

## Phase I Environmental Site Assessment

West Mill Creek Property  
5100 Westminster Ave  
Philadelphia, PA 19131

September 2023

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## 1.0 EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (Phase I ESA) completed for the property located at 5100 Westminister Ave, Philadelphia, Philadelphia County, Pennsylvania (Subject Property). Verdantas LLC (Verdantas) conducted this Phase I ESA during September 2023 for the City of Philadelphia (Client). Unless otherwise noted, this assessment was conducted in a manner consistent with the American Society for Testing and Materials (ASTM) Standard E 1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, which satisfies the All Appropriate Inquiry (AAI) Final Rule of November 6, 2013, 40 CFR Part 312.

In performing this assessment, Verdantas reviewed federal, state, and local lists of state hazardous sites; underground storage tanks (USTs); hazardous waste management facilities; and environmental releases of hazardous substances and petroleum. Verdantas also examined available regulatory records and a regulatory database report generated by Environmental Data Resources, Inc. (EDR).

According to records maintained by the Office of Property Assessment, the Redevelopment Authority of Philadelphia currently owns the Subject Property. The Subject Property was historically developed for residential use in the early 1900's through the 1950's. By the 1960's some of the residential dwellings were razed and vacant lots increased on the Subject Property over the years. By the 1970's no residential dwellings remained on the Subject Property and a baseball field and recreational aspects of the Subject Property become more evident. Through 1980's into the early 2000's, additional recreational features are added and become more prominent on the Subject Property. The Subject Property is currently occupied by grass playing fields, a playground, a basketball court, concrete plazas, and vacant grassy land.

Verdantas has performed this Phase I ESA in accordance with the scope and limitations of ASTM Practice E 1527-21. Any exceptions to, or deletions from, this practice are described in Section 10 of this report. This assessment has revealed no evidence of contamination in soil, soil vapor, or groundwater and no recognized environmental conditions (RECs) in connection with the Subject Property.

This assessment has revealed no evidence of BERs in connection with the Subject Property except for the following:

- Due to the historical presence of a stream channel and the past demolition of structures at the Subject Property, there is the potential to encounter environmentally impacted fill materials in the subsurface.

## 2.0 INTRODUCTION

### 2.1 SCOPE OF WORK

The project was conducted in September 2023. Unless otherwise noted in Section 10.0, this assessment was conducted in accordance with ASTM E 1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, which satisfies the AAI Final Rule of November 6, 2013, 40 CFR Part 312. A copy of the Scope of Work for this project is included in Appendix A. All figures referenced in this report are included at the end of the text.

### 2.2 PURPOSE

The purpose of complying with the ASTM Standard E 1527-21 is to permit the Client to satisfy one of the requirements to qualify for the Innocent Landowner, Contiguous Property Owner, or Bona Fide Prospective Purchaser liability limitations of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. § 9601, et seq. Specifically, Verdantas conducted this assessment to evaluate the presence of RECs associated with the Subject Property.<sup>1</sup> The assessment was based on information gained by qualified Verdantas personnel from review of public documents, files, photographs, and maps; correspondence with regulatory agencies; review of an environmental regulatory database search report; interviews with local governmental agencies; and a reconnaissance of the Subject Property.

### 2.3 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made for the Phase I ESA conducted for this Subject Property.

### 2.4 SPECIAL TERMS AND CONDITIONS

No special terms or conditions were applied to the ASTM standard for this project.

### 2.5 REPORT LIMITATIONS

The conclusions presented herein are based on the level of effort and investigative techniques defined under the Scope of Work. Verdantas has conducted this investigation in a manner consistent with sound engineering practices and with professional judgment. No other warranty or guarantee, expressed or implied, is made. This report does not attempt to evaluate past or present compliance with federal, state,

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<sup>1</sup> ASTM defines a "recognized environmental condition" as the presence or likely presence of any hazardous substance or petroleum product in, on, or at the subject property due to a release or likely release to the environment. The term includes the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The term does not include de minimis conditions that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

and local environmental or land use laws and regulations. Verdantas makes no guarantees regarding the completeness or accuracy of any information obtained in review of public or private files. Furthermore, this report is prepared for, and made available for the sole use of the City of Philadelphia and the contents thereof may not be used or relied upon by any other person without the express written consent and authorization of the City of Philadelphia and Verdantas.

## 3.0 USER PROVIDED INFORMATION

### 3.1 ENVIRONMENTAL LIENS AND ACTIVITY USE LIMITATIONS (AULS)

Verdantas requested information from the Client concerning possible environmental liens and AULs associated with the Subject Property. The Client was not aware of any such liens.

### 3.2 SPECIALIZED KNOWLEDGE

The Client indicated they did not have any specialized knowledge or experience related to environmental issues pertaining to the Subject Property or adjacent properties.

### 3.3 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The Client was not aware of any reduction in the value of the Subject Property resulting from environmental issues.

### 3.4 OWNER AND OCCUPANT INFORMATION

The Client indicated that the Subject Property is owned by the Redevelopment Authority of Philadelphia and has been occupied by parks, athletic fields, and athletic courts since the mid-1990's. Pertinent information from the interview is included where applicable throughout this report. Daniel Harkins, who represents the City of Philadelphia provided an interview and completed the User Questionnaire, was not aware of the following: (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or at the Subject Property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products, in, on, or at the Subject Property; or (3) any notices from any governmental entity regarding the possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products in, on, or at the Subject Property.

The User Questionnaire was filled out by Daniel Harkins, Project Coordinator with the City of Philadelphia Department of Public Property. A copy of the user questionnaire is provided in Appendix A.

### 3.5 REASON FOR PERFORMING PHASE I ESA

The purpose of this Phase I ESA is to evaluate potential RECs at the Subject Property prior to redevelopment of the Subject Property.

### 3.6 OTHER

The Client did not report to Verdantas other relevant information regarding RECs in connection with the Subject Property.

## 4.0 SUBJECT PROPERTY DESCRIPTION

### 4.1 LOCATION AND LEGAL REFERENCE

Subject Property Addresses: 5100 Westminster Ave.,  
5072 Ogden Street,  
5049-69 Funston Street  
5021 Brown Street,  
Philadelphia, Philadelphia County, Pennsylvania

Current Subject Property Acreage: 3.52 acres from City of Philadelphia, Office of Property Assessment (OPA)

Parcel Numbers: 442053520 (D), 442014610 (E), 441287110 (F), 885000041 (G)

Resource: City of Philadelphia, Office of Property Assessment (OPA)

Parcel Zoning: SP-PO-A, Active Parks and Open Space (Special Purpose)  
SP-PO-P, Passive Parks and Open Space (Special Purpose)

The location of the Subject Property is shown on Figure 1 and photographs from the Subject Property reconnaissance are included in Appendix B. Copies of the property record cards are included in Appendix C. Verdantas notes that the recreation building located at 5071 Ogden Street is not included in this Phase I ESA.

### 4.2 SUBJECT PROPERTY AND VICINITY GENERAL CHARACTERISTICS

Subject Property Setting: Residential/Commercial.

A figure depicting general Subject Property characteristics is presented as Figure 2.

### 4.3 GENERAL SUBJECT PROPERTY USAGE

The Subject Property is currently occupied by grass playing fields, a playground, a basketball court, concrete plazas, and vacant grassy land. Conditions observed during the Subject Property reconnaissance are presented in Section 7.0.

## 5.0 HISTORICAL AND CURRENT USES OF THE SUBJECT PROPERTY

### 5.1 HISTORICAL SUBJECT PROPERTY USAGE

To identify the historical use of the Subject Property, Verdantas personnel reviewed deed and title information, zoning information, city directories, aerial photographs, and historical land use maps.

Historically the Subject Property was developed in the early 1910 as residential dwellings. In the 1960's, dwellings on portions of the Subject were razed. By the 1970's no residential dwellings remained on the Subject Property and the baseball field and recreational aspects of the Subject Property become more evident. Through 1980's into the early 2000's, additional recreational features are added and become more prominent on the Subject Property.

#### 5.1.1 Ownership

Verdantas reviewed ownership information maintained by the Philadelphia, Office of Property Assessment (OPA). Historical Subject Property ownership is summarized below.

Ownership Summary			
Parcel	Date	Grantor	Grantee
441287110	11/5/1961	Not provided	Redevelopment Authority of Philadelphia
441287410	6/17/1965	Not provided	Redevelopment Authority of Philadelphia
441287510	6/17/1965	Not provided	Redevelopment Authority of Philadelphia
441287610	6/17/1965	Not provided	Redevelopment Authority of Philadelphia
441287710	6/17/1965	Not provided	Redevelopment Authority of Philadelphia
441287810	6/17/1965	Not provided	Redevelopment Authority of Philadelphia
441297510	11/5/1961	Not provided	Redevelopment Authority of Philadelphia
441297710 441297710	3/22/1965	Not provided	Redevelopment Authority of Philadelphia
	6/17/1964	Not provided	Redevelopment Authority of Philadelphia
441297910	6/17/1964	Not provided	Redevelopment Authority of Philadelphia
441308610	6/17/1965	Not provided	Redevelopment Authority of Philadelphia
441308710	3/22/1966	Not provided	Redevelopment Authority of Philadelphia

441308810	3/6/1966	Not provided	Redevelopment Authority of Philadelphia
441219810	5/11/1965	Not provided	Redevelopment Authority of Philadelphia
441319810	5/11/1965	Not provided	Redevelopment Authority of Philadelphia
441319910	12/4/1965	Not provided	Redevelopment Authority of Philadelphia
441320010	1/15/1967	Not provided	Redevelopment Authority of Philadelphia
442005310	6/17/1965	Not provided	Redevelopment Authority of Philadelphia
442014610	2/24/1964	Not provided	Redevelopment Authority of Philadelphia
442053520	3/16/1967	Not provided	Redevelopment Authority of Philadelphia
885000041	Not provided	Not provided	Redevelopment Authority of Philadelphia
885522040	6/17/1965	Not provided	Redevelopment Authority of Philadelphia
885522360	11/6/2016	Not provided	Redevelopment Authority of Philadelphia

An environmental lien search not completed as part of this assessment.

A chain of title search was not provided by the Client as part of this assessment.

#### 5.1.2 City Directories

City directories were searched back to 1920 in approximately five-year increments, including 1920, 1925, 1930, 1936, 1946, 1950, 1954, 1962, 1967, 1972, 1977, 1982, 1992, 1993, 1995, 2000, 2001, 2005, 2006, 2010, 2014, 2017 and 2020. The results of the city directories search are summarized below for the Subject Property and adjacent properties.

SUMMARY OF CITY DIRECTORY SEARCH		
Date	Subject Property Occupant	Source
	5100 Westminster Avenue	
1920	Kohalelno H, Lawre Frank Inapr Ba H	The Bell Telephone Company of Pennsylvania (Philadelphia, Pennsylvania)
1925	OToole Jas Steel Wkr. H	R.L. Polk & Company of Philadelphia (Philadelphia, Pennsylvania)

SUMMARY OF CITY DIRECTORY SEARCH		
Date	Subject Property Occupant	Source
	5100 Westminster Avenue	
1936	Pembertoa Tos C (Sara) Bridge OPR H	City Directory Inc., of Philadelphia (Philadelphia, Pennsylvania)
1950	Beener Martha, Crier Jessye M	The Bell Telephone Company of Pennsylvania (Philadelphia, Pennsylvania)
1954	Greer Jesse	The Bell Telephone Company of Pennsylvania (Philadelphia, Pennsylvania)

Adjacent property occupant listings were limited to residential along Westminster Avenue, N. 51<sup>st</sup> Street, Hoopes Street and N. Paxon Street. Five-year intervals were not achieved because they were not available in the resources checked. This is not considered a significant data gap because the Subject Property and adjacent properties did not show significant changes within those time frames and because of the presence of other sources of historical Subject Property information.

