

## Surrounding Area Analysis

### Location

The subject is situated in the Bridesburg section of the City of Philadelphia. For purposes of this report, the market area boundaries are best described as follows.

<b>North</b>	Frankford section of Philadelphia
<b>South</b>	Betsy Ross Bridge / Frankford Creek / Kensington
<b>East</b>	Delaware River
<b>West</b>	I-95 and Kensington section of Philadelphia

A map highlighting these boundaries and identifying the location of the property follows.



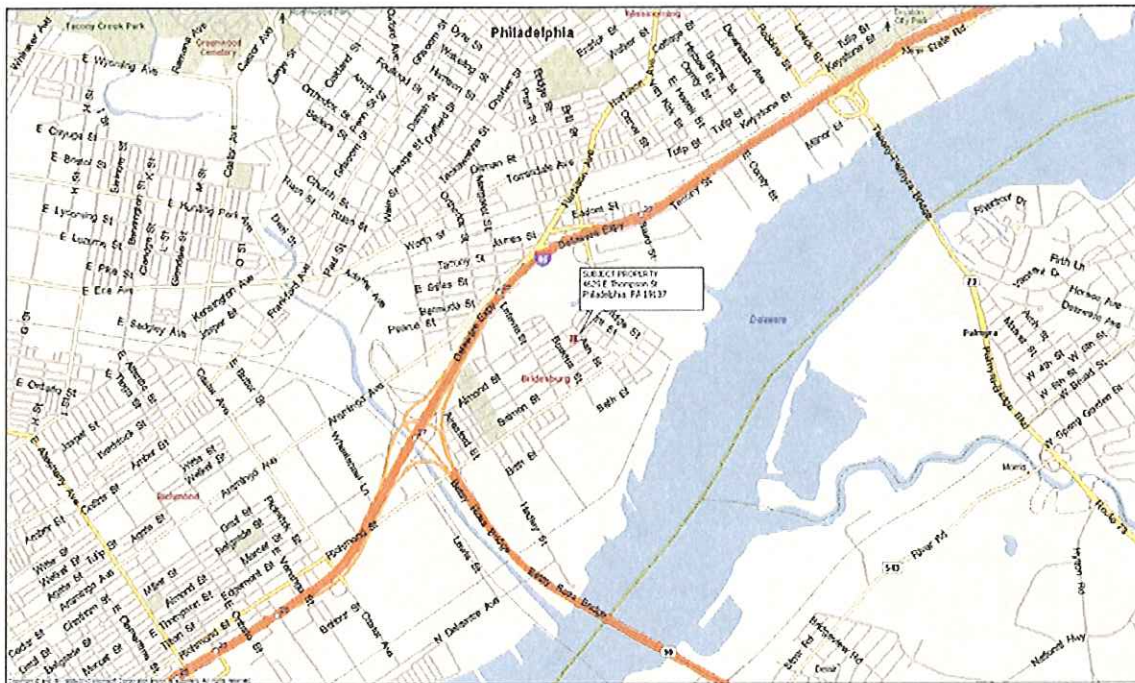
### Access and Linkages

Primary access to this neighborhood is provided by Interstate 95. This major arterial highway is easily accessible and in close proximity to the subject. Interstate 95 provides direct access to Center City and points further south such as the Philadelphia International Airport, and the State of Delaware and beyond; as well as Bucks County, Trenton, NJ, and New York City to the north. Arterial access in and around the neighborhood from regional centers of the Philadelphia Metropolitan Area is above-average. The nearby, Tacony-Palmyra Bridge is accessible from both New State Road and Interstate 95 and provides access to the industrial parks and residential neighborhoods of Pennsauken and Palmyra in nearby New Jersey.

The Betsy Ross Bridge (State Route 90) provides instant access to the subject neighborhood from New Jersey through on and off ramps connected to Richmond Street, one of two main arterials in the neighborhood. These ramps are approximately one half mile southeast of the subject property.

Primary access to the subject is provided by E. Thompson Street, which connects to Bridge Street to the northeast. Bridge Street is the primary arterial to the Bridesburg neighborhood from points in Pennsylvania, as it is the main point of ingress for vehicles exiting Interstate 95 transiting from the south, as well as the point of egress to the ramp providing northbound access to I-95. Southbound I-95 traffic must exit at Aramingo Avenue, where access to the neighborhood can be obtained by transiting north to Bridge Street, or south to Wheatshaf Lane, a secondary access way bordered by low density industrial uses.

A closer view of the subject, showing its proximity to its linkages described above is presented below.



