

Distressed Property Leads: Philadelphia Sample Issue

Week of Oct 12, 2026 · City of Philadelphia · 45 property leads, ranked by motivation score

Free sample from PlainLead. Every record comes from official City of Philadelphia open data pulled Oct 11–12, 2026. Nothing is invented or estimated. Subscribers receive only the city they choose.

This week at a glance

- **Leads:** the 45 top-scored of 363 qualifying private properties.
- **Lead types:** City-ordered demolition: 13; Vacant & open (unsecured): 11; Unsafe structure: 9; Vacant structure / lot violation: 8; Imminently dangerous structure: 4
- **Dates:** 2026-09-28 to 2026-10-06, all within the last 14 days.
- **Market value + last sale:** available for 100% of leads.
- **Absentee owners** (tax bills mailed elsewhere): 34 leads, including 10 out-of-state.
- **Score range:** 48–68.

Motivation score (0–100): how it's built for Philadelphia

Points add up, capped at 100. Each lead lists the factors that fired.

- **Base signal:** city-ordered demolition 30, Imminently Dangerous 28, Unsafe 22, vacant & open 18, other vacant violation 12.
- **Stacked signals:** +5 for each additional distinct signal on the property (max +10).
- **Violation history:** ≥3 prior L&I cases +5, ≥10 +10; ≥5 open violations +5.
- **Absentee owner:** mailing address elsewhere in PA +8, out of state +12.
- **Long ownership / equity:** owned ≥10 years +6, ≥20 years +10. Market value ≥2× the last arm's-length sale +8, or +4 for a 20+ year hold with no usable sale price.
- **Estate owner:** +8 if the owner of record is an estate.

Filters

L&I violations issued Sep 27 – Oct 6 classed Imminently Dangerous or Unsafe, or citing vacant property, plus city-ordered demolitions started Sep 27 or later. Government-owned properties (Land Bank, PHA, City, Redevelopment Authority) are excluded. All violations for one property are merged into one lead.

Philadelphia leads (45)

#	Score	Property	Lead type	Date	Case / permit	Parcel	Key facts	Score factors	Source
PHL-01	68	6600 ESSINGTON AVE, Philadelphia, PA 19153	Imminently dangerous structure	2026-09-30	CF-2026-133381; CF-2026-133456	OPA 882017830	Commercial; Value \$3.99M; last sale 2005 @ \$600K; Out-of-state owner (FL); Owner (company): 6600 Essington Avenue Ass; 11 prior cases, 4 open	Signal: imminently dangerous structure +28; 11 prior L&I cases +10; Out-of-state owner (FL) +12; Owned 21 yrs +10; Value 6.6x last sale price +8	NOV PDF
PHL-02	67	417 DURFOR ST, Philadelphia, PA 19148	Unsafe structure	2026-09-28	CF-2026-132136	OPA 392168700	Single Family; Value \$196K; last sale 2002 @ \$25K; Out-of-state owner (DE); Owner: individual (name not shown); 15 prior cases, 14 open	Signal: unsafe structure +22; 15 prior L&I cases +10; 14 open violations +5; Out-of-state owner (DE) +12; Owned 24 yrs +10; Value 7.8x last sale price +8	NOV PDF
PHL-03	66	2846 N SWANSON ST, Philadelphia, PA 19134	City-ordered demolition	2026-10-06	DP-2026-001061	OPA 071351200	Single Family; Value \$31K; last sale 2005 @ \$8K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 6 prior cases, 12 open	Signal: city-ordered demolition +30; 6 prior L&I cases +5; 12 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 21 yrs +10; Value 4.2x last sale price +8	Atlas
PHL-04	65	1830-32 E SOMERSET ST, Philadelphia, PA 19134	Imminently dangerous structure	2026-10-06	CF-2026-136042	OPA 882066240	Commercial; Value \$231K; last sale 2010 @ \$39K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 10 prior cases, 5 open	Signal: imminently dangerous structure +28; 10 prior L&I cases +10; 5 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 16 yrs +6; Value 5.9x last sale price +8	NOV PDF
PHL-05	62	1426 W RUSH ST, Philadelphia, PA 19132	City-ordered demolition	2026-09-28	DP-2026-001033	OPA 111014900	Single Family; Value \$82K; last sale 1965 (nominal); Absentee (mails elsewhere in PA); Owner: trust (name not shown); 5 prior cases, 6 open	Signal: city-ordered demolition +30; 5 prior L&I cases +5; 6 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 61 yrs +10; Long hold, equity proxy +4	Atlas
PHL-06	62	3320 N BOUVIER ST, Philadelphia, PA 19140	City-ordered demolition	2026-09-29	DP-2026-001039	OPA 112242600	Single Family; Value \$98K; last sale 2013 @ \$16K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 8 prior cases, 11 open	Signal: city-ordered demolition +30; 8 prior L&I cases +5; 11 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 13 yrs +6; Value 5.9x last sale price +8	Atlas