### 5.1.3 Aerial Photographs

Verdantas obtained aerial photographs from EDR to aid in identifying past use of the Subject Property and adjacent properties. Photographs were reviewed in approximately five-year intervals for the years 1942, 1945, 1950, 1953, 1965, 1967, 1971, 1975, 1981, 1988, 1992, 1999, 2005, 2010, 2015 and 2019. Copies of the aerial photographs are provided in Appendix D.

SUMMARY OF AERIAL PHOTOGRAPHS REVIEWED	
Date (Scale)	Description
1942 (1" = 200')	<p><u>Subject Property:</u> The Subject Property was developed of with residential dwellings and roads that were part of the City of Philadelphia.</p> <p><u>Adjacent properties:</u></p> <p><u>North:</u> Residential dwellings, roads and cemetery were present adjacent to the north of the Subject Property.</p> <p><u>South:</u> Residential dwellings and roads were present adjacent to the south of the Subject Property.</p> <p><u>East:</u> Residential dwellings and roads were present adjacent to the east of the Subject Property.</p> <p><u>West:</u> Residential dwellings and roads were present adjacent to the west of the Subject Property.</p>
1945 (1" = 200')	The Subject Property and adjacent properties appeared similar to the 1942 photograph.



SUMMARY OF AERIAL PHOTOGRAPHS REVIEWED	
Date (Scale)	Description
1950 (1" = 200')	The Subject Property and adjacent properties appeared similar to the 1945 photograph.
1953 (1" = 200')	The Subject Property and adjacent properties appeared similar to the 1950 photograph.
1965 (1" = 200')	<p><u>Subject Property:</u> The Subject Property was occupied by residential dwellings, roadways, and unimproved land that was formerly occupied by residential dwellings.</p> <p><u>Adjacent properties:</u>  <u>North:</u> Residential dwellings, roads, unimproved land, and and cemetery were present adjacent to the north of the Subject Property.  <u>South:</u> Residential dwellings and roads were present adjacent to the south of the Subject Property.  <u>East:</u> Residential dwellings and roads were present adjacent to the east of the Subject Property.  <u>West:</u> Residential dwellings and roads were present adjacent to the west of the Subject Property.</p>
1967 (1" = 200')	<p><u>Subject Property:</u> The Subject Property was occupied by unimproved land where residential dwellings had been razed.</p> <p><u>Adjacent properties:</u>  <u>North:</u> Residential dwellings, roads, unimproved land, and and cemetery were present adjacent to the north of the Subject Property.  <u>South:</u> Residential dwellings and roads were present adjacent to the south of the Subject Property.  <u>East:</u> Residential dwellings and roads were present adjacent to the east of the Subject Property.  <u>West:</u> Residential dwellings and roads were present adjacent to the west of the Subject Property.</p>
1971 (1" = 200')	<p><u>Subject Property:</u> The northern portion of the Subject Property was occupied by a baseball field. The remainder of the Subject Property was occupied by concrete pads and unimproved land.</p> <p><u>Adjacent properties:</u>  <u>North:</u> Residential dwellings, roads, unimproved land, and and cemetery were present adjacent to the north of the Subject Property.  <u>South:</u> Residential dwellings and roads were present adjacent to the south of the Subject Property.  <u>East:</u> Residential dwellings and roads were present adjacent to the east of the Subject Property.  <u>West:</u> Residential dwellings and roads were present adjacent to the west of the Subject Property.</p>

SUMMARY OF AERIAL PHOTOGRAPHS REVIEWED	
Date (Scale)	Description
1975 (1" = 200')	The Subject Property and surrounding properties appeared similar to the 1971 photograph.
1981 (1" = 200')	The Subject Property and surrounding properties appeared similar to the 1975 photograph.
1988 (1" = 200')	The Subject Property and surrounding properties appeared similar to the 1981 photograph.
1992 (1" = 200')	The Subject Property and surrounding properties appeared similar to the 1988 photograph.
1999 (1" = 200')	<p><u>Subject Property:</u> The northern portion of the Subject Property was occupied by a baseball field. The central portion of the Subject Property was occupied by a playground and the southern portion of the Subject Property was occupied by a basketball court and unimproved land.</p> <p><u>Adjacent properties:</u>  <u>North:</u> Residential dwellings, roads, unimproved land, and cemetery were present adjacent to the north of the Subject Property.  <u>South:</u> Residential dwellings and roads were present adjacent to the south of the Subject Property.  <u>East:</u> Residential dwellings and roads were present adjacent to the east of the Subject Property.  <u>West:</u> Residential dwellings and roads were present adjacent to the west of the Subject Property.</p>
2005 (1" = 200')	The Subject Property and surrounding properties appeared similar to the 1999 photograph.
2010 (1" = 200')	The Subject Property and surrounding properties appeared similar to the 2005 photograph.
2015 (1" = 200')	The Subject Property and surrounding properties appeared similar to the 2010 photograph.
2019 (1" = 200')	The Subject Property and surrounding properties appeared similar to the 2015 photograph.

Five-year intervals were not achieved because they were not available in the resources checked. This is not considered a significant data gap because the Subject Property and adjacent properties did not show significant changes within those time frames and because of the presence of other sources of historical Subject Property information.

#### 5.1.4 Historical Land Use Maps

##### 5.1.4.1 Sanborn Fire Insurance Maps

Verdantas reviewed Sanborn fire insurance maps (Sanborns) in approximately five-year intervals for the years 1922, 1951, 1965, 1975, 1980, 1989, 2000, 2002, 2004 and 2006. A

summary of the map review is included below. Copies of the maps are provided in Appendix E-1.

SUMMARY OF PROPERTY OBSERVATIONS FROM SANBORNS	
Year	Subject Property Land-Use
1922	The Subject Property consisted of residential properties and roads within the City of Philadelphia.
1951	The Subject Property consisted of residential properties and storefronts present along N 51 <sup>st</sup> Street that traversed the Property from north to south.
1965	The Subject Property consisted of residential properties, and storefronts that were present throughout the Subject Property. The storefronts were mostly present along N 51 <sup>st</sup> Street that traversed the Subject Property from north to south. Additionally, unimproved land was present throughout the Subject Property.
1975	The Subject Property consisted of mostly unimproved land with a playground present within the central portion of the Subject Property.
1980	The Subject Property appeared similar to the 1975 map.
1989	The Subject Property consisted of mostly unimproved land with two playgrounds present within the central portion of the Subject Property.
2000	The Subject Property appeared similar to the 1989 map.
2002	The Subject Property appeared similar to the 2000 map.
2004	The Subject Property appeared similar to the 2002 map.
2006	The Subject Property appeared similar to the 2004 map.

SUMMARY OF ADJACENT PROPERTY OBSERVATIONS FROM SANBORNS				
Year	North	East	South	West
1922	Residential dwellings, a slaughterhouse and cemetery.	Residential dwellings and an automobile garage.	Residential dwellings and a church.	Residential dwellings.
1951	Residential dwellings, garage and filling station, auto glass shop, storage buildings and a cemetery.	Residential dwellings, automobile garage, Structural Iron works, electric supplies and warehouse.	Residential dwellings and a church.	Residential dwellings.

SUMMARY OF ADJACENT PROPERTY OBSERVATIONS FROM SANBORNS				
Year	North	East	South	West
1965	Residential dwellings, hotel, storage buildings, soda fountain service facility and cemetery.	Residential dwellings, mechanical engraving, storage building and garage.	Residential dwellings and a church.	Residential dwellings.
1975	Residential dwellings, hotel, open space and cemetery.	Residential dwellings, mechanical engraving, storage building and garage.	Residential dwellings and a church.	Residential dwellings.
1980	Residential dwellings, hotel, open space and cemetery.	Residential dwellings, storage building and church.	Residential dwellings and a church.	Residential dwellings.
1989	Residential dwellings, hotel, open space and cemetery.	Residential dwellings, storage building and church.	Residential dwellings and a church.	Residential dwellings, churches and community facilities.
2000	Residential dwellings, hotel, open space and cemetery.	Residential dwellings, storage building and church.	Residential dwellings and a church.	Residential dwellings, churches and community facilities.
2002	Residential dwellings, hotel, open space and cemetery.	Residential dwellings, storage building and church.	Residential dwellings and a church.	Residential dwellings, churches and community facilities.
2004	Residential dwellings, hotel, open space and cemetery.	Residential dwellings, storage building and church.	Residential dwellings and a church.	Residential dwellings, churches and community facilities.
2006	Residential dwellings, hotel, open space and cemetery.	Residential dwellings, storage building and church.	Residential dwellings and a church.	Residential dwellings, churches and community facilities.

Five-year intervals were not achieved because they were not available in the resources checked. This is not considered a significant data gap because the Subject Property and adjacent properties did not show significant changes within those time frames and because of the presence of other sources of historical Subject Property information.

#### 5.1.4.2 Historical Topographic Maps

Verdantas reviewed topographic maps in approximately five-year intervals for the years 1894, 1896, 1898, 1901, 1906, 1920, 1943, 1949, 1967, 1973, 1985, 1994, 1995, 2013, 2016 and 2019. A summary of the map review is included below. Copies of the maps are provided in Appendix E-2.

SUMMARY OF SUBJECT PROPERTY OBSERVATIONS FROM TOPOGRAPHIC MAPS	
Year	Subject Property Land-Use
1891	The Subject Property was part of the City of Philadelphia development. The Subject Property was ranged from 90 to 100 feet above mean sea level (AMSL). The Subject Property was relatively flat and the surrounding area displayed a gentle slope to the southeast. Mill Creek is mapped near the Subject Property in the 1891 map.
1894	An apparent creek is mapped on the Subject Property.
1896	The Subject Property appeared similar to the 1894 map.
1898	The Subject Property and surrounding properties appear similar to the 1896 map.
1901	The Subject Property and surrounding properties appear similar to the 1896 map.
1906	The Subject Property and surrounding properties appear similar to the 1898 map.
1920	The Subject Property and surrounding properties appear similar to the 1906 map.
1943	The Subject Property was part of the City of Philadelphia development. Roads were present transecting the Subject Property. The Subject Property ranged from 90 to 100 feet AMSL. The Subject Property was relatively flat and the surrounding area displayed a gentle slope to the southeast. The creek is no longer mapped at the Subject Property.
1949	The Subject Property was part of built-up land. The Subject Property was approximately ranged from 90 to 100 feet AMSL. The Subject Property was relatively flat and the surrounding area displayed a gentle slope to the southeast.
1967	The Subject Property and surrounding properties appear similar to the 1949 map.
1973	The Subject Property and surrounding properties appear similar to the 1967 map.
1985	The Subject Property and surrounding properties appear similar to the 1973 map.

SUMMARY OF SUBJECT PROPERTY OBSERVATIONS FROM TOPOGRAPHIC MAPS	
Year	Subject Property Land-Use
1994	The Subject Property and surrounding properties appear similar to the 1985 map.
1995	The Subject Property and surrounding properties appear similar to the 1994 map.
2013	The map no longer depicted development. The Subject Property was part of the City of Philadelphia development. The Subject Property was approximately ranged from 90 to 100 feet AMSL. The Subject Property was relatively flat and the surrounding area displayed a gentle slope to the southeast.
2016	The Subject Property and surrounding properties appear similar to the 2013 map.
2019	The Subject Property and surrounding properties appear similar to the 2016 map.

SUMMARY OF ADJACENT PROPERTY OBSERVATIONS FROM TOPOGRAPHIC MAPS				
Year	North	East	South	West
1891	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
1894	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
1896	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
1898	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
1901	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
1906	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
1920	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
1943	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
1949	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development

SUMMARY OF ADJACENT PROPERTY OBSERVATIONS FROM TOPOGRAPHIC MAPS				
Year	North	East	South	West
1967	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
1973	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
1985	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
1994	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
1995	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
2013	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
2016	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development
2019	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development	City of Philadelphia development

Five-year intervals were not achieved because they were not available in the resources checked. This is not considered a significant data gap because the Subject Property and adjacent properties did not show significant changes within those time frames and because of the presence of other sources of historical Subject Property information.