A number of public transportation options exist in close proximity to the subject. SEPTA's Bridesburg regional rail station is located to the north of the neighborhood beyond I-95 near the intersection of Bridge Street and Aramingo Avenue. Travelers can then transfer to SEPTA's bus #73 for direct access into the neighborhood of Bridesburg. Similarly, bus route 'J' transits from the Bridesburg neighborhood to SEPTA's Chelten Ave regional rail station in Northwest Philadelphia. Bus #25 provides access to Frankfort Transportation Center from stops located one block southwest of the subject. Although public transport appears adequate, the primary method of transportation in the neighborhood is the automobile.

## Demand Generators

Primary employment in the neighborhood is industrial in nature with the most visible industrial use being the Honeywell Corporation resin and chemical manufacturing plant at the junction of Bridge Street and I-95, demarcating the main entrance to the neighborhood. Other major employers include the Arsenal Business Center, Northeast Philadelphia Airport, Temple University Hospital, Morris Iron & Steel and Gershel Brothers. Cardone Industries, an auto parts manufacturer, is located within four miles of the subject property and has approximately 3,000 employees. Kinder Morgan is an American energy logistics company (pipelines and terminals) which operates a major oil & gas terminal just southeast of the subject across Frankford Creek in neighboring Kensington on the bank of the Delaware River. The Tioga Fruit Terminal is another major riverside land use located in closer proximity to the subject. One of the more visible land uses along the Delaware River in relatively close proximity to the subject is Riverside Materials Inc.

Bridesburg is surrounded by all manner of industrial and commercial operations, facilitated by quick access to the Delaware River, rail lines and highways providing immediate access to both major and secondary markets such as those of southern New Jersey. Additional employment centers in the market area consist of local, regional and national businesses located within several large industrial parks surrounding the Northeast Philadelphia Airport.

## Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

<b>Surrounding Area Demographics</b>			
<b>2013 Estimates</b>	<b>19137</b>	<b>City of Philadelphia</b>	<b>Philadelphia et al, PA-NJ-DE-MD</b>
Population 2010	8,676	1,526,006	5,965,343
Population 2013	8,861	1,548,343	6,022,170
Population 2018	9,130	1,579,838	6,109,258
Compound % Change 2010-2013	0.2%	0.1%	0.1%
Compound % Change 2013-2018	0.6%	0.4%	0.3%
Households 2010	3,297	599,736	2,260,312
Households 2013	3,362	610,107	2,285,264
Households 2018	3,459	624,352	2,323,375
Compound % Change 2010-2013	0.2%	0.1%	0.1%
Compound % Change 2013-2018	0.6%	0.5%	0.3%
Median Household Income 2013	\$39,156	\$34,341	\$59,771
Average Household Size	2.6	2.4	2.6
College Graduate %	14%	22%	33%
Median Age	37	34	38
Owner Occupied %	76%	54%	68%
Renter Occupied %	24%	46%	32%
Median Owner Occupied Housing Value	\$129,460	\$138,476	\$227,631
Median Year Structure Built	1939	1946	1962
Avg. Travel Time to Work in Min.	30	35	31

Source: Claritas

### Development Activity and Trends

The subject neighborhood is currently in transition, undergoing a transformation from one where the landscape was dominated by industrial warehouses, loft buildings, truck terminals, and manufacturing facilities; to a neighborhood with an increasing presence of larger retail outlets and, to a lesser degree, townhome-style, attached single family residences. The more notable, retail development in the subject's vicinity includes the Target and Home Depot retail outlets located in close proximity to the subject property, Aramingo Crossings shopping center, located west of the subject property, at the intersection of Aramingo Avenue and Butler Street. This power center contains approximately 329,000 square feet of retail space and is anchored by a Lowe's home center.

### Land Use

The presence of the I-95 north of the subject neighborhood acts as an artificial barrier, isolating it from surrounding areas of Philadelphia and giving it almost a village-like appeal while maintaining access to the attractions and demand generators of the city proper. Bridesburg is primarily comprised of a pocket of attached, single-family residences surrounded by major industrial users. Residential use is located within a six by five block section bounded by Juniata and Bridge Streets, and Richmond and Belgrade Streets (with some outlying blocks of residences). The Holy Redeemer Cemetery is a major land use at the southwestern edge of the neighborhood, while south of the subject property is a large open field bordering the Delaware River that was once utilized as a land fill. The Honeywell Corporation chemical plant is the primary land use in the north of the neighborhood, with less-dense industrial use comprising the western fringe. Open industrial sites are located to the northeast, east and southwest along the Delaware River, while immediately surrounding the subject on all sides are attached single-family residential uses. The Bridesburg Park is located two blocks southeast of the subject.

The primary commercial nodes in the neighborhood are located along the two main arterials, Bridge Street and Richmond Street. Commercial users are comprised of a mix of national and regional chains such as Rite Aid and Wawa, and of local small business occupying attached, two-story, mixed-use properties. Additionally, mixed-use, ground-floor retail operations can be found scattered throughout the neighborhood. Typical ages of building improvements in the area range from 30 to 65+ years. Other land use characteristics are summarized below.

