



City of Philadelphia

Office of Property Assessment
Curtis Center
601 Walnut Street
Suite 300 W
Philadelphia, PA 19106-3323

Abatement Unit:
Ph: 215-686-4334 #2
Fx: 215-686-4328
abatements@phila.gov

April 8, 2026

DEXTER STREET PARTNERS LLC
JOHN OLSZEWSKI
4127 MAIN ST
PHILADELPHIA, PA 19127

RE: ***DECLINING*** Ten Year Real Estate Tax Abatement Under Councilmanic Ordinance 1456-A,
as amended, (Section 19-1303 (4) of the Philadelphia Code) -- New Construction of Residential Property

Property Location: 4487 BOONE ST
OPA Account Number: 211000066

Application #: N2-49750
Case #: 49750

Dear Applicant:

Thank you for your submission of the above referenced application for abatement from Real Estate Taxes. The Office of Property Assessment (OPA) has received confirmation that you are in compliance with Ordinance 1202, which requires you to be in good standing with the City of Philadelphia regarding all taxes, fees, rents, or other charges and we have determined that your application is complete.

Once the improvements to the property are finished, please fill out and return the enclosed Owner's Certification Form. The abatement will not be implemented until the enclosed form is signed and received.

Once the OPA receives your signed Owner's Certification form, an OPA Evaluator will review the improvements and determine the abated value. Not all improvements change the OPA's assessed value of a property. Please recognize that the cost of the improvements does not always equal value added for tax purposes.

The term of the abatement is ten years, typically, starting one month after the title date (i.e. the date the property is sold to the new owner). In the event the property is not being sold, the term of the abatement would start one month after the completion date of the project (as indicated by the certificate of occupancy issued by Licenses & Inspections).

The project is subject to the ***DECLINING*** ten year abatement. The value of the added improvements will be abated for the 10 year term in accordance with the schedule below, provided that the property owner remains in compliance with all payments due to the City under Ordinance 1202. All values for land and pre-existing structures will remain fully taxable once the abatement starts. The taxable portion of the value may be adjusted, up or down, throughout the abatement period due to market trends or other factors.

YR*	ABATED BLDG %	TAXABLE BLDG %	YR*	ABATED BLDG %	TAXABLE BLDG %
1	100%	0%	6	50%	50%
2	90%	10%	7	40%	60%
3	80%	20%	8	30%	70%
4	70%	30%	9	20%	80%
5	60%	40%	10	10%	90%

***Year 1 does not refer to calendar year. It refers to the first twelve months of the abatement. If the abatement starts on 3/1/2024; Year 1 would refer to March 2024 through February 2025**

If you need additional assistance, please contact us at abatements@phila.gov or (215) 686-4334 #2.

Sincerely, Office of Property Assessment



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Property Location: 4489 BOONE ST
OPA Account Number: 211000067

Application #: N2-49752
Case #: 49752

Dear Applicant:

Thank you for your submission of the above referenced application for abatement from Real Estate Taxes. The Office of Property Assessment (OPA) has received confirmation that you are in compliance with Ordinance 1202, which requires you to be in good standing with the City of Philadelphia regarding all taxes, fees, rents, or other charges and we have determined that your application is complete.

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