#	Score	Property	Lead type	Date	Case / permit	Parcel	Key facts	Score factors	Source
PHL-07	62	4816 A ST, Philadelphia, PA 19120	City-ordered demolition + unsafe structure	2026-10-01	CF-2026-133130; DP-2026-001049	OPA 421291900	Multi Family; Value \$72K; last sale 2019 @ \$100K; Out-of-state owner (FL); Owner (company): Fgd Investments li Llc; 15 prior cases, 13 open	Signal: city-ordered demolition +30; Stacked signals (+1) +5; 15 prior L&I cases +10; 13 open violations +5; Out-of-state owner (FL) +12	Atlas
PHL-08	61	1430 W VENANGO ST, Philadelphia, PA 19140	City-ordered demolition	2026-09-30	DP-2026-001042	OPA 112122900	Multi Family; Value \$105K; last sale 2023 @ \$43K; Absentee (mails elsewhere in PA); Owner (company): Zion 1430 Venango Llc; 16 prior cases, 10 open	Signal: city-ordered demolition +30; 16 prior L&I cases +10; 10 open violations +5; Absentee (mails elsewhere in PA) +8; Value 2.4x last sale price +8	Atlas
PHL-09	60	821 E STAFFORD ST, Philadelphia, PA 19138	Vacant & open (unsecured) + vacant structure / lot violation	2026-10-05	CF-2026-135230; CF-2026-135246	OPA 591045100	Multi Family; Value \$145K; last sale 2015 @ \$26K; Absentee (mails elsewhere in PA); Owner (company): Apu 8 Llc; 15 prior cases, 8 open	Signal: vacant & open (unsecured) +18; Stacked signals (+1) +5; 15 prior L&I cases +10; 8 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 11 yrs +6; Value 5.7x last sale price +8	Atlas
PHL-10	59	2405 W TORONTO ST, Philadelphia, PA 19132	City-ordered demolition	2026-09-29	DP-2026-001038	OPA 381315600	Single Family; Value \$78K; last sale 1969 (nominal); Mails to property; Owner: individual (name not shown); 11 prior cases, 11 open	Signal: city-ordered demolition +30; 11 prior L&I cases +10; 11 open violations +5; Owned 57 yrs +10; Long hold, equity proxy +4	Atlas
PHL-11	59	1211 N SAINT BERNARD ST, Philadelphia, PA 19131	Imminently dangerous structure	2026-09-30	CF-2026-133009	OPA 442215900	Single Family; Value \$109K; last sale 2017 @ \$9K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 23 prior cases, 14 open	Signal: imminently dangerous structure +28; 23 prior L&I cases +10; 14 open violations +5; Absentee (mails elsewhere in PA) +8; Value 11.7x last sale price +8	NOV PDF
PHL-12	57	428 E HAINES ST, Philadelphia, PA 19144	Imminently dangerous structure	2026-09-28	CF-2026-131896	OPA 591156500	Single Family; Value \$134K; last sale 2007 (nominal); Absentee (mails elsewhere in PA); Owner: individual (name not shown); 11 prior cases, 5 open	Signal: imminently dangerous structure +28; 11 prior L&I cases +10; 5 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 19 yrs +6	NOV PDF
PHL-13	57	2539 OAKFORD ST, Philadelphia, PA 19146	Unsafe structure	2026-10-06	CF-2026-136145	OPA 361280200	Single Family; Value \$204K; last sale 2006 @ \$6K; Out-of-state owner (NJ); Owner: individual (name not shown); 5 prior cases, 4 open	Signal: unsafe structure +22; 5 prior L&I cases +5; Out-of-state owner (NJ) +12; Owned 21 yrs +10; Value 37.2x last sale price +8	NOV PDF
PHL-14	56	4032 N 7TH ST, Philadelphia, PA 19140	Vacant & open (unsecured) + vacant structure / lot violation	2026-09-29	CF-2026-132638	OPA 433098600	Single Family; Value \$119K; last sale 1985 @ \$19K; Mails to property; Owner: individual (name not shown); 14 prior cases, 18 open	Signal: vacant & open (unsecured) +18; Stacked signals (+1) +5; 14 prior L&I cases +10; 18 open violations +5; Owned 41 yrs +10; Value 6.3x last sale price +8	NOV PDF
PHL-15	56	4344 WAYNE AVE, Philadelphia, PA 19140	City-ordered demolition	2026-10-06	DP-2026-001058	OPA 131407600	Single Family; Value \$93K; last sale 2026 @ \$25K; Absentee (mails elsewhere in PA); Owner (company): L&M Homes Llc; 9 prior cases, 12 open	Signal: city-ordered demolition +30; 9 prior L&I cases +5; 12 open violations +5; Absentee (mails elsewhere in PA) +8; Value 3.7x last sale price +8	Atlas