SURROUNDING AREA LAND USES	
Character of Area	Urban
Predominant Housing Age	20 – 50+ years
Predominant Quality and Condition	Average
Approximate Percent Developed	85%
Percent Developed by Land use	Average
Prospective Change in Land Use	Not likely
Prevailing Direction of Growth	South to north

An aerial view of the subject is presented on the following page.

**Aerial Photograph**



The subject property is indicated by the above arrow.

## Property Analysis

### Land Description and Analysis

Land Description	
Land Area (Gross)	1.36 acres; 59,246 SF
Land Area (Usable)*	1.11 acres; 48,366 SF
Source of Land Area	Public records
Primary Street Frontage	Buckius Street - 202 feet
Shape	Irregular rectangle
Corner	Yes
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	4207570114G
Date	January 17, 2007
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No
Zoning; Other Regulations	
Zoning Jurisdiction	City of Philadelphia
Zoning Designation	RSA-5
Description	Residential Single-Family Attached-5
Legally Conforming?	Yes
Zoning Change Likely?	No
Permitted Uses	Single-family residential, group living and personal care homes, passive recreation, family day care, educational facilities, fraternal organizations, hospitals, libraries and cultural exhibits, religious assemblies, safety services, transit stations and utilities services. Urban agriculture projects are also permitted. Multi-family use is expressly prohibited.
Other Land Use Regulations	None.
Utilities	
Service	Provider
Water	Philadelphia Water Department (PWD)
Sewer	City of Philadelphia
Electricity	Philadelphia Electric Company (PECO)
Natural Gas	Philadelphia Gas Works (PGW)
Local Phone	Verizon
*Reportedly, ownership plans to bifurcate the current cemetery space of 10,880 SF from the parcel known as 777093010. This results in a reduced usable land area to be considered in this analysis.	

---

**Land Area Summary**

Tax ID	Address	SF	Usable SF	Unusable SF*	Acres	Usable Acres	Unusable Acres
777093010	2651 Buckius Street	35,930	25,050	10,880	0.82	0.58	0.25
777321010	4629-35 E. Thompson Street	23,316	23,316	0	0.54	0.54	0.00
<b>Total</b>		<b>59,246</b>	<b>48,366</b>	<b>10,880</b>	<b>1.36</b>	<b>1.11</b>	<b>0.25</b>

\*This analysis relies on the hypothetical condition that the cemetery area of 10,880 SF has been extracted from the current parcel known as 777093010. Ownership is reportedly undergoing an approvals process with the City of Philadelphia to create a third parcel encompassing the cemetery area.

Source: Public records

---

### Bifurcation of Property

The property is currently comprised of two parcels, 777093010 and 777321010 as indicated in the chart above. The parcel comprising 2651 Buckius Street is improved with the rectory and church buildings, as well as the cemetery that ownership is proposing to have condominiumized from the parcel. The parcel known as 4629-35 E. Thompson Street is improved with the convent building and school building. This analysis bifurcates the property along these parcel lines, with the expectation that a percentage of 2651 Buckius Street will be further carved from the parcel to allow for a cemetery lot. The two values presented in this report represent the two parcels containing the church and school buildings, with the expectation that the convent and rectory buildings are to be razed. The cost of demolition of the rectory and convent buildings are applied to their respective parcels as detailed in the sales comparison approach starting on page 50 of this report.

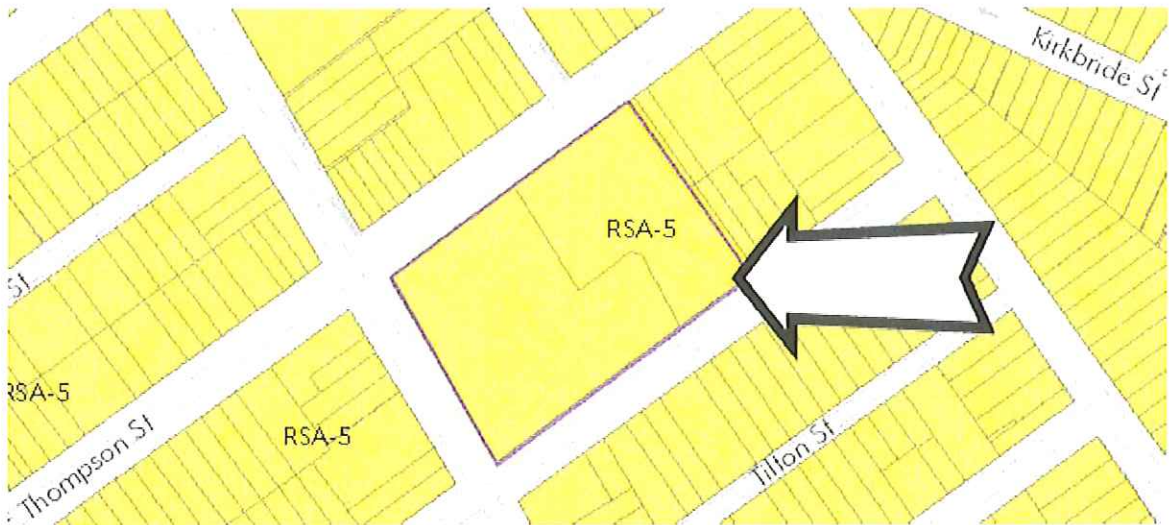
### Easements, Encroachments and Restrictions

