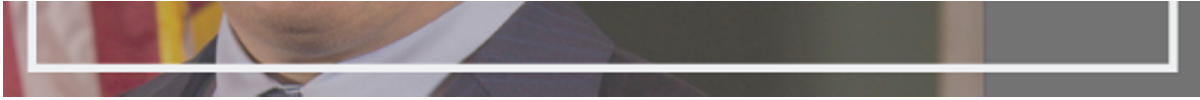


The Latest on Philly's 2019 Property Assessment Debacle





According to [Curbed. Philadelphia](#) and [CBS3](#), City Councilman David Oh introduced a bill that would replace the "highly scrutinized" 2019 assessments with the 2018 values. The bill would also apply to any future property assessments that, "are found by a third-party audit to not meet industry standards for accuracy." Recent City Council and City Controller audits found issues with both the Office of Property Assessment's methods and results.

Oh says the bill will have to pass through committee and then a full council vote. As of now, the 2019 assessments remain in place.

As many of you know, I have written extensively on the Philly property assessments and discussed the appeal process and valuations with many Philly homeowners. If you appealed 2019 (either first level, full, or both), please let me know if you received a disposition or are still waiting. I would love to hear from you.

Warm Regards,
Jeff "City" Block, Esq.

Neighborhood News



Giving Back in University City

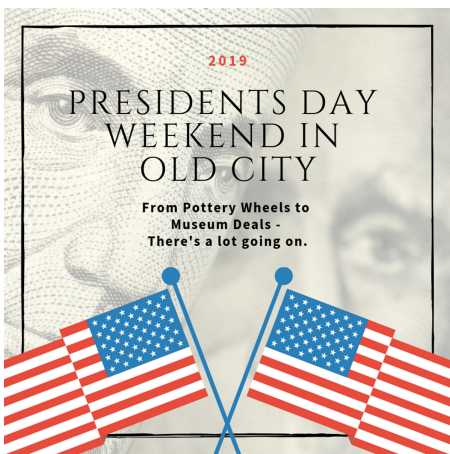
University City has always had a special place in my heart. That's why I'm proud to support **UCAL, University City Arts**



League and their upcoming Gala, "Street Art Party" on Saturday, March 16th at UPenn's Houston Hall. Proceeds go toward scholarships, enabling UCAL to continue to provide art programs in public schools to better serve the community. You can find out more and grab tickets [here](#).

Chestnut Hill Restaurant Week is Coming

Save the dates - 2/24 through 3/1. Prix Fixe specials at the awesome Jansen (technically Mt. Airy), Mica, Cin Cin, Iron Hill Brewery, Campbell's Place, El Poquito, and more (specially priced all week long). Check out participating restaurants [here](#). Enjoy free street parking Sunday through Friday after 6 pm.



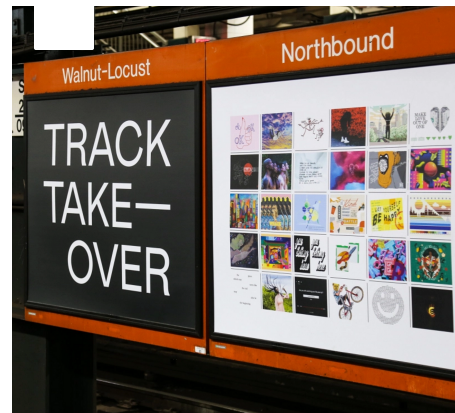
Long Weekend in Old City

Schools out and Old City packs a punch all weekend long. Independence National Park will host a variety of programs for families, and the Museum of the American Revolution also has special stuff going on. Don't miss activities happening at the National Constitution Center as well (free admission on 2/18!) You can learn more about all events happening over the long weekend [here](#).



Artists in Training

You might have noticed that Septa's Walnut-Locust Station has transformed into an underground art gallery, replacing all 110 advertising spaces with artwork from 30 local artists. It's the brainchild of Brendan Lowry of @Peopledelphia fame. Scroll through [#tracktakeover](#) on Instagram [here](#) (yes, [#trashcantakover](#) came first). Great use of public space!



Spotlight Property of the Week



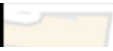
405-407 South 42nd Street
Multi-Family Property

Spruce Hill
\$2,325,000

[The Pinewood, a rare 14-unit property in one of Philly's most desirable neighborhoods. Significant character, hardwood floors throughout. Ten 1 bedrooms, Two 2 bedrooms, and Two studios. Several units with outdoor space. Sought-after units with excellent closet space. This impressive building is situated on a wide, tree-lined -block, just one block from Clark Park and its fabulous Farmers' Market, Clarkville, and Green Line. Easy walk to Milk & Honey, Baltimore Avenue's Restaurant Row, Renata's, Honest Tom's, Local 44 and the Bottle Shop, Pop Shop, CVS, and so many other coffee shops, restaurants, and shopping. Close to HUP, CHOP, Penn, Drexel, University of the Sciences, Presby, Science Center. Only 12 minutes to Center City by car or bike and plenty of convenient SEPTA options. In Penn Alexander School Catchment!