PHL-16	55	2718 W OXFORD ST, Philadelphia, PA 19121	Vacant & open (unsecured) + vacant structure / lot violation	2026-09-28	CF-2026-131920; CF-2026-131922	OPA 292051600	Single Family; Value \$152K; last sale 2012 @ \$4K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 4 prior cases, 5 open	Signal: vacant & open (unsecured) +18; Stacked signals (+1) +5; 4 prior L&I cases +5; 5 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 14 yrs +6; Value 37.0x last sale price +8	NOV PDF
PHL-17	55	2329 N 19TH ST, Philadelphia, PA 19132	City-ordered demolition	2026-09-28	DP-2026-001034	OPA 162074400	Single Family; Value \$66K; last sale 2017 @ \$26K; Out-of-state owner (NJ); Owner: individual (name not shown); 5 prior cases, 3 open	Signal: city-ordered demolition +30; 5 prior L&I cases +5; Out-of-state owner (NJ) +12; Value 2.5x last sale price +8	Atlas
PHL-18	54	283 E BRINGHURST ST, Philadelphia, PA 19144	Unsafe structure	2026-10-03	CF-2026-134865	OPA 121118400	Single Family; Value \$208K; last sale 2015 @ \$30K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 3 prior cases, 17 open	Signal: unsafe structure +22; 3 prior L&I cases +5; 17 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 11 yrs +6; Value 7.0x last sale price +8	NOV PDF
PHL-19	54	1536 W YORK ST, Philadelphia, PA 19132	Unsafe structure	2026-10-05	CF-2026-134901	OPA 161274700	Single Family; Value \$116K; last sale 2014 @ \$14K; Absentee (mails elsewhere in PA); Owner (company): Southern Fine Llc; 3 prior cases, 5 open	Signal: unsafe structure +22; 3 prior L&I cases +5; 5 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 13 yrs +6; Value 8.0x last sale price +8	NOV PDF
PHL-20	54	2206 N VAN PELT ST, Philadelphia, PA 19132	City-ordered demolition	2026-10-06	DP-2026-001062	OPA 162195000	Single Family; Value \$98K; last sale 1986 (nominal); Mails to property; Owner: individual (name not shown); 7 prior cases, 6 open	Signal: city-ordered demolition +30; 7 prior L&I cases +5; 6 open violations +5; Owned 41 yrs +10; Long hold, equity proxy +4	Atlas
PHL-21	53	3232 W ALLEGHENY AVE, Philadelphia, PA 19132	Vacant structure / lot violation	2026-09-28	CF-2026-131634	OPA 382016000	Single Family; Value \$66K; last sale 2001 @ \$4K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 11 prior cases, 6 open	Signal: vacant structure / lot violation +12; 11 prior L&I cases +10; 6 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 25 yrs +10; Value 16.6x last sale price +8	Atlas
PHL-22	53	69 E COULTER ST, Philadelphia, PA 19144	City-ordered demolition	2026-09-28	DP-2026-001031	OPA 122022600	Vacant Land - Residential; Value \$187K; last sale 1990 @ \$33K; Mails to property; Owner: individual (name not shown); 2 prior cases, 6 open	Signal: city-ordered demolition +30; 6 open violations +5; Owned 36 yrs +10; Value 5.7x last sale price +8	Atlas
PHL-23	53	3450 N WATER ST, Philadelphia, PA 19134	City-ordered demolition	2026-09-28	DP-2026-001032	OPA 073038200	Single Family; Value \$91K; last sale 1994 @ \$30K; Mails to property; Owner: individual (name not shown); 2 prior cases, 7 open	Signal: city-ordered demolition +30; 7 open violations +5; Owned 32 yrs +10; Value 3.1x last sale price +8	Atlas
PHL-24	53	3513 TUDOR ST, Philadelphia, PA 19136	Vacant structure / lot violation	2026-10-01	CF-2026-133935; CF-2026-133946	OPA 642136500	Single Family; Value \$252K; last sale 2006 @ \$94K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 18 prior cases, 8 open	Signal: vacant structure / lot violation +12; 18 prior L&I cases +10; 8 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 20 yrs +10; Value 2.7x last sale price +8	NOV PDF
PHL-25	53	1827 E WILLARD ST, Philadelphia, PA 19134	Vacant & open (unsecured) + vacant structure / lot violation	2026-10-03	CF-2026-134864; CF-2026-134866	OPA 452027600	Single Family; Value \$124K; last sale 2018 @ \$22K; Out-of-state owner (NJ); Owner (company): Paulson Services Llc; 6 prior cases, 7 open	Signal: vacant & open (unsecured) +18; Stacked signals (+1) +5; 6 prior L&I cases +5; 7 open violations +5; Out-of-state owner (NJ) +12; Value 5.6x last sale price +8	NOV PDF