We were not provided a current title report to review. We are not aware of any easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

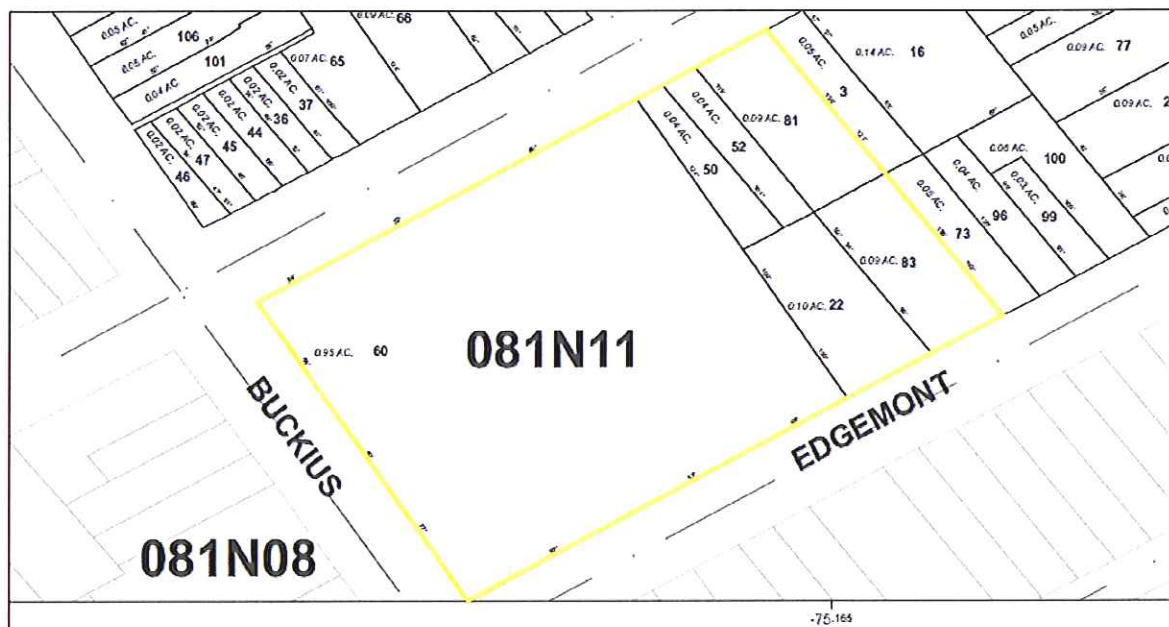
### Conclusion of Land Analysis

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. We are not aware of any other particular restrictions on development.