**The following property is not yet listed on MLS - but it will
be next week! This means as an ATB newsletter
subscriber, you get a jump on the competition.**





519 N 20th Street

Art Museum

\$400,000

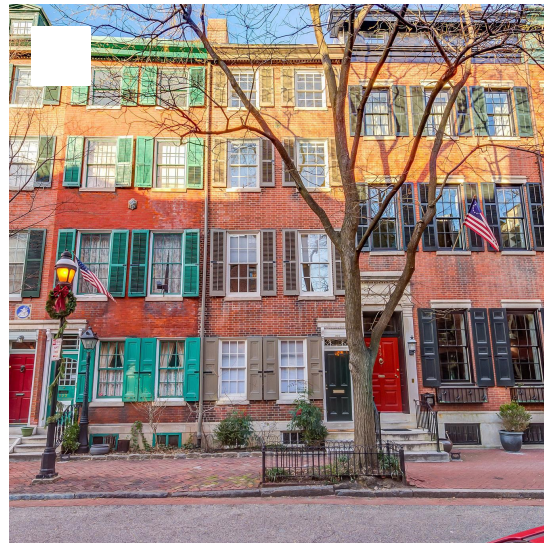
3 bedroom/1.5bath home with Parking and nice patio. Hardwood floors, big, dry, open basement—perfect for finishing. Awesome Art Museum block.

Featured Listings:



405-407 South 42nd Street
SPOTLIGHT PROPERTY

Spruce Hill
Multi-Family Property
\$2,325,000



921 Clinton Street
OPEN HOUSE: SUN 11:30-1:00 p.m

Wash West
3 Bed | 3.5 Bath
\$1,590,000





720-22 Chestnut Street, Unit F
OPEN HOUSE: SUN 1:00 - 2:00 p.m.

Wash West
 3 Bed | 2 Bath
\$1,175,000



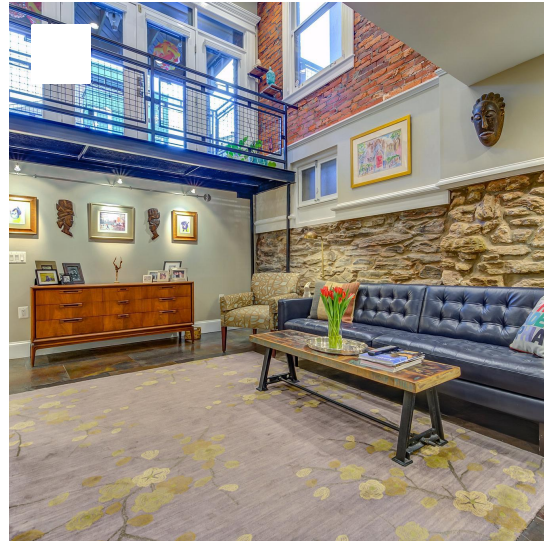
404 South Croskey Street, Unit C
UNDER CONTRACT

Fitler Square
 2 Bed | 2 Bath
\$550,000



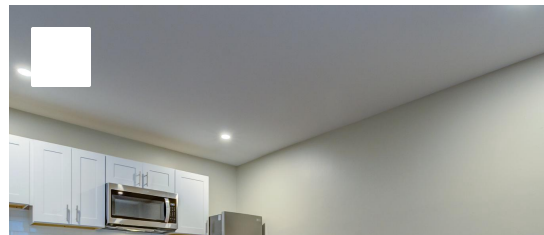
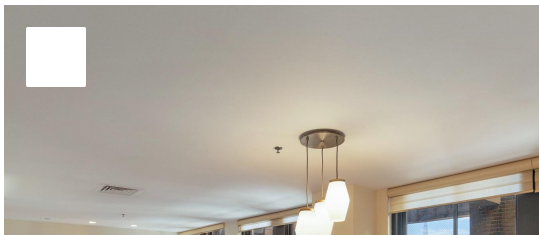
1613 Lombard Street

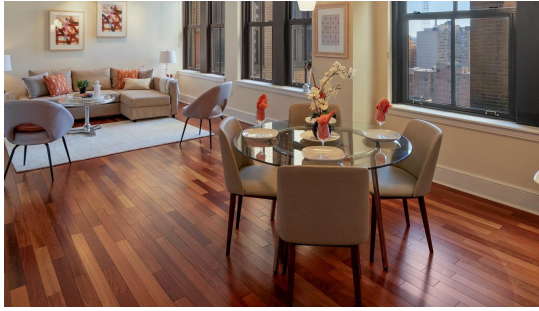
Rittenhouse Square
 3 Bed | 2 Bath
\$525,000