## 6.0 ENVIRONMENTAL RECORDS REVIEW

### 6.1 PREVIOUS STUDIES

Based on the information provided to Verdantas no previous studies have been completed for the Subject Property.

### 6.2 PHYSICAL SETTING SOURCE(S)

#### 6.2.1 Regional Geology and Hydrogeology

The Subject Property lies in the Lowland and Intermediate Upland Section of the Atlantic Coastal Plain Province. The surrounding area displays a gentle slope to the southeast towards the Schuylkill River. The average elevation at the Subject Property is approximately 95 feet AMSL.

As indicated in the United States Department of Agriculture Web Soil Survey (Soil Survey), the soil at the Subject Property is Urban Land, Urban Land-Howell Complex and Urban Land-Chester complex, with 0 to 8% slopes. The Urban land part of the complex is covered by streets, railroads, parking lots, buildings, etc. The urbanized sections obscure or alter the soils to the point that identification is not feasible.

Bedrock underlying the Subject Property is Paleozoic-age schist metamorphosed to amphibolite facies. According to the Pennsylvania Department of Conservation and Natural Resources (DCNR), thickness of the bedrock underlying the Subject Property is unknown. The Subject Property overlies permeable sand and gravel deposits where according to the Engineering Characteristics of the Rocks of Pennsylvania indicates that average yields of groundwater is 20 gallons per minute. Based upon the orientation of the Schuylkill River and the general local topography, anticipated groundwater flow direction near the Subject Property is to the southeast.

Review of historical mapping for the City of Philadelphia provided by the Greater Philadelphia GeoHistory Network, indicates that the former Mill Creek was located at the Subject Property.

#### 6.2.2 State Oil and Gas Well Log Information

Verdantas used the PADEP Oil and Gas Well Mapping Database to obtain information related to oil and gas wells within 1 mile of the Subject Property. According to the database, no oil or gas wells are located within the search radius, therefore, there is no environmental concern for the Subject Property from oil or gas wells. A copy of the state oil and gas well map are included in Appendix F.

#### 6.2.3 State Water Well Log Information

Verdantas searched the PA DCNR Groundwater Information System online database of located and unlocated well logs for private/public/monitoring wells within 0.5 mile of the Subject Property. Eight (8) wells were found to be located within 0.5 mile of the Subject



Property, and none of these wells appear to be located on the Subject Property. Verdantas reviewed the well logs for pertinent information such as lithology and depth to water. The presence of these water supply wells in the Subject Property vicinity is not anticipated to represent an environmental concern for the Subject Property. A copy of the state water well map and associated water well logs are included in Appendix G.

### 6.3 FEDERAL, STATE, AND TRIBAL ENVIRONMENTAL RECORDS

An environmental database report generated by EDR on September 5, 2023, was used to access environmental records for this report. The proximity of various listed facilities was reviewed to identify the potential effect, if any, that these facilities may have on the Subject Property. The databases searched included those specified by ASTM E 1527-21 as well as several additional federal and state databases.

EDR contacts government agencies to receive updated records on a monthly or quarterly basis, depending on the database. As a result, facilities that were recently added to the list, and therefore not identified by EDR, may exist within the specified search distance. EDR has verified that it updates its database every 90 days or within 90 days of the last agency update. In addition to the facilities identified in the EDR report, EDR provides a list of orphan facilities. These facilities, which are listed on one or more databases, do not have enough address information to be specifically located by EDR. A copy of the report by EDR is included in Appendix H.

The EDR report identified the following facility at the Subject Property:

**JKL's Auto Sales and Parts was identified at the Subject Property.** However, it is likely this facility was incorrectly georeferenced, as the facility address is reported as Essington Avenue, Philadelphia. Also, there were no facilities of this nature located at the Subject Property during the Subject Property reconnaissance or identified in the historical information reviewed.

Based on regulatory information from the EDR databases, as well as topography, geological conditions, and hydrogeological considerations including anticipated groundwater flow direction, potential groundwater flow barriers, such as rivers or streams, only facilities located adjacent to the Subject Property and other facilities located to the north, northeast and northwest of the Subject Property would potentially affect the Subject Property if releases occurred at those facilities.

Adjacent Properties:

The following adjacent properties were identified within the database report and are summarized in the table below:

Adjacent Properties	Location and Distance to Subject Property	Databases	Regulatory Status
Rite Aid #3213 4641-51 Chestnut St.	Northeast 45 ft	Manifest	This listing pertains to the disposal of D035 Methyl Ethyl Ketone & P001 2H-1-Benzopyran-2-One, 4-Hydroxy-3-(3-OXO-1-Phenylbutyl)-, & salts, when present at concentrations greater than 0.3% (or) Warfarin, & salts, when present at concentrations greater than 0.3% in 2014. No violations were found. This listing does not represent a REC.
Plush Maurice L Automobile Repairing 922 N. 51 <sup>st</sup> . St.	Northeast 138 ft	EDR Hist. Auto	Identified as a historical auto facility in 1920. This listing does not represent a REC.

### 6.3.1 Pennsylvania DEP Southeast Regional Office

District Office: Southeast Regional Office.

Issues Identified: A response has not yet been received from the PADEP Southeast Regional Office. A search of the eMapPA and eFACTs online databases revealed 1 file for the Subject Property. **JKL's Auto Sales** and Parts is shown at the Subject Property. However, the address listed for the facility is reported as Essington Ave. It is likely that this facility is incorrectly geocoded. The JD Pickens site to the north of the Subject Property was reported to have violations pertaining to site characterization and a compliance schedule was agreed upon. The 621 N 54<sup>th</sup> Street site located to the northwest of the Subject Property was reported as the location of an incident involving a UST. Interim remedial actions initiated or completed were reported as of January 2009. A letter addendum to the report will be issued if a response indicates a concern for the Subject Property.

Correspondence with PADEP is included in Appendix I.

#### 6.4 LOCAL ENVIRONMENTAL RECORDS

##### 6.4.1 Local Health Department

Health Department: City of Philadelphia Health Department

Issues Identified: A response has not yet been received from the City of Philadelphia Health Department. A letter addendum to the report will be issued if a response indicates a concern for the Subject Property.

Correspondence with the City of Philadelphia Health Department is included in Appendix I.

##### 6.4.2 Local Emergency Management Agency (EMA)

City EMA: City of Philadelphia EMA

Issues Identified: A response has not yet been received from the City of Philadelphia EMA. A letter addendum to the report will be issued if a response indicates a concern for the Subject Property.

Correspondence with the City of Philadelphia EMA is included in Appendix I.

##### 6.4.3 Local Fire Department

Fire Department: City of Philadelphia Fire Department

Issues Identified: A response has not yet been received from the City of Philadelphia Fire Department. A letter addendum to the report will be issued if a response indicates a concern for the Subject Property.

Correspondence with the City of Philadelphia Fire Department is included in Appendix I.

##### 6.4.4 Philadelphia – Licenses and Inspection

Review of available permits was conducted using the online application “City of Philadelphia Atlas”. No information pertaining to environmental concerns was identified during this review.

#### 6.5 ADJACENT PROPERTY ENVIRONMENTAL RECORDS

Adjacent properties were not identified in the database report; therefore, no adjacent property file reviews were conducted as part of this Phase I ESA.

## 7.0 SUBJECT PROPERTY RECONNAISSANCE

### 7.1 GENERAL

On September 21, 2023, Mr. Bryan Moriarty, a representative of Verdantas, performed a reconnaissance of the Subject Property to visually assess the Subject Property and to identify RECs. Only exterior portions of the Subject Property were accessed. A one-story recreational center building is present on Parcel E of the Subject Property. However, at the request of the Client, the building is excluded from the scope of this assessment.

The Subject Property consists of four connecting parcels located in the West Mill Creek neighborhood of the City of Philadelphia. For the purpose of this discussion the parcels are described with the following Client IDs:

Rebuild Property – West Mill Creek		
Parcel and (Client ID)	Address	Land Area (Acres)
442053520 (D)	5100 Westminster Ave	2.0
442014610 (E)	5072 Ogden Street	0.85
441287110 (F)	5049-69 Funston Street	0.36
885000041 (G)	5021 Brown Street	0.31
	Total:	3.52

Parcel D, the northern portion of the Subject Property, is a grass playing field and baseball diamond with field lights. Parcel E, the central portion of the Subject Property, includes a concrete plaza area, playground, and one-story recreational building. Parcel F, south of Parcels D and E, is developed with a basketball court and retaining wall. Parcel G, the southern portion of the Subject Property, is a vacant grass lot with a concrete stairs and plaza area connection Brown Street and Funston Street.

The Scope of Work for the Subject Property reconnaissance, as included in the proposal to the Client, is presented in Appendix A. A layout of the Subject Property is presented on Figure 2. Subject Property photographs are located in Appendix B and referenced in this text as appropriate.

#### 7.1.1 Description of Structures, Roads, and Other Improvements on the Subject Property

**Subject Property Access:** The Subject Property is open space recreational land with pedestrian access from the north by Westminster Avenue, from the east by N 51<sup>st</sup> Street, from the west by N Parson Street, and south from Brown Street.

The on-site building was excluded from this assessment.

### 7.1.2 Utility Information

Electric Service: PECO

Gas Service: Philadelphia Gas Works

Potable Water Service: City of Philadelphia Water Department

Sewer Service: City of Philadelphia Water Department

### 7.1.3 Current Uses of Adjoining Properties

Adjoining properties were observed from the Subject Property's boundaries, public rights-of-way, or other vantage points, including an inspection of areas where hazardous substances may be or may have been stored, treated, handled, or disposed. Observations of the adjoining properties are summarized as follows:

CURRENT USE OF ADJOINING PROPERTIES	
North	Residential Properties
South	Residential Properties
East	Residential Properties
West	Residential Properties

### 7.1.4 Hazardous Substances and Petroleum Products

No hazardous substances or petroleum products are stored or used at the Subject Property.

### 7.1.5 Solid and Hazardous Waste Generation, Storage, and Disposal

SOLID AND HAZARDOUS WASTE GENERATION, STORAGE, AND DISPOSAL			
Waste Type	Storage Receptacle(s) and Location	Disposal Firm / Frequency of Collection	Condition
General trash	Trash and recycling receptacles throughout the Subject Property	Philadelphia Parks and Recreation	Good; no evidence of staining or hazardous waste disposal
Construction Debris	Not Applicable	Not Applicable	Not Applicable
Parts washer solvent	Not Applicable	Not Applicable	Not Applicable
Used oil	Not Applicable	Not Applicable	Not Applicable
Spent paint	Not Applicable	Not Applicable	Not Applicable

SOLID AND HAZARDOUS WASTE GENERATION, STORAGE, AND DISPOSAL			
Waste Type	Storage Receptacle(s) and Location	Disposal Firm / Frequency of Collection	Condition
Used tires	Not Applicable	Not Applicable	Not Applicable
Scrap metal	Not Applicable	Not Applicable	Not Applicable

#### 7.1.6 Drums, Totes, or Intermediate Bulk Containers

No drums, totes, or intermediate bulk containers were observed during the Subject Property reconnaissance.

#### 7.1.7 Underground Storage Tanks (USTs)

USTs present: No evidence of current or historic USTs (i.e., vent pipes, fill ports, patched pavement, etc.) was observed or reported on the Subject Property and none were identified in the environmental database report as discussed in Section 6.3.

#### 7.1.8 Aboveground Storage Tanks (ASTs)

ASTs present: No evidence of current or historic ASTs was observed or reported on the Subject Property, and none were identified in the environmental database report as discussed in Section 6.3.

#### 7.1.9 Polychlorinated Biphenyls (PCBs)

No potential PCB-bearing equipment observed during the Subject Property reconnaissance.

#### 7.1.10 Wastewater and Stormwater

No wastewater sources were observed on the Subject Property during the property reconnaissance.

Stormwater is discharged to the City of Philadelphia storm sewer system via storm drains located along Westminster Avenue, N 51<sup>st</sup> Street, Ogden Street, Funston Street, and Brown Street. All drains appeared to be in good condition with no evidence of staining or sheens around or in the drains.