### Zoning Map



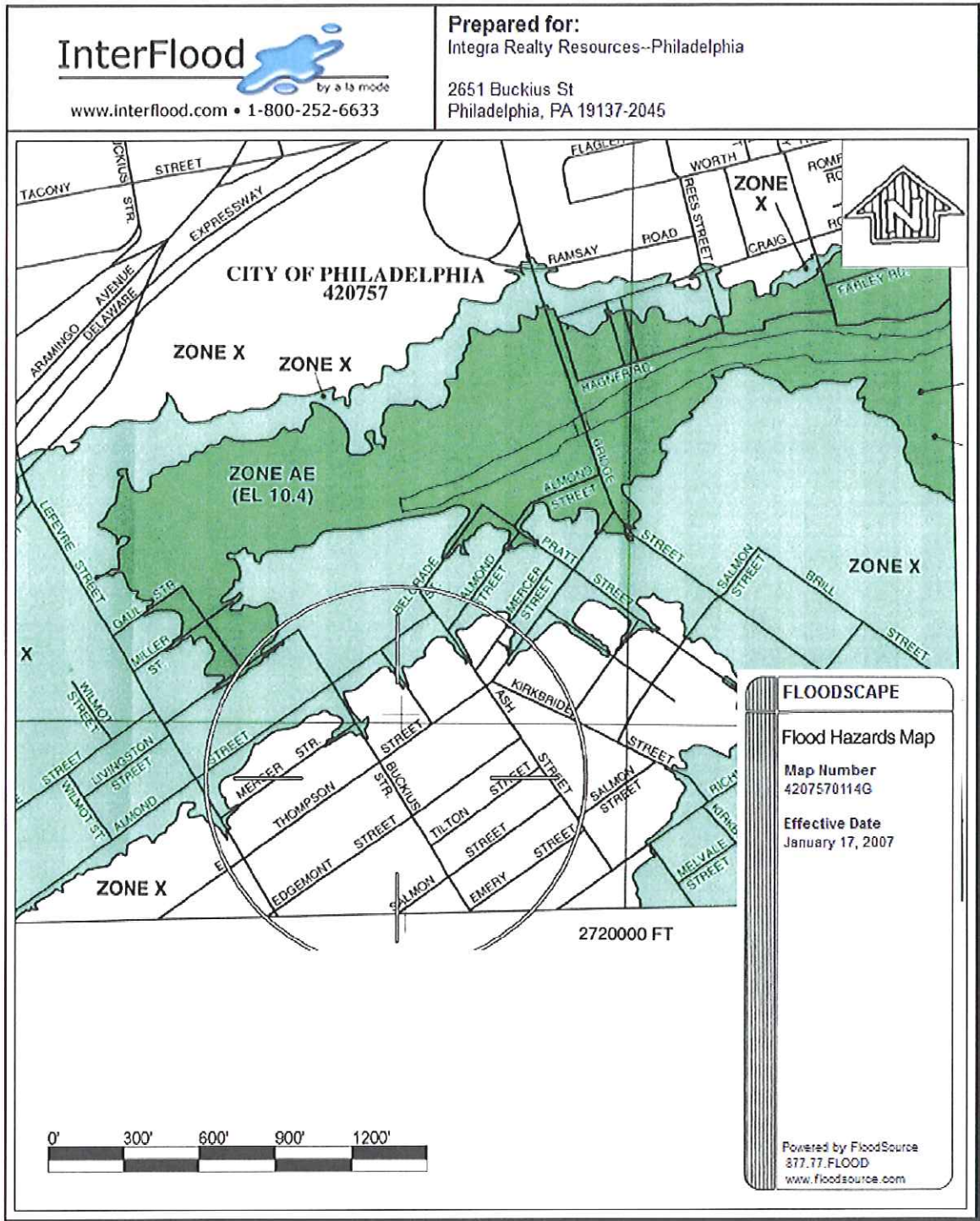
### Tax Map



*It should be noted that parcel boundaries have changed since the above map was developed and currently resemble the boundaries illustrated in the zoning map.*



### Flood Map



**Improvements Description and Analysis**

The subject is a religious facility complex comprised of four buildings: a church, rectory, convent and school. The current improvements contain a combined 57,551 square feet of gross building area, however this analysis relies upon the assumption that the rectory and school buildings are to be demolished to make way for parking and site improvements that would increase the marketability of the property for residential redevelopment, which is deemed the ultimate highest and best use. The resulting total square footage contained within the remaining church and school buildings is 43,855 SF. The improvements were constructed between 1860 and 1922 and are 100% owner occupied as of the effective appraisal date, although all buildings are currently unused and in a state of disrepair. The site area is 1.36 acres or 59,246 square feet.

**Improvements Description**

	Overall Property	Church	Rectory	Convent	School
Name of Property	All Saints R.C. Church	All Saints R.C. Church	All Saints R.C. Church	All Saints R.C. Church	All Saints R.C. Church
General Property Type	Special Use: Religious Assembly (Residential Conversion)	Special Use: Religious Assembly	Special Use: Religious Assembly	Special Use: Religious Assembly	Special Use: School
Property Sub Type	Adaptive Re-use	Religious Assembly	Rectory	Convent	School
Occupancy Type	Owner Occupied	Owner Occupied	Owner Occupied	Owner Occupied	Owner Occupied
Number of Buildings	4	1	1	1	1
Stories	-	2	3	3	3
Construction Class	C	Church	C	C	C
Construction Type	Masonry	Masonry	Masonry	Masonry	Masonry
Construction Quality	Average	Average	Average	Average	Average
Condition	-	Below Average	Below Average	Below Average	Below Average
Gross Building Area (SF)	57,549	16,720	7,118	6,577	27,135
Land Area (SF)	59,246	-	-	-	-
Floor Area Ratio (GBA/Land SF)	0.97	-	-	-	-
Building Area Source	-	Measurements taken during inspection.	Measurements taken during inspection.	Third party documentation supplied for our review.	Previous appraisal.
Year Built	Circa 1860-1922	1895	1860	1860	1922
Actual Age (Yrs.)	-	119	154	154	92
Estimated Effective Age (Yrs.)	25	25	25	25	25
Estimated Economic Life (Yrs.)	55	55	55	55	55
Remaining Economic Life (Yrs.)	30	30	30	30	30
Parking Type	Surface	-	-	-	-