915 Clinton Street, Unit 101
OPEN HOUSE: SUN 12:00 - 1:00 p.m.

Wash West
 1 Bed | 1.5 Bath
\$490,000





1500 Chestnut Street, Unit 20K

Rittenhouse Square

2 Bed | 2.5 Bath

\$479,000



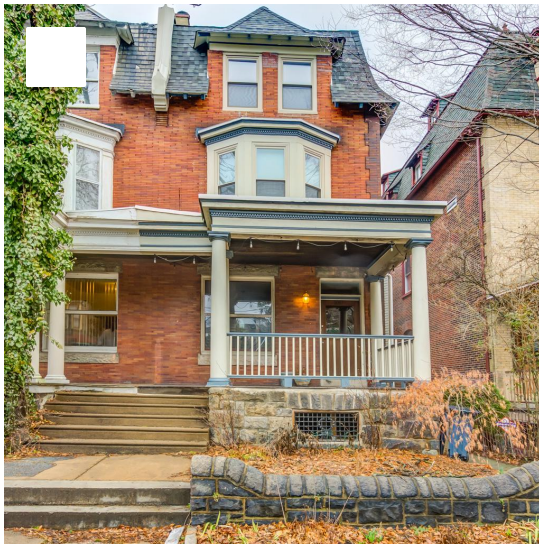
3626 Powelton Avenue

UNDER CONTRACT

Powelton Village

Studio

\$450,000



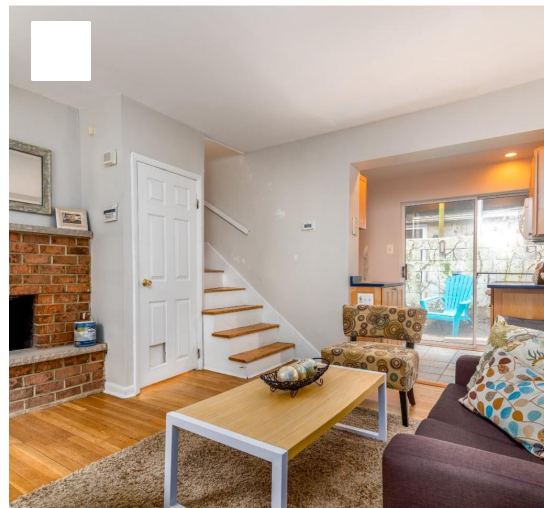
1017 South 46th Street

NEW THIS WEEK!

Spruce Hill

4 Bed | 2.5 Bath

\$799,000



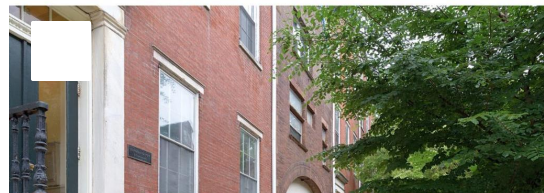
2124 Tryon Street

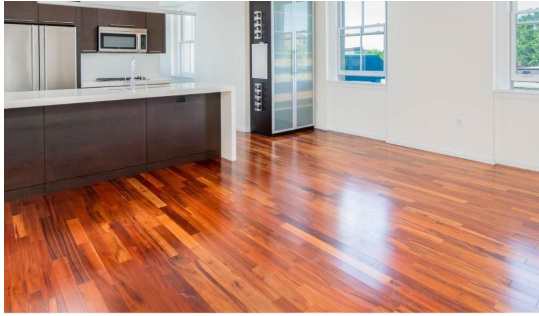
OPEN HOUSE: SUN 12:00 - 1:00 p.m.

Rittenhouse Square

2 Bed | 1 Bath

\$375,000





4200 Pine Street, Unit 403
UNDER CONTRACT

Spruce Hill
1 Bed | 1 Bath
\$325,000



1012 Spruce Street, Unit 2R

Wash West
1 Bed | 1 Bath
\$265,000



2401 Pennsylvania Avenue
RECENTLY REDUCED

Art Museum
1 Bed | 1 Bath
\$250,000



1324 Locust Street, Unit 505

Avenue of the Arts
Studio | 1 Bath
\$120,000

OPEN HOUSES

FIND YOUR DREAM HOME THIS WEEKEND

Sunday, 2/17/19

11:30 a.m. - 1:00 p.m.

• 921 Clinton Street

12:00 p.m. - 1:00 p.m.

• 2124 Tryon Street

• 915 Clinton, #101

1:00 p.m. - 2:00 p.m.

• 720-22 Chestnut Street, Unit F



Jeff City Block

Associate Broker

215.833.7088

jeff@jeffcityblock.com



Just a quick reminder that I'm always humbled by and appreciative of your referrals. If you have a friend or family member that is in need of expert real estate representation, please send them my way. Be assured, I will do my best to exceed their expectations! Thanks for taking the time to read this issue of Around the Block. See you next week.

COMPASS

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