#### 7.1.11 Pits, Ponds, Lagoons

No pits, ponds, or lagoons were observed during the Subject Property reconnaissance.

#### 7.1.12 Stressed Vegetation and Stained Pavement

No stressed vegetation or stained pavement was observed during the Subject Property reconnaissance.

#### 7.1.13 Odors

No strong, pungent, or noxious odors were apparent during the Subject Property reconnaissance.

#### 7.1.14 Pools of Liquid

No standing surface water or sumps containing liquids likely to be hazardous substances or petroleum products were observed on the Subject Property.

#### 7.1.15 Wells

No wells were observed on the Subject Property.

#### 7.1.16 Septic Systems

No evidence of septic systems was observed on the Subject Property.

#### 7.1.17 Other

No other items were included as part of this assessment.

## 8.0 FINDINGS AND OPINION

Verdantas performed a Phase I ESA for the Subject Property located at 5100 Westminister Ave, Philadelphia, Philadelphia County, Pennsylvania. The assessment was conducted during September 2023 to evaluate the presence of RECs from current and past operations associated with the Subject Property and was prepared in accordance with the ASTM Standard E 1527-21 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The assessment was based on information gained by qualified Verdantas personnel from a review of public documents, files, photographs, and maps; correspondence with regulatory agencies; a review of an environmental regulatory database search report; interviews with local government officials; and a reconnaissance of the Subject Property.

### 8.1 SIGNIFICANT DATA GAPS

No significant data gaps that impaired the ability to identify RECs were identified.

### 8.2 FINDINGS

#### 8.2.1 De Minimis Conditions

A de minimis condition is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. No de minimis conditions were noted as part of this assessment.

#### 8.2.2 Historical RECs (HRECs)

A HREC is an environmental condition that has been addressed to the satisfaction of the applicable regulatory authority, which meets unrestricted use criteria, per ASTM Standard E1527-21. No HRECs were noted as part of this assessment.

#### 8.2.3 Controlled RECs (CRECs)

A CREC is an environmental condition that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (property use restrictions, activity and use limitations, institutional controls, or engineering controls), per ASTM Standard E1527-21. No CRECs were noted as part of this assessment.

#### 8.2.4 RECs

RECs are defined in Section 2.2 of this report. This assessment has revealed no evidence of RECs in connection with the Subject Property.

#### 8.2.5 Non-Scope Considerations

No non-scope considerations were evaluated as part of this assessment.



#### 8.2.6 Business Environmental Risks (BERs)

Review of historical mapping indicates that the Subject Property is located in the former channel of Mill Creek. By 1922, the creek is no longer depicted, and the area is covered with residential housing. The Subject Property was occupied by residences until the mid-1960s, where all the structures were removed, and the land appears as vacant land. Conversion of the Subject Property to recreational use is apparent in historical mapping by 1971.

The apparent filling-in of the historical stream channel and the demolition practices of the mid-1900s both indicate the potential presence of historical fill materials and buried construction/demolition debris. Historical fill materials are often environmentally impacted by hazardous substances, in particular lead, arsenic, and polynuclear aromatic hydrocarbons (PAHs). In our experience, regulatory agencies do not intentionally pursue cleanup of this common and widespread condition. However, if soils from the site were to be removed, it is likely that the soil would not be considered “clean” and should be managed in accordance with applicable PADEP requirements (e.g., PADEP, 2020. Management of Fill Policy). It is Verdantas’ opinion that the potential presence of historic fill and/or construction and demolition debris at the Subject Property is not considered a REC, but rather a business risk.

## 9.0 CONCLUSIONS

Verdantas has performed this Phase I ESA in accordance with the scope and limitations of ASTM Practice E 1527-21. Any exceptions to, or deletions from, this practice are described in Section 10 of this report. This assessment has revealed no evidence of RECs, CRECs, and/or significant data gaps in connection with the Subject Property.

This assessment has revealed no evidence of BERs in connection with the Subject Property except for the following:

Due to the historical presence of a stream channel and the past demolition of structures at the Subject Property, there is the potential to encounter environmentally impacted fill materials in the subsurface.



## 10.0 DEVIATIONS

The assessment was conducted to evaluate the presence of RECs from current and past operations associated with the Subject Property and was conducted in accordance with the ASTM Standard E 1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

## 11.0 REFERENCES

A variety of technical documents and publications were referred to during the course of this project. Some of the references consulted are presented below. References documents and publications may or may not have been reviewed in their entirety. The guidelines and procedures presented in the documents and publications referenced have not been strictly adhered to unless stated otherwise.

American Society for Testing and Materials. E 1527-21 *Environmental Site Assessments: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. 2021.

City of Philadelphia Office of Property Assessment. *Property Record Cards*. September 2023. Web.

City of Philadelphia Atlas. *Zoning Archive*. September 2023.

Commonwealth of Pennsylvania, Department of Conservation and Natural Resources (PA DCNR); PA Geological Survey Viewer: Pennsylvania Geologic Data Exploration (PaGEODE); September 2023. Web.

Commonwealth of Pennsylvania, Department of Environmental Protection (PA DEP), *eMapPA Database*, Pennsylvania Department of Environmental Protection, Geospatial Data Center. September 2023. Web.

Environmental Data Resources, Inc. *Aerial Photographs*. 1942, 1945, 1950, 1953, 1965, 1967, 1971, 1975, 1981, 1988, 1992, 1999, 2005, 2010, 2015 and 2019. Photograph.

Environmental Data Resources, Inc. *EDR Report*. September 8, 2023. Print.

Environmental Data Resources, Inc. *Historical Topographic Maps*. 1894, 1896, 1898, 1901, 1906, 1920, 1943, 1949, 1967, 1973, 1985, 1994, 1995, 2013, 2016, and 2019. Map.

Environmental Data Resources, Inc. *Sanborn Fire Insurance Maps*. 1922, 1951, 1965, 1975, 1980, 1989, 2000, 2002, 2004 and 2006. Map.

Environmental Data Resources, Inc. *The EDR-City Directory Abstract*. September 8, 2023. Print.

Greater Philadelphia GeoHistory Network. September 2023.

PA DEP. *Oil and Gas Mapping*. September 2023. Web.

PA DCNR. *Pennsylvania Groundwater Information System*. September 2023. Web.

United States Department of Agriculture. *Web Soil Survey*. September 2023. Web.

## 12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the AAls in conformance with the standards and practices set forth in 40 CFR Part 312. Copies of our résumés showing pertinent qualifications are presented in Appendix J.

Reviewed by:



Jennifer L. Gresh, P.G.  
Environmental Professional

Prepared by:

Leigh Ann Henry  
Environmental Scientist

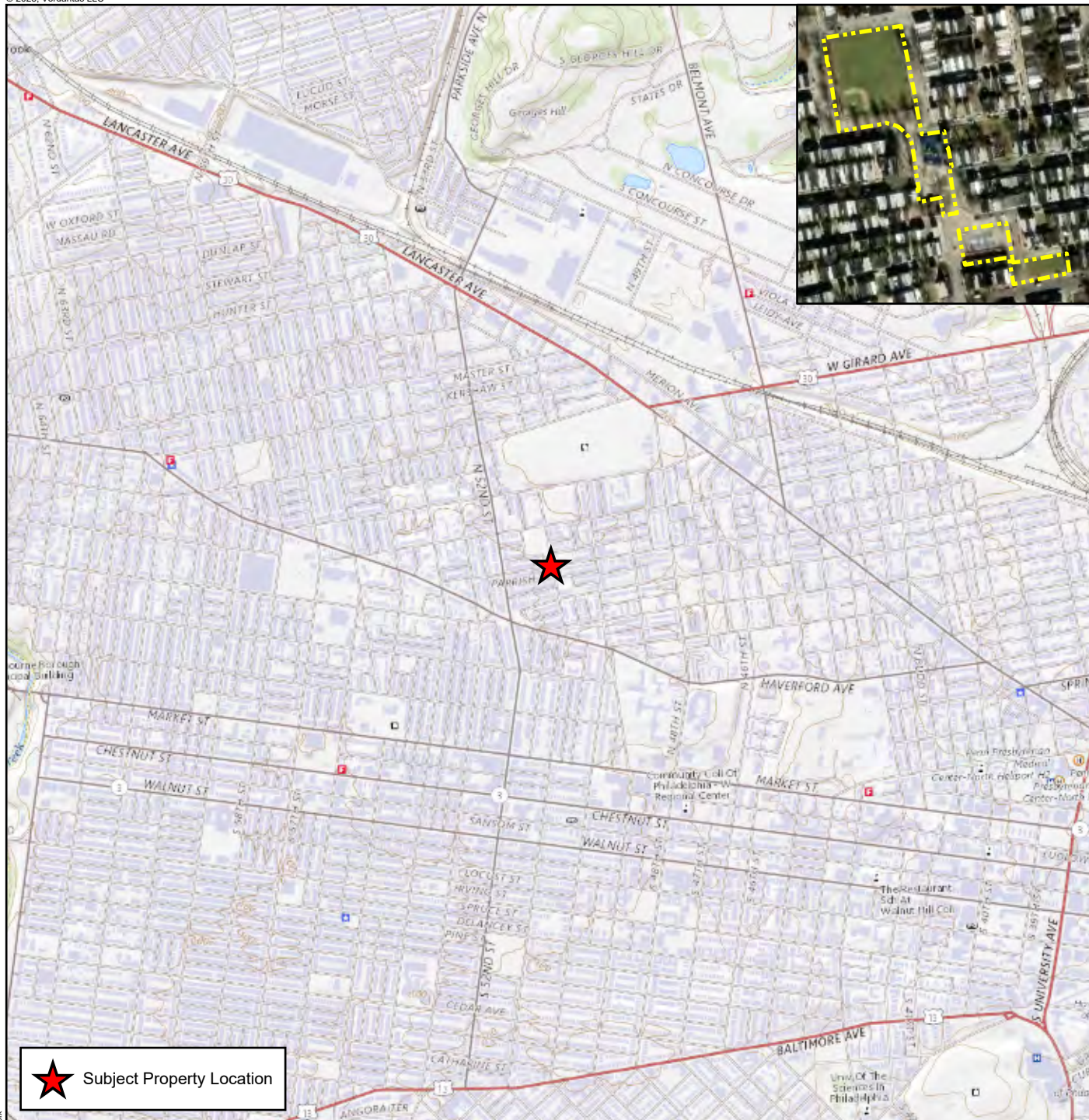
Date: \_\_\_\_\_

## FIGURES

- FIGURE 1     SUBJECT PROPERTY LOCATION MAP  
FIGURE 2     SUBJECT PROPERTY LAYOUT WITH PERTINENT FEATURES







Pennsylvania

**DISCLAIMER:**

Verdantas LLC has furnished this map to the company identified in the title block (Client) for its sole and exclusive use as a preliminary planning and screening tool and field verification is necessary to confirm these data. This map is reproduced from geospatial information compiled from third-party sources which may change over time. Areas depicted by the map are approximate and may not be accurate to mapping, surveying or engineering standards. Verdantas LLC makes no representation or guarantee as to the content, accuracy, timeliness or completeness of any information or spatial location depicted on this map. This map is provided without warranty of any kind, including but not limited to, the implied warranties of merchantability or fitness for a particular purpose. In no event will Verdantas LLC, its owners, officers, employees or agents, be liable for damages of any kind arising out of the use of this map by Client or any other party.

0 1,000 2,000 4,000 Feet  
1 Inch = 2,000 Feet

**Quadrangle: Philadelphia, Pennsylvania**

Source: The topographic quadrangle map was acquired through the USGS "The National Map" Web Service.

The aerial photo in the inset was acquired through the Esri Imagery Web Service. Aerial photography dated 2/13/2023.