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PHL-26	53	2725 JUDSON ST, Philadelphia, PA 19132	Vacant structure / lot violation	2026-10-05	CF-2026-135369	OPA 111409800	Single Family; Value \$35K; last sale 2007 @ \$3K; Out-of-state owner (TX); Owner: individual (name not shown); 11 prior cases, 10 open	Signal: vacant structure / lot violation +12; 11 prior L&I cases +10; 10 open violations +5; Out-of-state owner (TX) +12; Owned 19 yrs +6; Value 10.8x last sale price +8	Atlas
PHL-27	53	3743 N PARK AVE, Philadelphia, PA 19140	City-ordered demolition	2026-10-06	DP-2026-001063	OPA 432381500	Multi Family; Value \$64K; last sale 1991 @ \$20K; Mails to property; Owner: individual (name not shown); 7 prior cases, 4 open	Signal: city-ordered demolition +30; 7 prior L&I cases +5; Owned 35 yrs +10; Value 3.2x last sale price +8	Atlas
PHL-28	52	5040-50 CITY AVE, Philadelphia, PA 19131	Vacant structure / lot violation	2026-09-28	CF-2026-125558	OPA 882866700	Commercial; Value \$4.18M; last sale 1998 @ \$300K; Out-of-state owner (NY); Owner: trust (name not shown); 9 prior cases, 6 open	Signal: vacant structure / lot violation +12; 9 prior L&I cases +5; 6 open violations +5; Out-of-state owner (NY) +12; Owned 29 yrs +10; Value 13.9x last sale price +8	NOV PDF
PHL-29	52	1637 S 55TH ST, Philadelphia, PA 19143	Vacant & open (unsecured) + vacant structure / lot violation	2026-09-28	CF-2026-131610	OPA 514194700	Single Family; Value \$120K; last sale 2007 @ \$4K; Mails to property; Owner: individual (name not shown); 19 prior cases, 11 open	Signal: vacant & open (unsecured) +18; Stacked signals (+1) +5; 19 prior L&I cases +10; 11 open violations +5; Owned 20 yrs +6; Value 30.1x last sale price +8	NOV PDF
PHL-30	52	5609 N MARVINE ST, Philadelphia, PA 19141	Vacant structure / lot violation	2026-09-29	CF-2026-132400	OPA 493090700	Vacant Land; Value \$12K; last sale 2005 @ \$6K; Out-of-state owner (NY); Owner: individual (name not shown); 13 prior cases, 1 open	Signal: vacant structure / lot violation +12; 13 prior L&I cases +10; Out-of-state owner (NY) +12; Owned 22 yrs +10; Value 2.1x last sale price +8	NOV PDF
PHL-31	52	4508 N BOUVIER ST, Philadelphia, PA 19140	Vacant structure / lot violation	2026-10-03	CF-2026-134737	OPA 132163700	Vacant Land; Value \$13K; last sale 2005 @ \$6K; Out-of-state owner (NY); Owner: individual (name not shown); 19 prior cases, 1 open	Signal: vacant structure / lot violation +12; 19 prior L&I cases +10; Out-of-state owner (NY) +12; Owned 21 yrs +10; Value 2.2x last sale price +8	NOV PDF
PHL-32	51	3460 E ST, Philadelphia, PA 19134	Vacant & open (unsecured) + vacant structure / lot violation	2026-10-02	CF-2026-132871; CF-2026-132872; CF-2026-134555	OPA 073199300	Single Family; Value \$91K; last sale 1996 @ \$27K; Mails to property; Owner: individual (name not shown); 3 prior cases, 12 open	Signal: vacant & open (unsecured) +18; Stacked signals (+1) +5; 3 prior L&I cases +5; 12 open violations +5; Owned 30 yrs +10; Value 3.4x last sale price +8	NOV PDF
PHL-33	50	4102 N MARSHALL ST, Philadelphia, PA 19140	Unsafe structure	2026-10-02	CF-2026-134298	OPA 433289600	Single Family; Value \$114K; last sale 1985 @ \$17K; Mails to property; Owner: individual (name not shown); 3 prior cases, 13 open	Signal: unsafe structure +22; 3 prior L&I cases +5; 13 open violations +5; Owned 42 yrs +10; Value 6.7x last sale price +8	NOV PDF
PHL-34	50	2804 N LEE ST, Philadelphia, PA 19134	Vacant & open (unsecured) + vacant structure / lot violation	2026-10-05	CF-2026-135082	OPA 071320000	Single Family; Value \$74K; last sale 2010 @ \$2K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 3 prior cases, 2 open	Signal: vacant & open (unsecured) +18; Stacked signals (+1) +5; 3 prior L&I cases +5; Absentee (mails elsewhere in PA) +8; Owned 16 yrs +6; Value 36.8x last sale price +8	NOV PDF
