status
Jan. 08, 2013	365890	FAILED
Jan. 17, 2013	365890	PASSED



2 records



Water Payoff Request Form

Use this form when requesting water payoff information.
Questions? Call (215) 686-6995 or 6987

Page 1 of 3

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*: John Falls

Settlement Company: Stellar Innovations

Settlement File No.: BS-W01384-6591568053

Phone: 302-261-9069

Fax: 407- 210-3113

Email*: MLS@stellaripl.com

Date of Request*: 06/29/2023

Date of Settlement*: 07/31/2023

Additional Comments: Let us know if you provide water & sewer services and provide us a pay off till 07/31/2023.

Please provide us the account number.

Please advise do you lien on properties for unpaid bills.

Property Owner Name*: MANAWAR ALAM & MANAWAR VIOLET M

Property Address*: 1208 W ROCKLAND ST, PHILADELPHIA, PA 19141

Property Account #: _____

Water Code Enforcement #: _____

#: _____

#: _____

Agency/Lien Repair #: _____

HELP Loan #: _____

* 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

Page 2 of 3

Use this form when requesting water payoff information.

Questions? Call (215) 686-6995 or 6987

Property Address: <u>1208 W ROCKLAND ST, PHILADELPHIA, PA 19141</u> Account #: <u>0066904001208001</u> Last Meter Reading: <u>4934</u> Taken On: <u>6/04/2023</u> ☒ Actual ☐ Estimated Dates of Last Billing Cycle: <u>5/03/2023</u> to <u>6/04/2023</u> Water/Sewer Balance: <u>5405.41</u> Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ <u>5405.41</u>	Discontinued Account(s) ☒ None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____
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Agency/Lien Repair Bill Balance ☐ None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____
HELP Loan Bill Balance ☒ None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____	
Water Code Enforcement Judgment(s) ☒ None if checked		
ACCOUNT BALANCE DUE (inclusive of all amounts listed above): <u>5405.41</u> GOOD THROUGH: <u>6/30/2023</u> Additional Comments: <u>new bill 7/12/2023.</u> _____		

Philadelphia Water Department Representative's Name: c.hatfield Date: 7/01/2023

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>1208 W ROCKLAND ST, PHILADELPHIA, PA 19141</u> Account #: _____ Last Meter Reading: _____ Taken On: _____ ☐ Actual ☐ Estimated Dates of Last Billing Cycle: _____ to _____ Water/Sewer Balance: _____ Restore Fee (if applicable): _____ Lien Fee (if applicable): _____ Total: \$ _____		Discontinued Account(s) ☐ None if checked #: _____ Balance: _____ #: _____ Balance: _____ #: _____ Balance: _____	
Water Code Enforcement Judgment(s) (inclusive of costs, fines, & fees) ☐ None if checked	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 ☐ None if checked	Lien #: _____ Date: _____ Total: \$ _____	Lien #: _____ Date: _____ Total: \$ _____	
HELP Loan Bill Balance ☐ None if checked	HELP Loan Acct #: _____ Date: _____ Total: \$ _____		
ACCOUNT BALANCE DUE (inclusive of all amounts listed above): _____ GOOD THROUGH: _____ 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