Phase I Environmental Site Assessment  
West Mill Creek Property

Date:

September 2023

**Subject Property Location Map**

5100 Westminster Ave  
Philadelphia, Philadelphia County, Pennsylvania

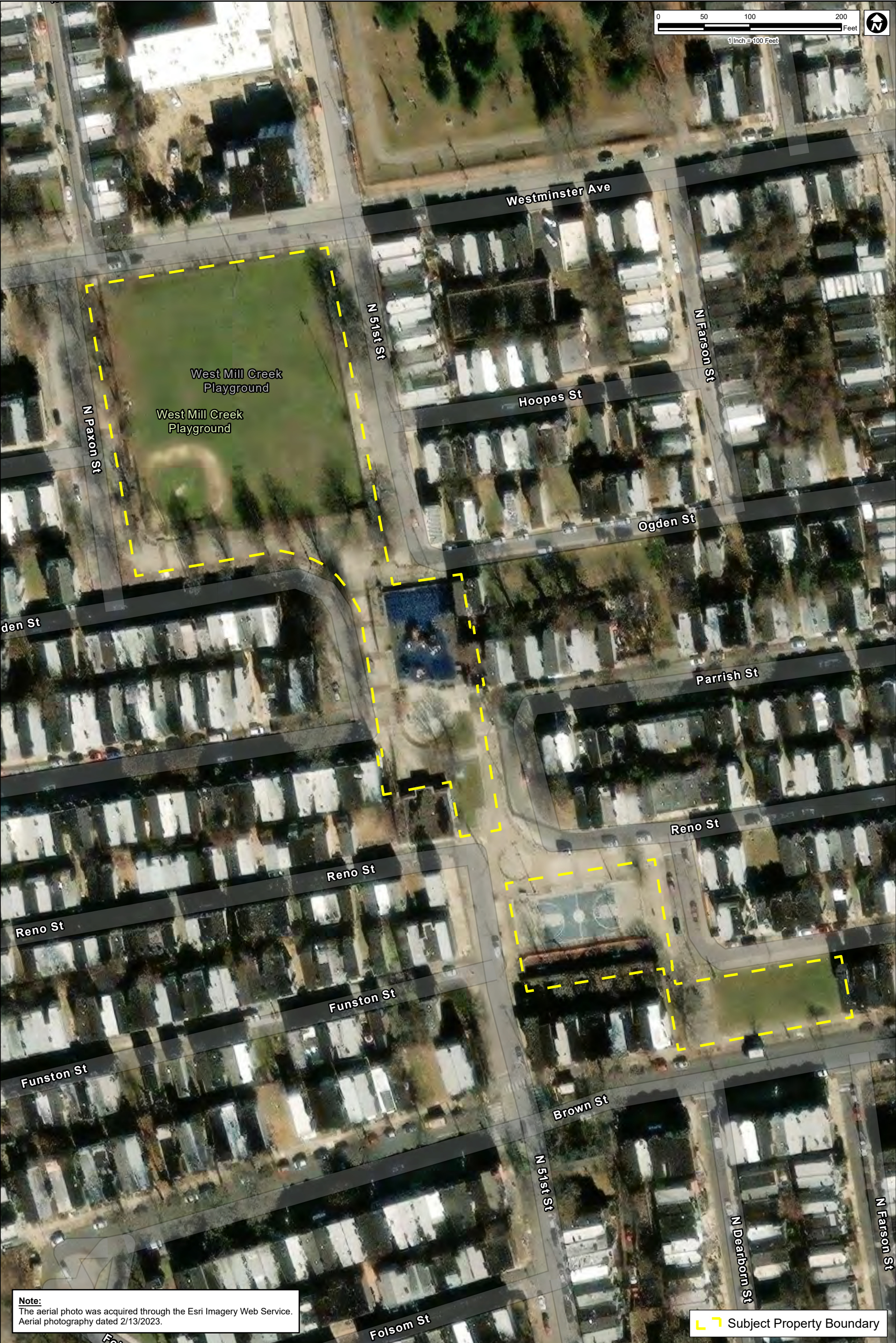
Date Edited: 9/26/2023

GIS User: dreed

Figure

1





**Note:**  
The aerial photo was acquired through the Esri Imagery Web Service.  
Aerial photography dated 2/13/2023.

Subject Property Boundary



## APPENDIX A

### SCOPE OF WORK/USER QUESTIONNAIRE

## **SCOPE OF SERVICES PHASE I ENVIRONMENTAL SITE ASSESSMENT**

This scope of services is based on the ASTM E1527-21 document entitled, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.” The purpose of the Phase I environmental site assessment (Phase I ESA) is to identify recognized environmental conditions (RECs) at the target site (the Property). Within limitations, a REC is identified by the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. No sampling or laboratory testing for hazardous substances or petroleum products are included in a standard Phase I ESA. The identification of RECs is based on the opinions of a Duffield Environmental Professional using the information collected under the scope of services as follows.

1. **User Information.** Collect information from the User. The “User” is the entity that engaged Duffield to perform the Phase I ESA at the Property and will “use” the report. Standard items requested from the User are the following:
  - The results of a search for “environmental liens” and “activity and use limitation.” (See Section 2, below.)
  - Access to the Property by arrangement with the appropriate parties, including building interiors.
  - A site drawing indicating the extent of the area to be evaluated, if one is available.
  - Current property owner’s contact information.
  - Current site manager’s contact information (if different than owner).
  - Environmental reports in your possession.
  - A completed Helpful Documents List (provided by Duffield).
  - A completed User Questionnaire Form (provided by Duffield).
2. **Environmental Liens and AULs.** Review the results of a search for environmental lien and activity and use limitation (AUL) documents if provided by the User (as indicated in Item 1 above). Under the ASTM E1527-21 standard, the User is responsible for the search. By this standard, if the User does not communicate the results of a search, Duffield will evaluate the significance of the absence of the information.

If environmental liens or AULs exist, they have been filed or recorded under Federal, State, or local law. These documents may have various names, such as the following:

- Environmental lien.
- Activity and use limitation (AUL).
- Environmental covenant. (This document is the most common.)

- Deed restriction.

The search for liens and AULs commonly is performed by a title professional or real estate attorney. Title reports that may disclose the presence of liens and AULs include the following:

- Preliminary Title Reports.
- Title Commitments.
- Condition of Title.
- Title Abstracts.

Duffield will also search for environmental covenants by reviewing State-managed online environmental databases, if any.

***An environmental lien search report will not be obtained for this assessment.***

3. **Additional Services.** If requested by the User, perform services in addition to the level of effort described in the ASTM E1527-21 standard practice for Phase I ESAs. Under this scope of services, ***no additional services have been requested.***
4. **Property Interviews.** Seek interviews with the current owner and occupants. In the case of multiple occupants, we will seek to interview the major occupants and those likely, in our opinion, to have environmental issues. Interviews with at least one of the following will also be sought: current or past site manager; past owners, occupants, or operators; or employees of current and past occupants. For certain abandoned properties, interviews may be sought from one or more owners or occupants of neighboring properties. A reasonable attempt will be made to perform interviews during the site reconnaissance or by telephone. Documents regarding current and past environmental conditions will be sought during these interviews.
5. **Historical Sources.** Search for up to two historical sources, usually aerial photographic records and historical fire insurance or topographic maps. Review of aerial photographs will constitute a visual inspection of the Property and adjoining properties. If available, the historical data will help us evaluate the likelihood that past usage of the Property and the surrounding area may have led to the presence of RECs at the Property. A database subcontractor will search for historical maps and provide copies of the available maps.
6. **Government Records.** Review information supplied by a database subcontractor gathered from State and Federal environmental regulatory agency databases for the Property and surrounding areas. Search radii will be those established under ASTM E1527-13. If the Property or the adjoining properties are identified on one or more of the standard environmental record sources, pertinent regulatory files and/or records associated with the listing may need to be reviewed through a Freedom of Information Act (FOIA) request to assist the Environmental Professional in evaluation of whether a REC exists in connection with the listing. Review of agency files, where a FOIA request is required, may require your concurrence and additional time.

7. **Government Interviews.** Interview local, State, or Federal government officials, at Duffield's discretion, if the Property is listed in the reviewed government records. The purpose of such interviews is to discuss RECs and the current regulatory status of those conditions. In some cases, the reviewed records may be sufficient to render interviews unnecessary or unproductive, in our opinion. In such cases, interviews would not be conducted.
8. **Physical Setting.** Review United States Geological Survey topographic maps (or equivalent) to help evaluate probable drainage patterns and potential for historic off-site activities to affect environmental conditions on the Property.
9. **Site Reconnaissance.** Visually review the outdoor portions of the Property, to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles, with the intent of identifying readily observable RECs. Adjoining properties will also be observed from property lines and public access points. If buildings are present, Duffield will conduct a visual review of a representative number of rooms in the interior of on-site structures, including apparent maintenance rooms, utility rooms, or storage areas, for indications of hazardous substance use, petroleum use, and pathways by which such materials could enter the environment exterior to the buildings.
10. **Written Report.** Prepare a final report summarizing the information gathered during the Phase I ESA described above, and our conclusions and recommendations regarding indicated environmental conditions at the Property. The organization of the report will be based on the format recommended under ASTM E1527-21. Electronic copies of the report will be provided by email. No hardcopies are anticipated.

**ASTM-13 PHASE I ENVIRONMENTAL SUBJECT PROPERTY ASSESSMENT  
USER QUESTIONNAIRE**

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Subject Property Location: WEST MILL CREEK, PHILADELPHIA, PA

1. Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and activity and use limitations (AULs) be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

No search of land title records has been conducted.

---

2. Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

No search of land title records has been conducted.

---

3. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No, I do not have any specialized knowledge related to the property.

---

4. Does the purchase price being paid for the property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

The City is not purchasing the property.

---

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

- (a) Do you know the past uses of the property?
- (b) Do you know of specific chemicals that are present or once were present at the property?
- (c) Do you know of spills or other chemical releases that have taken place at the property?
- (d) Do you know of any environmental cleanups that have taken place at the property?

I do not know the past uses of the property. I am not aware of any specific chemicals present, spills or releases that have taken place, or cleans up that taken place.

---

6. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property?

I am not aware of any indicators that point to the presence of releases at the property.

---

Client Signature: 

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## APPENDIX B

### PHOTOGRAPHS FROM SUBJECT PROPERTY RECONNAISSANCE







PHOTO 1: Parcel D: Grass playing fields.



PHOTO 2: Parcel D: Baseball diamond.

	<p>West Mill Creek Property 15976</p> <p>Subject Property Photographs</p> <p>West Mill Creek Philadelphia, Philadelphia County, Pennsylvania</p>	<p>Date:</p> <p>SEPTEMBER 2023</p>
		<p>Project Number: 15976</p> <p>File Name: 15976.0001.XLS</p>





PHOTO 3: Parcel D: Electrical equipment on west property line.



PHOTO 4: Parcel E: Playground and landscaped area.

	<p>West Mill Creek Property 15976</p> <p>Subject Property Photographs</p> <p>West Mill Creek Philadelphia, Philadelphia County, Pennsylvania</p>	<p>Date:</p> <p>SEPTEMBER 2023</p>
		<p>Project Number: 15976</p> <p>File Name: 15976.0001.XLS</p>





PHOTO 5: Parcel E: Recreational Center building adjoining the southern portion of the Subject Property.



PHOTO 6: Parcel F: Basketball court on Subject Property.

	<p>West Mill Creek Property 15976</p> <p>Subject Property Photographs</p> <p>West Mill Creek Philadelphia, Philadelphia County, Pennsylvania</p>	<p>Date:</p> <p>SEPTEMBER 2023</p>
		<p>Project Number: 15976</p> <p>File Name: 15976.0001.XLS</p>





PHOTO 7: Parcel F: Residential properties adjoining the Subject Property.



PHOTO 8: Parcel G: Grass lot.