Construction Details

	Church	Rectory	Convent	School
Foundation	Stone.	Stone	Stone.	Stone.
Basement	Finished basement utilized for meeting areas.	Unfinished basement utilized for mechanical storage.	Basement contains vacant below-grade room, as well as primary boiler and coal pit.	Partially finished and utilized for assembly/meeting areas.
Structural Frame	Masonry & Steel.	Masonry & Wood.	Masonry & Wood.	Masonry.
Exterior Walls	Stone.	Painted masonry & Wood paneling.	Brick.	Stone.
Windows	Primarily stained glass.	Varies between stained glass windows, double-hung, double-pane insulated glass in vinyl frames and single-pane glass in wood frames.	Double-hung windows in wood frames.	Single-pane plate glass in wood frames.
Roof	Asphalt shingle.	Asphalt shingle and built-up composition.	Asphalt shingle.	Asphalt shingle.
Interior Finishes				
Floors	Primarily hardwood, with areas of carpeting.	Mix of parquet flooring, carpet, vinyl tile (faux wood) and painted concrete.	Primarily carpeted, with areas of vinyl tile and hardwood.	Primarily comprised of hardwood flooring.
Walls	Painted plaster/drywall.	Combination of painted plaster/drywall and painted block. Ceramic tile wainscoting in bathrooms.	Typically painted plaster, with areas of tin.	Typically painted plaster.
Ceilings	Painted plaster/drywall. Acoustical tile set in metal grids in basement section.	Slabboard, painted plaster, painted drywall and acoustical tile.	Typically painted plaster, with areas of tin.	Painted plaster, with areas of acoustical tile set in metal grids.
Lighting	Attached incandescent fixtures.	Primarily comprised of attached incandescent fixtures.	Attached, incandescent fixtures.	Attached fluorescent tubes.
Electrical	Assumed to be adequate and conforming to code.	120-amp in rectory building, 200-amp in Miriam Hall church.	Assumed adequate and conforming to code.	Assumed adequate and conforming to code.
Plumbing	Assumed to be adequate and conforming to code.	Assumed adequate and conforming to code.	Assumed adequate and conforming to code.	Assumed adequate and conforming to code.
Heating	Gas-fired Peerless boiler.	Oil-fired boiler. Oil tank shows no leaks.	Previously coal fired boiler exists in basement, converted to gas.	Gas-fired radiant heat from Convent basement.
Air Conditioning	None.	Window and thru-wall mounted units.	None.	None.
Hot Water	Assumed to be adequate and conforming to code.	40-gallon State Courier gas-fired water heater.	Assumed adequate and conforming to code.	Assumed adequate and conforming to code.
Utility Meters - Central	Electric, gas, water, sewer.	Electric, gas, water, sewer.	Electric, gas, water, sewer.	Electric, gas, water, sewer.
Rest Rooms	Assumed to be adequate and conforming to code.	Multiple full restrooms.	3.5 Bathrooms.	Multiple male and female multi-stall restrooms.
Sprinklers	None.	None.	None.	None.
Security	None.	None.	None.	None.



### Deferred Maintenance

Deferred maintenance is present in all four buildings on the property; however, this analysis recommends the razing of the two most deteriorated buildings: the rectory and convent. When compiling sales that represent the school and church buildings in the Sales Analysis section of this report, the current deferred maintenance present at each respective building was accounted for in a physical characteristics adjustment applied to comparable properties.

### Planned Capital Expenditures

This analysis assumes the razing of the rectory and convent buildings as part of an adaptive re-use of the remaining church and school buildings, and that any prospective buyer would be required to complete the demolition of these structures in order to increase the marketability and functionality of the multi-family adaptation. To estimate the demolition expenditure amount, we rely on Marshall Valuation Service and determine an effective rate of \$5 per square foot applied to the combined square footage of the rectory and convent buildings. Estimated capital expenditures are as follows.

<b>Capital Expenditures</b>	
<b>Item</b>	<b>Year 1</b>
Demolition of Rectory	-\$35,588
Demolition of Convent	-\$32,883
<b>Total</b>	<b>-\$68,470</b>
Percent Applied	100%
<b>Net Total</b>	<b>-\$68,470</b>

### ADA Compliance

Based on our inspection and information provided, we are not aware of any ADA issues. However, we are not expert in ADA matters, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.

### Hazardous Substances

An environmental assessment report was not provided for review and environmental issues are beyond our scope of expertise. No hazardous substances were observed during our inspection of the improvements; however, we are not qualified to detect such substances. Unless otherwise stated, we assume no hazardous conditions exist on or near the subject.