PHL-35	50	4515 N 3RD ST, Philadelphia, PA 19140	Unsafe structure	2026-10-06	CF-2026-135709	OPA 422428200	Single Family; Value \$106K; last sale 2005 @ \$31K; Mails to property; Owner: individual (name not shown); 6 prior cases, 9 open	Signal: unsafe structure +22; 6 prior L&I cases +5; 9 open violations +5; Owned 21 yrs +10; Value 3.4x last sale price +8	NOV PDF
PHL-36	49	2007 S SIMPSON ST, Philadelphia, PA 19142	Vacant & open (unsecured) + vacant structure / lot violation	2026-09-28	CF-2026-131807	OPA 401188900	Single Family; Value \$92K; last sale 2025 @ \$33K; Absentee (mails elsewhere in PA); Owner (company): Lunvest Llc; 5 prior cases, 6 open	Signal: vacant & open (unsecured) +18; Stacked signals (+1) +5; 5 prior L&I cases +5; 6 open violations +5; Absentee (mails elsewhere in PA) +8; Value 2.8x last sale price +8	Atlas
PHL-37	49	5814 CARPENTER ST, Philadelphia, PA 19143	Vacant structure / lot violation	2026-10-01	CF-2026-133598	OPA 033089900	Single Family; Value \$128K; last sale 2014 @ \$25K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 10 prior cases, 7 open	Signal: vacant structure / lot violation +12; 10 prior L&I cases +10; 7 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 12 yrs +6; Value 5.1x last sale price +8	NOV PDF
PHL-38	49	3860 N DARIEN ST, Philadelphia, PA 19140	Vacant & open (unsecured) + vacant structure / lot violation	2026-10-01	CF-2026-133940	OPA 432321400	Single Family; Value \$117K; last sale 2026 @ \$11K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 6 prior cases, 9 open	Signal: vacant & open (unsecured) +18; Stacked signals (+1) +5; 6 prior L&I cases +5; 9 open violations +5; Absentee (mails elsewhere in PA) +8; Value 10.3x last sale price +8	Atlas
PHL-39	49	8756 FRANKFORD AVE, Philadelphia, PA 19136	Unsafe structure	2026-10-01	CF-2026-134051	OPA 871579850	Mixed Use; Value \$504K; last sale 2014 @ \$183K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 3 prior cases, 3 open	Signal: unsafe structure +22; 3 prior L&I cases +5; Absentee (mails elsewhere in PA) +8; Owned 12 yrs +6; Value 2.8x last sale price +8	NOV PDF
PHL-40	49	2905 FRANKFORD AVE, Philadelphia, PA 19134	Vacant & open (unsecured) + vacant structure / lot violation	2026-10-03	CF-2026-134802	OPA 871532800	Mixed Use; Value \$235K; last sale 2023 @ \$78K; Absentee (mails elsewhere in PA); Owner (company): Elimax Llc; 3 prior cases, 13 open	Signal: vacant & open (unsecured) +18; Stacked signals (+1) +5; 3 prior L&I cases +5; 13 open violations +5; Absentee (mails elsewhere in PA) +8; Value 3.0x last sale price +8	NOV PDF
PHL-41	49	5123 FOLSOM ST, Philadelphia, PA 19139	Vacant & open (unsecured) + vacant structure / lot violation	2026-10-05	CF-2026-135441	OPA 441261000	Single Family; Value \$93K; last sale 2025 @ \$15K; Absentee (mails elsewhere in PA); Owner (company): Bronze Capital Llc; 7 prior cases, 7 open	Signal: vacant & open (unsecured) +18; Stacked signals (+1) +5; 7 prior L&I cases +5; 7 open violations +5; Absentee (mails elsewhere in PA) +8; Value 6.3x last sale price +8	NOV PDF
PHL-42	48	3609 N 16TH ST, Philadelphia, PA 19140	Unsafe structure	2026-09-30	CF-2026-133198	OPA 884342215	Industrial; Value \$100K; last sale 1986 @ \$22K; Absentee (mails elsewhere in PA); Owner: individual (name not shown); 1 prior cases, 2 open	Signal: unsafe structure +22; Absentee (mails elsewhere in PA) +8; Owned 41 yrs +10; Value 4.5x last sale price +8	NOV PDF
PHL-43	48	231 W LIPPINCOTT ST, Philadelphia, PA 19133	City-ordered demolition	2026-09-30	DP-2026-001041	OPA 193198400	Single Family; Value \$77K; last sale 1978 @ \$3K; Mails to property; Owner: individual (name not shown); 2 prior cases, 4 open	Signal: city-ordered demolition +30; Owned 48 yrs +10; Value 24.9x last sale price +8	Atlas
PHL-44	48	1631 N REDFIELD ST, Philadelphia, PA 19151	Unsafe structure	2026-10-01	CF-2026-133970	OPA 342168400	Single Family; Value \$142K; last sale 1965 @ \$4K; Absentee (mails elsewhere in PA); Owner: trust (name not shown); 0 prior cases, 3 open	Signal: unsafe structure +22; Absentee (mails elsewhere in PA) +8; Owned 61 yrs +10; Value 33.9x last sale price +8	NOV PDF