	<p>West Mill Creek Property 15976</p> <p>Subject Property Photographs</p> <p>West Mill Creek Philadelphia, Philadelphia County, Pennsylvania</p>	<p>Date:</p> <p>SEPTEMBER 2023</p>
		<p>Project Number: 15976</p> <p>File Name: 15976.0001.XLS</p>

## APPENDIX C

### PROPERTY RECORD CARDS

5041-57 FUNSTON ST

PHILADELPHIA, PA 19139-

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441287110**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$43,000
Sale Date	11/05/1961
Sale Price	\$1

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 (10)

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
2024	\$43,000	\$0	\$0	\$43,000	\$0
2023	\$43,000	\$0	\$0	\$43,000	\$0
2022	\$43,000	\$0	\$0	\$43,000	\$0
2021	\$43,000	\$0	\$0	\$43,000	\$0
2020	\$43,000	\$0	\$0	\$43,000	\$0
2019	\$43,000	\$0	\$0	\$43,000	\$0
2018	\$43,000	\$0	\$0	\$43,000	\$0
2017	\$43,000	\$0	\$0	\$43,000	\$0
2016	\$30,300	\$0	\$0	\$30,300	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$30,300	\$0	\$0	\$30,300	\$0

#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441287110](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441287110)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	6,797 sq ft
Improvement Area	Not Available
Frontage	128 ft
Beginning Point	285'7" W OF 50TH ST
Zoning	<b>SPPOA-Recreation</b> <a href="https://atlas.phila.gov/5041-57%20FUNSTON%20ST/zoning">🔗 (https://atlas.phila.gov/5041-57%20FUNSTON%20ST/zoning.)</a>
OPA Account Number	441287110
OPA Address	5041-57 Funston St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a> <a href="http://atlas.phila.gov/5041-57 FUNSTON ST/voting">↗(http://atlas.phila.gov/5041-57 FUNSTON ST/voting)</a>
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>   <a href="https://webapps1.philasd.org/school_finder/">↗(https://webapps1.philasd.org/school_finder/)</a>
Police District	<a href="#">16th District</a> <a href="https://www.phillypolice.com/districts/16th/index.html">↗(https://www.phillypolice.com/districts/16th/index.html)</a>
Trash Day	<a href="#">Unavailable</a> <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">↗(https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/)</a>
L&I District	CENTRAL WEST
Census Tract	010400

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

📍 5061 FUNSTON ST

PHILADELPHIA, PA 19139-

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441287410**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$3,100
Sale Date	06/17/1965
Sale Price	\$1

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 (10)

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
2024	\$3,100	\$0	\$0	\$3,100	\$0
2023	\$3,100	\$0	\$0	\$3,100	\$0
2022	\$3,100	\$0	\$0	\$3,100	\$0
2021	\$3,100	\$0	\$0	\$3,100	\$0
2020	\$3,100	\$0	\$0	\$3,100	\$0
2019	\$3,100	\$0	\$0	\$3,100	\$0
2018	\$3,100	\$0	\$0	\$3,100	\$0
2017	\$3,100	\$0	\$0	\$3,100	\$0
2016	\$3,100	\$0	\$0	\$3,100	\$0



Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,100	\$0	\$0	\$3,100	\$0

## Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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## Property Details


Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441287410](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441287410)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	713 sq ft
Improvement Area	Not Available
Frontage	14 ft
Beginning Point	428'1" W 50TH ST
Zoning	<a href="#">SPPOA-Recreation</a>  ( <a href="https://atlas.phila.gov/5061%20FUNSTON%20ST/zoning">https://atlas.phila.gov/5061%20FUNSTON%20ST/zoning</a> .)
OPA Account Number	441287410
OPA Address	5061 Funston St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5061 FUNSTON ST/voting">http://atlas.phila.gov/5061 FUNSTON ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010400

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.)

📍 5063 FUNSTON ST

PHILADELPHIA, PA 19139-

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441287510**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$3,100
Sale Date	06/17/1965
Sale Price	\$1

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 (10)

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
2024	\$3,100	\$0	\$0	\$3,100	\$0
2023	\$3,100	\$0	\$0	\$3,100	\$0
2022	\$3,100	\$0	\$0	\$3,100	\$0
2021	\$3,100	\$0	\$0	\$3,100	\$0
2020	\$3,100	\$0	\$0	\$3,100	\$0
2019	\$3,100	\$0	\$0	\$3,100	\$0
2018	\$3,100	\$0	\$0	\$3,100	\$0
2017	\$3,100	\$0	\$0	\$3,100	\$0
2016	\$3,100	\$0	\$0	\$3,100	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,100	\$0	\$0	\$3,100	\$0


## Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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## Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441287510](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441287510)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	713 sq ft
Improvement Area	Not Available
Frontage	14 ft
Beginning Point	442'4" W 50TH ST
Zoning	<a href="#">SPPOA-Recreation</a>  ( <a href="https://atlas.phila.gov/5063%20FUNSTON%20ST/zoning">https://atlas.phila.gov/5063%20FUNSTON%20ST/zoning</a> .)
OPA Account Number	441287510
OPA Address	5063 Funston St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5063 FUNSTON ST/voting">http://atlas.phila.gov/5063 FUNSTON ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010400

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📍 5065 FUNSTON ST

PHILADELPHIA, PA 19139-

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

441287610

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$3,100
Sale Date	06/17/1965
Sale Price	\$1

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 (10)

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
2024	\$3,100	\$0	\$0	\$3,100	\$0
2023	\$3,100	\$0	\$0	\$3,100	\$0
2022	\$3,100	\$0	\$0	\$3,100	\$0
2021	\$3,100	\$0	\$0	\$3,100	\$0
2020	\$3,100	\$0	\$0	\$3,100	\$0
2019	\$3,100	\$0	\$0	\$3,100	\$0
2018	\$3,100	\$0	\$0	\$3,100	\$0
2017	\$3,100	\$0	\$0	\$3,100	\$0
2016	\$3,100	\$0	\$0	\$3,100	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,100	\$0	\$0	\$3,100	\$0

## Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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## Property Details


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([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441287610](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441287610)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	713 sq ft
Improvement Area	Not Available
Frontage	14 ft
Beginning Point	456'7" W 50TH ST
Zoning	<a href="#">SPPOA-Recreation</a>  ( <a href="https://atlas.phila.gov/5065%20FUNSTON%20ST/zoning">https://atlas.phila.gov/5065%20FUNSTON%20ST/zoning</a> .)
OPA Account Number	441287610
OPA Address	5065 Funston St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5065 FUNSTON ST/voting">http://atlas.phila.gov/5065 FUNSTON ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010400

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📍 5067 FUNSTON ST

PHILADELPHIA, PA 19139-

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441287710**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$3,100
Sale Date	06/17/1965
Sale Price	\$1

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 (10)

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
2024	\$3,100	\$0	\$0	\$3,100	\$0
2023	\$3,100	\$0	\$0	\$3,100	\$0
2022	\$3,100	\$0	\$0	\$3,100	\$0
2021	\$3,100	\$0	\$0	\$3,100	\$0
2020	\$3,100	\$0	\$0	\$3,100	\$0
2019	\$3,100	\$0	\$0	\$3,100	\$0
2018	\$3,100	\$0	\$0	\$3,100	\$0
2017	\$3,100	\$0	\$0	\$3,100	\$0
2016	\$3,100	\$0	\$0	\$3,100	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,100	\$0	\$0	\$3,100	\$0


#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441287710](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441287710)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	713 sq ft
Improvement Area	Not Available
Frontage	14 ft
Beginning Point	470'10" W 50TH ST
Zoning	<a href="#">SPPOA-Recreation</a>  ( <a href="https://atlas.phila.gov/5067%20FUNSTON%20ST/zoning">https://atlas.phila.gov/5067%20FUNSTON%20ST/zoning</a> .)
OPA Account Number	441287710
OPA Address	5067 Funston St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5067 FUNSTON ST/voting">http://atlas.phila.gov/5067 FUNSTON ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010400

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.)

📍 5069 FUNSTON ST  
PHILADELPHIA, PA 19139-

**Owner**

REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA

**OPA Account Number**

441287810

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
Philadelphia PA 19107

### Property assessment and sale information

Assessed Value	\$3,100
Sale Date	06/17/1965
Sale Price	\$1

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 (10)

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
2024	\$3,100	\$0	\$0	\$3,100	\$0
2023	\$3,100	\$0	\$0	\$3,100	\$0
2022	\$3,100	\$0	\$0	\$3,100	\$0
2021	\$3,100	\$0	\$0	\$3,100	\$0
2020	\$3,100	\$0	\$0	\$3,100	\$0
2019	\$3,100	\$0	\$0	\$3,100	\$0
2018	\$3,100	\$0	\$0	\$3,100	\$0
2017	\$3,100	\$0	\$0	\$3,100	\$0
2016	\$3,100	\$0	\$0	\$3,100	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,100	\$0	\$0	\$3,100	\$0

#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details


Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441287810](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441287810)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	713 sq ft
Improvement Area	Not Available
Frontage	14 ft
Beginning Point	485'1" W 53TH ST NE
Zoning	<a href="#">SPPOA-Recreation</a>  ( <a href="https://atlas.phila.gov/5069%20FUNSTON%20ST/zoning">https://atlas.phila.gov/5069%20FUNSTON%20ST/zoning</a> .)
OPA Account Number	441287810
OPA Address	5069 Funston St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5069_FUNSTON_ST/voting">http://atlas.phila.gov/5069 FUNSTON ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010400

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.)

5046-64 RENO ST

PHILADELPHIA, PA 19139-1646

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441297510**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$33,100
Sale Date	11/05/1961
Sale Price	\$1

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 (10)

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
2024	\$33,100	\$0	\$0	\$33,100	\$0
2023	\$33,100	\$0	\$0	\$33,100	\$0
2022	\$33,100	\$0	\$0	\$33,100	\$0
2021	\$33,100	\$0	\$0	\$33,100	\$0
2020	\$33,100	\$0	\$0	\$33,100	\$0
2019	\$33,100	\$0	\$0	\$33,100	\$0
2018	\$33,100	\$0	\$0	\$33,100	\$0
2017	\$33,100	\$0	\$0	\$33,100	\$0
2016	\$33,100	\$0	\$0	\$33,100	\$0



Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$33,100	\$0	\$0	\$33,100	\$0

## Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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## Property Details


Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441297510](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441297510)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	7,420 sq ft
Improvement Area	Not Available
Frontage	140 ft
Beginning Point	323'3 3/4" W 50TH ST
Zoning	<b>SPPOA-Recreation</b> <a href="https://atlas.phila.gov/5046-64%20RENO%20ST/zoning">🔗 (https://atlas.phila.gov/5046-64%20RENO%20ST/zoning.)</a>
OPA Account Number	441297510
OPA Address	5046-64 Reno St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5046-64 RENO ST/voting">http://atlas.phila.gov/5046-64 RENO ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010400

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.)

📍 5066 RENO ST

PHILADELPHIA, PA 19139-

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441297710**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$3,100
Sale Date	03/22/1965
Sale Price	\$1

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 (10)

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
2024	\$3,100	\$0	\$0	\$3,100	\$0
2023	\$3,100	\$0	\$0	\$3,100	\$0
2022	\$3,100	\$0	\$0	\$3,100	\$0
2021	\$3,100	\$0	\$0	\$3,100	\$0
2020	\$3,100	\$0	\$0	\$3,100	\$0
2019	\$3,100	\$0	\$0	\$3,100	\$0
2018	\$3,100	\$0	\$0	\$3,100	\$0
2017	\$3,100	\$0	\$0	\$3,100	\$0
2016	\$3,100	\$0	\$0	\$3,100	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,100	\$0	\$0	\$3,100	\$0

#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441297710](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441297710)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	700 sq ft
Improvement Area	Not Available
Frontage	14 ft
Beginning Point	463'3 3/4" W 50TH ST
Zoning	<b>SPPOA-Recreation</b> <a href="https://atlas.phila.gov/5066%20RENO%20ST/zoning">🔗 (https://atlas.phila.gov/5066%20RENO%20ST/zoning)</a>
OPA Account Number	441297710
OPA Address	5066 Reno St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5066 RENOST/voting">http://atlas.phila.gov/5066 RENOST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010400

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.)