### Personal Property

No personal property items were observed that would have any material contribution to market value.



View of church building.  
(Photo Taken on April 1, 2014)



View of Miriam Hall (Rectory).  
(Photo Taken on April 1, 2014)



View of attached residences (Rectory).  
(Photo Taken on April 1, 2014)



View of convent building.  
(Photo Taken on April 1, 2014)



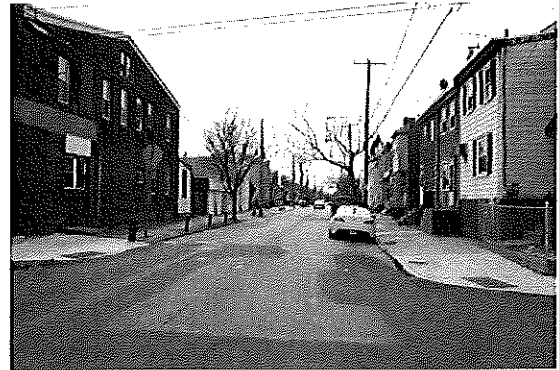
View of school building.  
(Photo Taken on April 1, 2014)



View of cemetery space showing rectory, church, convent  
and school (left to right).  
(Photo Taken on April 1, 2014)



View northeast on E. Thompson Street.  
(Photo Taken on April 1, 2014)



View southwest on E. Thompson Street.  
(Photo Taken on April 1, 2014)



View southeast on Buckius Street.  
(Photo Taken on April 1, 2014)



View northwest on Buckius Street.  
(Photo Taken on April 1, 2014)



View northeast on Edgemont Street.  
(Photo Taken on April 1, 2014)



View southwest on Edgemont Street.  
(Photo Taken on April 1, 2014)



View of interior of Miriam Hall (Rectory).  
(Photo Taken on April 1, 2014)



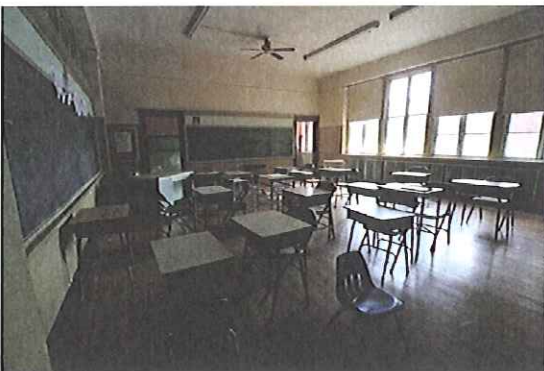
View of typical rectory interior space.  
(Photo Taken on April 1, 2014)



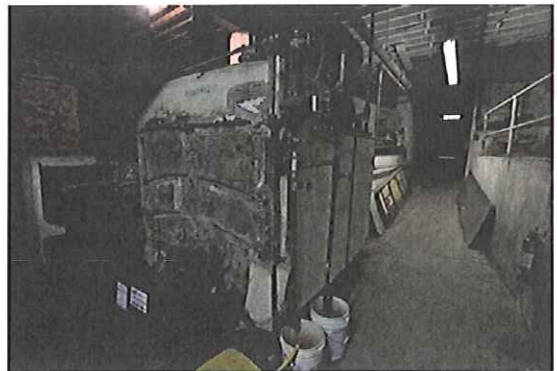
View of interior of church building.  
(Photo Taken on April 1, 2014)



View of typical convent interior space.  
(Photo Taken on April 1, 2014)



View of interior of school building.  
(Photo Taken on April 1, 2014)



View of typical property mechanicals.  
(Photo Taken on April 1, 2014)

## Real Estate Taxes

Real estate tax assessments are administered by the City of Philadelphia. Real estate taxes in this state and this jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. The real estate taxes for an individual property may be determined by dividing the assessed value for a property by 1,000, then multiplying the estimate by the composite rate. The composite rate is based on a consistent state tax rate throughout this state, in addition to one or more local taxing district rates.

The City of Philadelphia has embarked on a major re-assessment program intending to assess properties at 100% of their 2014 market value. The new 2014 tax rate reported by the Office of Property Assessment (OPA) is 1.34%.

Real estate taxes and assessments for the current tax year are shown in the following table.