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PHL-45	48	810 S BROAD ST, Philadelphia, PA 19146	Vacant structure / lot violation	2026-10-05	CF-2026-135143	OPA 882147700	Commercial; Value \$3.85M; last sale 1994 @ \$314K; Absentee (mails elsewhere in PA); Owner (company): 810 South Broad Associates L P; 6 prior cases, 5 open	Signal: vacant structure / lot violation +12; 6 prior L&I cases +5; 5 open violations +5; Absentee (mails elsewhere in PA) +8; Owned 32 yrs +10; Value 12.3x last sale price +8	NOV PDF

Method, data & compliance

- **Sources:** L&I Violations and Demolitions plus OPA Properties (owner, market value, last sale) via the City's public Carto API, as linked from OpenDataPhilly.
- **Privacy:** this PDF names only company owners. Individual owners are shown as "individual," and no mailing addresses are shown. Use any owner data only for lawful purposes and honor opt-outs.
- **Not included:** property-level tax delinquency (the City now publishes only ZIP/district totals, and older property-level balances stop at 2016).
- **Accuracy:** a "nominal" sale means a \$1-type transfer (family or estate), not market value. OPA market value is the City's assessment.
- **Contacting owners is your responsibility:** the TCPA, National and state Do-Not-Call registries, CAN-SPAM, state telemarketing rules, and Pennsylvania telemarketing and consumer-protection laws apply to you. This list contains no phone numbers or emails. Any skip-tracing is your responsibility.
- **What a lead is:** a code case or demolition order signals distress. It is not proof of willingness to sell, or of default. Verify current status at the source link.
- **No warranty:** government data provided as-is. Not legal, tax or investment advice.