📍 5068 RENO ST

PHILADELPHIA, PA 19139-

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441297810**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$3,100
Sale Date	06/17/1964
Sale Price	\$1

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 (10)

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
2024	\$3,100	\$0	\$0	\$3,100	\$0
2023	\$3,100	\$0	\$0	\$3,100	\$0
2022	\$3,100	\$0	\$0	\$3,100	\$0
2021	\$3,100	\$0	\$0	\$3,100	\$0
2020	\$3,100	\$0	\$0	\$3,100	\$0
2019	\$3,100	\$0	\$0	\$3,100	\$0
2018	\$3,100	\$0	\$0	\$3,100	\$0
2017	\$3,100	\$0	\$0	\$3,100	\$0
2016	\$3,100	\$0	\$0	\$3,100	\$0



Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,100	\$0	\$0	\$3,100	\$0

#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441297810](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441297810)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	700 sq ft
Improvement Area	Not Available
Frontage	14 ft
Beginning Point	477'3 3/4" W 50TH ST
Zoning	<b>SPPOA-Recreation</b> <a href="https://atlas.phila.gov/5068%20RENO%20ST/zoning">🔗 (https://atlas.phila.gov/5068%20RENO%20ST/zoning)</a>
OPA Account Number	441297810
OPA Address	5068 Reno St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a> <a href="http://atlas.phila.gov/5068%20RENO%20ST/voting">↗ (http://atlas.phila.gov/5068 RENO ST/voting)</a>
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>   <a href="https://webapps1.philasd.org/school_finder/">↗ (https://webapps1.philasd.org/school_finder/)</a>
Police District	<a href="#">16th District</a> <a href="https://www.phillypolice.com/districts/16th/index.html">↗ (https://www.phillypolice.com/districts/16th/index.html)</a>
Trash Day	<a href="#">Unavailable</a> <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">↗ (https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/)</a>
L&I District	CENTRAL WEST
Census Tract	010400

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

📍 5070 RENO ST

PHILADELPHIA, PA 19139-

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441297910**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$3,300
Sale Date	06/17/1964
Sale Price	\$1

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 (10)

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
2024	\$3,300	\$0	\$0	\$3,300	\$0
2023	\$3,300	\$0	\$0	\$3,300	\$0
2022	\$3,300	\$0	\$0	\$3,300	\$0
2021	\$3,300	\$0	\$0	\$3,300	\$0
2020	\$3,300	\$0	\$0	\$3,300	\$0
2019	\$3,300	\$0	\$0	\$3,300	\$0
2018	\$3,300	\$0	\$0	\$3,300	\$0
2017	\$3,300	\$0	\$0	\$3,300	\$0
2016	\$3,300	\$0	\$0	\$3,300	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,300	\$0	\$0	\$3,300	\$0

#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441297910](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441297910)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	750 sq ft
Improvement Area	Not Available
Frontage	15 ft
Beginning Point	SE COR 51ST ST
Zoning	<b>SPPOA-Recreation</b> <a href="https://atlas.phila.gov/5070%20RENO%20ST/zoning">🔗 (https://atlas.phila.gov/5070%20RENO%20ST/zoning)</a>
OPA Account Number	441297910
OPA Address	5070 Reno St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a> <a href="http://atlas.phila.gov/5070%20RENO%20ST/voting">↗</a> (http://atlas.phila.gov/5070 RENO ST/voting)
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>   <a href="https://webapps1.philasd.org/school_finder/">↗</a> (https://webapps1.philasd.org/school_finder/)
Police District	<a href="#">16th District</a> <a href="https://www.phillypolice.com/districts/16th/index.html">↗</a> (https://www.phillypolice.com/districts/16th/index.html)
Trash Day	<a href="#">Unavailable</a> <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">↗</a> (https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/)
L&I District	CENTRAL WEST
Census Tract	010400

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) (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.)

📍 5101 RENO ST

PHILADELPHIA, PA 19139-1537

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441308610**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
1234 Market St  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$3,200
Sale Date	06/17/1965
Sale Price	\$1

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 (10)

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
2024	\$3,200	\$0	\$0	\$3,200	\$0
2023	\$3,200	\$0	\$0	\$3,200	\$0
2022	\$3,200	\$0	\$0	\$3,200	\$0
2021	\$3,200	\$0	\$0	\$3,200	\$0
2020	\$3,200	\$0	\$0	\$3,200	\$0
2019	\$3,200	\$0	\$0	\$3,200	\$0
2018	\$3,200	\$0	\$0	\$3,200	\$0
2017	\$3,200	\$0	\$0	\$3,200	\$0
2016	\$3,200	\$0	\$0	\$3,200	\$0



Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,200	\$0	\$0	\$3,200	\$0

## Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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## Property Details


Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441308610](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441308610)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	720 sq ft
Improvement Area	Not Available
Frontage	16 ft
Beginning Point	NW COR 51ST ST
Zoning	<b>SPPOA-Recreation</b> <a href="https://atlas.phila.gov/5101%20RENO%20ST/zoning">🔗 (https://atlas.phila.gov/5101%20RENO%20ST/zoning)</a>
OPA Account Number	441308610
OPA Address	5101 Reno St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5101-RENO-ST/voting">http://atlas.phila.gov/5101-RENO-ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010300

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.)

📍 5103 RENO ST

PHILADELPHIA, PA 19139-1537

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441308710**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
1234 Market St  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$2,800
Sale Date	03/22/1966
Sale Price	\$1

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 (10)

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
2024	\$2,800	\$0	\$0	\$2,800	\$0
2023	\$2,800	\$0	\$0	\$2,800	\$0
2022	\$2,800	\$0	\$0	\$2,800	\$0
2021	\$2,800	\$0	\$0	\$2,800	\$0
2020	\$2,800	\$0	\$0	\$2,800	\$0
2019	\$2,800	\$0	\$0	\$2,800	\$0
2018	\$2,800	\$0	\$0	\$2,800	\$0
2017	\$2,800	\$0	\$0	\$2,800	\$0
2016	\$2,800	\$0	\$0	\$2,800	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$2,800	\$0	\$0	\$2,800	\$0

#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441308710](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441308710)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	630 sq ft
Improvement Area	Not Available
Frontage	14 ft
Beginning Point	16' W 51ST ST
Zoning	<b>SPPOA-Recreation</b> <a href="https://atlas.phila.gov/5103%20RENO%20ST/zoning">🔗 (https://atlas.phila.gov/5103%20RENO%20ST/zoning)</a>
OPA Account Number	441308710
OPA Address	5103 Reno St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a> <a href="http://atlas.phila.gov/5103%20RENO%20ST/voting">↗ (http://atlas.phila.gov/5103 RENO ST/voting)</a>
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>   <a href="https://webapps1.philasd.org/school_finder/">↗ (https://webapps1.philasd.org/school_finder/)</a>
Police District	<a href="#">16th District</a> <a href="https://www.phillypolice.com/districts/16th/index.html">↗ (https://www.phillypolice.com/districts/16th/index.html)</a>
Trash Day	<a href="#">Unavailable</a> <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">↗ (https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/)</a>
L&I District	CENTRAL WEST
Census Tract	010300

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

📍 5105 RENO ST

PHILADELPHIA, PA 19139-1537

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441308810**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
1234 Market St  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$2,800
Sale Date	03/06/1966
Sale Price	\$1

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 (10)

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
2024	\$2,800	\$0	\$0	\$2,800	\$0
2023	\$2,800	\$0	\$0	\$2,800	\$0
2022	\$2,800	\$0	\$0	\$2,800	\$0
2021	\$2,800	\$0	\$0	\$2,800	\$0
2020	\$2,800	\$0	\$0	\$2,800	\$0
2019	\$2,800	\$0	\$0	\$2,800	\$0
2018	\$2,800	\$0	\$0	\$2,800	\$0
2017	\$2,800	\$0	\$0	\$2,800	\$0
2016	\$2,800	\$0	\$0	\$2,800	\$0



Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$2,800	\$0	\$0	\$2,800	\$0

#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details


Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441308810](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441308810)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	630 sq ft
Improvement Area	Not Available
Frontage	14 ft
Beginning Point	30' W 51ST ST
Zoning	<b>SPPOA-Recreation</b> <a href="https://atlas.phila.gov/5105%20RENO%20ST/zoning">🔗 (https://atlas.phila.gov/5105%20RENO%20ST/zoning)</a>
OPA Account Number	441308810
OPA Address	5105 Reno St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5105-RENO-ST/voting">http://atlas.phila.gov/5105-RENO-ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010300

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.)

📍 5100 PARRISH ST

PHILADELPHIA, PA 19139-1534

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441319810**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
1234 Market St  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$3,500
Sale Date	05/11/1965
Sale Price	\$1

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 (10)

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
2024	\$3,500	\$0	\$0	\$3,500	\$0
2023	\$3,500	\$0	\$0	\$3,500	\$0
2022	\$3,500	\$0	\$0	\$3,500	\$0
2021	\$3,500	\$0	\$0	\$3,500	\$0
2020	\$3,500	\$0	\$0	\$3,500	\$0
2019	\$3,500	\$0	\$0	\$3,500	\$0
2018	\$3,500	\$0	\$0	\$3,500	\$0
2017	\$3,500	\$0	\$0	\$3,500	\$0
2016	\$3,500	\$0	\$0	\$3,500	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,500	\$0	\$0	\$3,500	\$0

#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details


Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441319810](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441319810)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	797 sq ft
Improvement Area	Not Available
Frontage	15 ft
Beginning Point	SWC 51ST ST
Zoning	<a href="https://atlas.phila.gov/5100%20PARRISH%20ST/zoning">SPPOA-Recreation</a> <a href="https://atlas.phila.gov/5100%20PARRISH%20ST/zoning">https://atlas.phila.gov/5100%20PARRISH%20ST/zoning</a>
OPA Account Number	441319810
OPA Address	5100 Parrish St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5100_PARRISH_ST/voting">http://atlas.phila.gov/5100 PARRISH ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010300

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.)

5102 PARRISH ST

PHILADELPHIA, PA 19139-1534

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441319910**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
1234 Market St  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$3,500
Sale Date	12/04/1965
Sale Price	\$1

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 (10)

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
2024	\$3,500	\$0	\$0	\$3,500	\$0
2023	\$3,500	\$0	\$0	\$3,500	\$0
2022	\$3,500	\$0	\$0	\$3,500	\$0
2021	\$3,500	\$0	\$0	\$3,500	\$0
2020	\$3,500	\$0	\$0	\$3,500	\$0
2019	\$3,500	\$0	\$0	\$3,500	\$0
2018	\$3,500	\$0	\$0	\$3,500	\$0
2017	\$3,500	\$0	\$0	\$3,500	\$0
2016	\$3,500	\$0	\$0	\$3,500	\$0



Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,500	\$0	\$0	\$3,500	\$0

#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441319910](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441319910)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	785 sq ft
Improvement Area	Not Available
Frontage	15 ft
Beginning Point	15'4" W 51ST ST
Zoning	<a href="https://atlas.phila.gov/5102%20PARRISH%20ST/zoning">SPPOA-Recreation</a> <a href="https://atlas.phila.gov/5102%20PARRISH%20ST/zoning">https://atlas.phila.gov/5102%20PARRISH%20ST/zoning</a>
OPA Account Number	441319910
OPA Address	5102 Parrish St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a> <a href="http://atlas.phila.gov/5102_PARRISH_ST/voting">↗ (http://atlas.phila.gov/5102_PARRISH_ST/voting)</a>
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>   <a href="https://webapps1.philasd.org/school_finder/">↗ (https://webapps1.philasd.org/school_finder/)</a>
Police District	<a href="#">16th District</a> <a href="https://www.phillypolice.com/districts/16th/index.html">↗ (https://www.phillypolice.com/districts/16th/index.html)</a>
Trash Day	<a href="#">Unavailable</a> <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">↗ (https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/)</a>
L&I District	CENTRAL WEST
Census Tract	010300

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

5104 PARRISH ST

PHILADELPHIA, PA 19139-1534

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**441320010**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
1234 Market St  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$3,500
Sale Date	01/15/1967
Sale Price	\$1

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 (10)

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
2024	\$3,500	\$0	\$0	\$3,500	\$0
2023	\$3,500	\$0	\$0	\$3,500	\$0
2022	\$3,500	\$0	\$0	\$3,500	\$0
2021	\$3,500	\$0	\$0	\$3,500	\$0
2020	\$3,500	\$0	\$0	\$3,500	\$0
2019	\$3,500	\$0	\$0	\$3,500	\$0
2018	\$3,500	\$0	\$0	\$3,500	\$0
2017	\$3,500	\$0	\$0	\$3,500	\$0
2016	\$3,500	\$0	\$0	\$3,500	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,500	\$0	\$0	\$3,500	\$0

#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=441320010](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=441320010)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	794 sq ft
Improvement Area	Not Available
Frontage	15 ft
Beginning Point	30' 4" W 51ST ST
Zoning	<a href="https://atlas.phila.gov/5104%20PARRISH%20ST/zoning">SPPOA-Recreation</a> <a href="https://atlas.phila.gov/5104%20PARRISH%20ST/zoning">https://atlas.phila.gov/5104%20PARRISH%20ST/zoning</a>
OPA Account Number	441320010
OPA Address	5104 Parrish St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5104 PARRISH ST/voting">http://atlas.phila.gov/5104 PARRISH ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010300

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.)