		Assessed Value						Taxes and Assessments	
		Taxable		Exempt		Total (Taxable)	Total (Combined)	Tax Rate	Ad Valorem Taxes
Tax ID		Land	Improvements	Land	Improvements				
777093010	2651 Buckius Street	\$53,900	\$95,490	\$485,100	\$859,410	\$149,390	\$1,493,900	1.340000%	\$2,002
777321010	4629 E. Thompson Street	\$0	\$0	\$349,700	\$2,827,700	\$0	\$3,177,400	1.340000%	\$0
		\$53,900	\$95,490	\$834,800	\$3,687,110	\$149,390	\$4,671,300		\$2,002

It should be noted that the subject property, owned by a religious institution, is currently tax exempt; however, the total combined taxable and exempt assessed value as assigned by the city of Philadelphia is currently \$4,671,300. This assessment does not reflect the current value of the subject property, and any proposed re-development of the site would likely trigger a tax re-assessment. The City of Philadelphia offers a 10-year tax abatement and this would mitigate any tax impact on adaptive re-use of the property as a residential development. As such, the subject taxes are not considered within this analysis.



## Highest and Best Use

### Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

### As If Vacant

#### Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

#### Legally Permissible

The site is zoned RSA-5, Residential Single-Family Attached-5. Permitted uses include single-family residential, group living and personal care homes, passive recreation, family day care, educational facilities, fraternal organizations, hospitals, libraries and cultural exhibits, religious assemblies, safety services, transit stations and utilities services. Urban agriculture projects are also permitted. Multi-family use is expressly prohibited. To our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property. Given prevailing land use patterns in the area, only residential use is given further consideration in determining highest and best use of the site, as though vacant.

#### Financially Feasible

Based on our analysis of the market, there is currently adequate demand for residential use in the subject's area. It appears that a newly developed residential use on the site would have a value commensurate with its cost. Therefore, residential use is considered to be financially feasible.

#### Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than residential use. Accordingly, it is our opinion that residential use, developed to the normal market density level permitted by zoning, is the maximally productive use of the property.

### Conclusion

Development of the site for residential use is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as if vacant.

**As Improved**

The subject site is developed with an institutional religious facility comprised of a church, rectory, school and convent, which is inconsistent with the highest and best use of the site as if it were vacant.

Based on our analysis, there appears to be an alternative use that could reasonably be expected to provide a higher present value than the current use, although the value of the existing improved property exceeds the value of the site, as if vacant. For these reasons, residential adaptive re-use is concluded to be maximally productive and the highest and best use of the property as improved. Furthermore, it should be noted that the highest and best use of each parcel requires the demolition of certain buildings to allow for the increased functionality and marketability of the remaining buildings, the church and school, for residential adaptive re-use. Demolition of the rectory and convent buildings allows for increased parking areas, site improvements and the possible addition of residential amenities.

**Most Probable Buyer**

Taking into account the size and characteristics of the property and its owner occupancy, the likely buyer is a local or regional investor such as an individual or partnership.



BRT/OPA Account Number: 777321010  
 Stormwater Billing Class: Non-Residential  
 Parcel Address: 4629 E THOMPSON ST  
 Parcel Owner: ARCHBISHOP OF PHILA  
 CISTONE JOSEPH R

**Legend**

- Selected Parcel
- Other Parcels
- Impervious Surfaces
- Roof
- Other Impervious



<b>Parcel Area (square feet)</b>	<u>Gross Area</u>		<u>Impervious Area</u>	
	Total:	23,316	Total:	19,118
Credit:	0	Credit:	0	

**Monthly Stormwater Charge**

<i>Fiscal Year</i>	07/01/2011 - 06/30/2012	07/01/2012 - 12/31/2012	01/01/2013 - 06/30/2013	07/01/2013 - 06/30/2014	07/01/2014 - 06/30/2015
Parcel - Total	\$224.94	\$208.82	\$211.35	\$206.00	\$217.20
Account # - 038-77140-04629-001	\$55.01	\$75.68	\$71.88	\$103.00	\$108.60
Account # - 038-77140-04629-002	\$169.93	\$133.14	\$139.47	\$103.00	\$108.60



BRT/OPA Account Number: 777093010

Stormwater Billing Class: Non-Residential

Parcel Address: 2651 BUCKIUS ST

Parcel Owner: ARCHBISHOP OF PHILA  
CISTONE JOSEPH R

**Legend**

- Selected Parcel
- Other Parcels
- Impervious Surfaces
- Roof
- Other Impervious



<b>Parcel Area (square feet)</b>	<u>Gross Area</u>		<u>Impervious Area</u>	
	Total:	35,930	Total:	23,504
Credit:	0	Credit:	0	

**Monthly Stormwater Charge**

<i>Fiscal Year</i>	07/01/2011 - 06/30/2012	07/01/2012 - 12/31/2012	01/01/2013 - 06/30/2013	07/01/2013 - 06/30/2014	07/01/2014 - 06/30/2015
Parcel - Total	\$127.22	\$184.00	\$175.59	\$258.33	\$272.48
Account # - 038-19620-02651-001	\$127.22	\$184.00	\$175.59	\$258.33	\$272.48