📍 5067 PARRISH ST  
PHILADELPHIA, PA 19139-

**Owner**

REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA

**OPA Account Number**

442005310

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
1234 Market St  
Philadelphia PA 19107

### Property assessment and sale information

Assessed Value	\$4,300
Sale Date	06/17/1965
Sale Price	\$1

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 (10)

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
2024	\$4,300	\$0	\$0	\$4,300	\$0
2023	\$4,300	\$0	\$0	\$4,300	\$0
2022	\$4,300	\$0	\$0	\$4,300	\$0
2021	\$4,300	\$0	\$0	\$4,300	\$0
2020	\$4,300	\$0	\$0	\$4,300	\$0
2019	\$4,300	\$0	\$0	\$4,300	\$0
2018	\$4,300	\$0	\$0	\$4,300	\$0
2017	\$4,300	\$0	\$0	\$4,300	\$0
2016	\$4,300	\$0	\$0	\$4,300	\$0



Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$4,300	\$0	\$0	\$4,300	\$0

#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details


Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=442005310](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=442005310)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	975 sq ft
Improvement Area	Not Available
Frontage	15 ft
Beginning Point	NEC OF 51ST ST
Zoning	<a href="https://atlas.phila.gov/5067%20PARRISH%20ST/zoning">SPPOA-Recreation</a> <a href="https://atlas.phila.gov/5067%20PARRISH%20ST/zoning">https://atlas.phila.gov/5067%20PARRISH%20ST/zoning</a>
OPA Account Number	442005310
OPA Address	5067 Parrish St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5067_PARRISH_ST/voting">http://atlas.phila.gov/5067 PARRISH ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010400

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.)

📍 5072 OGDEN ST

PHILADELPHIA, PA 19139-1641

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**442014610**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
1234 Market St  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$3,800
Sale Date	02/24/1964
Sale Price	\$1

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 (10)

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
2024	\$3,800	\$0	\$0	\$3,800	\$0
2023	\$3,800	\$0	\$0	\$3,800	\$0
2022	\$3,800	\$0	\$0	\$3,800	\$0
2021	\$3,800	\$0	\$0	\$3,800	\$0
2020	\$3,800	\$0	\$0	\$3,800	\$0
2019	\$3,800	\$0	\$0	\$3,800	\$0
2018	\$3,800	\$0	\$0	\$3,800	\$0
2017	\$3,800	\$0	\$0	\$3,800	\$0
2016	\$3,800	\$0	\$0	\$3,800	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,800	\$0	\$0	\$3,800	\$0

#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=442014610](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=442014610)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	862 sq ft
Improvement Area	Not Available
Frontage	16 ft
Beginning Point	SEC 51ST ST
Zoning	<b>SPPOA-Recreation</b> <a href="https://atlas.phila.gov/5072%20OGDEN%20ST/zoning">🔗 (https://atlas.phila.gov/5072%20OGDEN%20ST/zoning)</a>
OPA Account Number	442014610
OPA Address	5072 Ogden St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5072_OGDEN_ST/voting">http://atlas.phila.gov/5072_OGDEN_ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010300

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.)

📍 5100 WESTMINSTER AVE

PHILADELPHIA, PA 19131-5114

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

442053520

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$88,500
Sale Date	03/16/1967
Sale Price	\$1

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 (10)

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
2024	\$88,500	\$0	\$0	\$88,500	\$0
2023	\$88,500	\$0	\$0	\$88,500	\$0
2022	\$88,500	\$0	\$0	\$88,500	\$0
2021	\$88,500	\$0	\$0	\$88,500	\$0
2020	\$88,500	\$0	\$0	\$88,500	\$0
2019	\$88,500	\$0	\$0	\$88,500	\$0
2018	\$88,500	\$0	\$0	\$88,500	\$0
2017	\$88,500	\$0	\$0	\$88,500	\$0
2016	\$88,500	\$0	\$0	\$88,500	\$0



Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$88,500	\$0	\$0	\$88,500	\$0


#### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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#### Property Details


Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=442053520](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=442053520)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND RESIDE < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	19,840 sq ft
Improvement Area	Not Available
Frontage	155 ft
Beginning Point	
Zoning	<a href="#">SPPOA-Recreation</a>  ( <a href="https://atlas.phila.gov/5100%20WESTMINSTER%20AVE/zoning">https://atlas.phila.gov/5100%20WESTMINSTER%20AVE/zoning</a> .)
OPA Account Number	442053520
OPA Address	5100 Westminster Ave
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5100%20WESTMINSTER%20AVE/voting">http://atlas.phila.gov/5100 WESTMINSTER AVE/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010300

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.)

📍 5021 BROWN ST  
PHILADELPHIA, PA 19139-

**Owner**

REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA

**OPA Account Number**

885000041

**Mailing Address**

Redevelopment Authority  
1234 Market St, 16th Flr  
Philadelphia PA 19107

### Property assessment and sale information

Assessed Value	\$186,300
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Sale Date	
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Sale Price	\$0
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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 (2)

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
2024	\$186,300	\$186,300	\$0	\$0	\$0
2023	\$186,300	\$186,300	\$0	\$0	\$0

### Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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## Property Details


Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opa.inquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=885000041](https://opa.inquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=885000041)) or call OPA at (215) 686-9200 (tel: +12156869200).

Year Built	Not Available
Building Description	VACANT LAND COMMER < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	Not Available
Improvement Area	Not Available
Frontage	Not Available
Beginning Point	148'5 1/2" W 50TH ST
Zoning	<b>SPPOA-Recreation</b>  ( <a href="https://atlas.phila.gov/5021%20BROWN%20ST/zoning">https://atlas.phila.gov/5021%20BROWN%20ST/zoning</a> )
OPA Account Number	885000041
OPA Address	5021 Brown St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5021-BROWN-ST/voting">http://atlas.phila.gov/5021 BROWN ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010400

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.)

📍 5059 FUNSTON ST

PHILADELPHIA, PA 19139-

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**885522040**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$29,000
Sale Date	06/17/1965
Sale Price	\$1

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 (10)

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
2024	\$29,000	\$0	\$0	\$29,000	\$0
2023	\$29,000	\$0	\$0	\$29,000	\$0
2022	\$7,300	\$0	\$0	\$7,300	\$0
2021	\$7,300	\$0	\$0	\$7,300	\$0
2020	\$7,300	\$0	\$0	\$7,300	\$0
2019	\$7,300	\$0	\$0	\$7,300	\$0
2018	\$22,000	\$0	\$0	\$22,000	\$0
2017	\$3,100	\$0	\$0	\$3,100	\$0
2016	\$3,100	\$0	\$0	\$3,100	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$3,100	\$0	\$0	\$3,100	\$0


## Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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## Property Details





Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)


([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=885522040](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=885522040)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND COMMER < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	713 sq ft
Improvement Area	Not Available
Frontage	14 ft
Beginning Point	413'10" W OF 50TH ST
Zoning	<a href="#">SPPOA-Recreation</a>  ( <a href="https://atlas.phila.gov/5059%20FUNSTON%20ST/zoning">https://atlas.phila.gov/5059%20FUNSTON%20ST/zoning</a> .)
OPA Account Number	885522040
OPA Address	5059 Funston St
Homestead Exemption	No



## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a>  ( <a href="http://atlas.phila.gov/5059 FUNSTON ST/voting">http://atlas.phila.gov/5059 FUNSTON ST/voting</a> )
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>    ( <a href="https://webapps1.philasd.org/school_finder/">https://webapps1.philasd.org/school_finder/</a> )
Police District	<a href="#">16th District</a>  ( <a href="https://www.phillypolice.com/districts/16th/index.html">https://www.phillypolice.com/districts/16th/index.html</a> )
Trash Day	<a href="#">Unavailable</a>  ( <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/</a> )
L&I District	CENTRAL WEST
Census Tract	010400

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.)

5101-07 PARRISH ST

PHILADELPHIA, PA 19139-1535

**Owner**

**REDEVELOPMENT AUTHORITY  
OF PHILADELPHIA**

**OPA Account Number**

**885522360**

**Mailing Address**

Redevelopment Authority  
of Philadelphia  
1234 Market St  
Philadelphia PA 19107

Property assessment and sale information

Assessed Value	\$47,200
Sale Date	11/06/2061
Sale Price	\$1

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 (10)

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
2024	\$47,200	\$0	\$0	\$47,200	\$0
2023	\$47,200	\$0	\$0	\$47,200	\$0
2022	\$47,200	\$0	\$0	\$47,200	\$0
2021	\$47,200	\$0	\$0	\$47,200	\$0
2020	\$47,200	\$0	\$0	\$47,200	\$0
2019	\$47,200	\$0	\$0	\$47,200	\$0
2018	\$20,400	\$0	\$0	\$20,400	\$0
2017	\$20,400	\$0	\$0	\$20,400	\$0
2016	\$20,400	\$0	\$0	\$20,400	\$0

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2015	\$20,400	\$0	\$0	\$20,400	\$0


## Sales History (0)

Date	Adjusted Total	Grantees	Grantors	Doc Id
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## Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#)

([https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct\\_num=885522360](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=885522360)) or call OPA at (215) 686-9200 (tel:+12156869200).

Year Built	Not Available
Building Description	VACANT LAND COMMER < ACRE
Building Condition	Not available
Number of Stories	Not Available
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	4,591 sq ft
Improvement Area	Not Available
Frontage	63 ft
Beginning Point	NWC 51ST ST
Zoning	<b>SPPOA-Recreation</b>  ( <a href="https://atlas.phila.gov/5101-07%20PARRISH%20ST/zoning">https://atlas.phila.gov/5101-07%20PARRISH%20ST/zoning</a> .)
OPA Account Number	885522360
OPA Address	5101-07 Parrish St
Homestead Exemption	No

## Local Details

Political Divisions	<a href="#">Ward: 44th</a>   <a href="#">Council District: 3rd</a> <a href="http://atlas.phila.gov/5101-07_PARRISH_ST/voting">↗ (http://atlas.phila.gov/5101-07_PARRISH_ST/voting)</a>
School Catchment	<a href="#">Elementary: Rhoads, James</a>   <a href="#">Middle: Rhoads, James</a>   <a href="#">HS: Overbrook High</a>   <a href="https://webapps1.philasd.org/school_finder/">↗ (https://webapps1.philasd.org/school_finder/)</a>
Police District	<a href="#">16th District</a> <a href="https://www.phillypolice.com/districts/16th/index.html">↗ (https://www.phillypolice.com/districts/16th/index.html)</a>
Trash Day	<a href="#">Unavailable</a> <a href="https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/">↗ (https://www.phila.gov/services/trash-recycling-city-upkeep/residential-trash-and-recycling/find-your-trash-and-recycling-collection-day/#/)</a>
L&I District	CENTRAL WEST
Census Tract	010300

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