



Property Information		Request Information		Update Information
File#:	BS-W01469-3875629871	Requested Date:	10/25/2023	Update Requested:
Owner:	MALLORY TSENG	Branch:		Requested By:
Address 1:	45 Witman Dr	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Breinigsville, PA	# of Parcel(s):	1	

Notes

- CODE VIOLATIONS**
 Per Upper Macungie Township Department of Zoning there are no Code Violation cases on this property.

 Collector: Upper Macungie Township
 Payable Address: 8330 Schantz Road, Breinigsville, PA 18031
 Business# (610) 395-4892
- PERMITS**
 Per Upper Macungie Township Department of Building there are no Open/ Pending/ Expired Permit on this property.

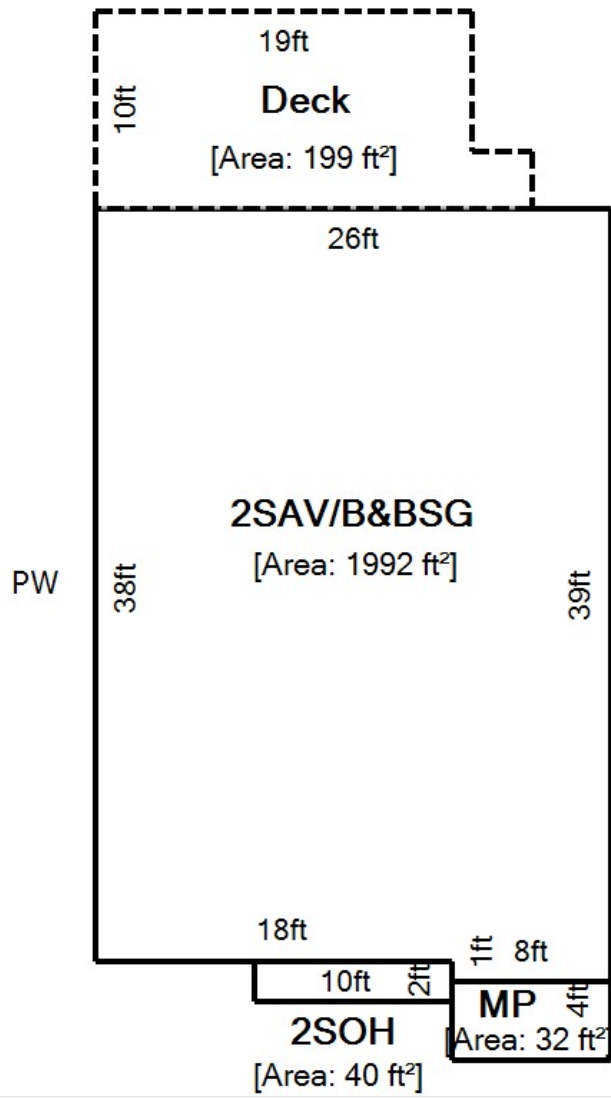
 Collector: Upper Macungie Township
 Payable Address: 8330 Schantz Road, Breinigsville, PA 18031
 Business# (610) 395-4892
- SPECIAL ASSESSMENTS**
 Per Upper Macungie Township Department of Finance there are no Special Assessments/liens on the property.

 Collector: Upper Macungie Township
 Payable Address: 8330 Schantz Road, Breinigsville, PA 18031
 Business# (610) 395-4892
- DEMOLITION**
 NO
- UTILITIES**
 Water:
 Account #: 14172
 Payment Status: PAID
 Status: Pvt & Lienable
 Amount: \$0.00
 Good Thru: 01/15/2024
 Account Active: YES
 Collector: Lehigh County Authority
 Payable Address: PO Box 3210, Allentown, PA 18106
 Business # (610) 398-1444
 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

Sewer & Garbage:
 Account #: 6562-0
 Payment Status: DUE
 Status: Pvt & Lienable
 Amount: \$169.00
 Good Thru: N/A
 Account Active: YES
 Collector: Upper Macungie Township
 Payable Address: 8330 Schantz Road Breinigsville, PA 18031
 Business # (610) 395-4892

Street View





Property Overview

	2023		
Owner Name	TSENG MALLORY WEN YEN		
Owner Address	36 FOSTER RD TENAFLY NJ 07670		
Property Address	45 WITMAN DR BREINIGSVILLE PA 18031		
Parcel Viewer	View in Parcel Viewer		
Low Number	0045		
High Number	0045		
Sub Division	VALLEY WEST ESTATES		
Tax Authority	UPPER MACUNGIE TOWNSHIP		
School District	PARKLAND SCHOOL DISTRICT		
Parcel Id	545565641256 1		
Old Parcel Id	20		
Tile	455507		
Acres/Dimension	68.75 X 120		
Lot Sq Ft	8250		
Utilities	PUBLIC WATER/SEWER		
Class	RESIDENTIAL		
Land Use	SINGLE FAMILY - TWIN		
Living Units	1		
Zoning	R3		
Homestead Act 72	You may apply if it is your permanent primary residence.		
Preferential Land Act	NO		
Agricultural Easement	NO		
Assessment Base Year	2013		
Total Assessment			
	Exempt Land		0
	Exempt Building		0
	Taxable Land		28,500
	Taxable Building		186,200
	Total		214,700
	Taxable Total		214,700
Estimated Taxes		Mills	Estimated Taxes
	County	3.780000	\$ 811.57
	School	16.400000	\$ 3,521.08
	Municipality	0.640000	\$ 137.41
	Total		\$ 4,470.06
Bill Number	2008973		
LC_PropertyAddress	45 WITMAN DR BREINIGSVILLE PA 18031		

Basic Residential Profile

Type of Residence	SINGLE FAMILY - TWIN
Number of Stories	2 STORY

Type of Construction	ALUMINIUM/VINYL
Type of Basement	FULL
Type of Heating/Cooling	CENTRAL AIR
Type of Garage	BASE TWO CAR OR MORE
Number of Full Bathrooms	2
Number of Half Bathrooms	1
Fireplaces	0
Square Feet	2032
Year Built	2005
Pool	NO POOL
Implement Buildings	NO IMPLEMENT BLDG

Residential Profile Data With No Influence on Assessment Value

Total Rooms	7
Number of Bedrooms	3
Family Rooms	1

Sales History

Sale Date	Owner Name	Document Id	Sale Price
07/2013	TSENG MALLORY WEN YEN	2013030329	\$ 226,000
04/2005	NEMEROFF DAVID B & ADRIA	7268375	\$ 221,100
08/2004	BREISCH CHARLES F & DOLORES R	7210532	\$ 1,119,930
06/2002	JAINDL FRED J	7008557	\$ 1
/0000	NEW PARCEL	0000000	\$ 0

The building sketch represents the actual exterior measurement of the structure as measured from the outside. The sketch will show any attached areas and will be labeled with a descriptive code. Measurements are rounded to the nearest foot. Certain sketch dimensions and angles are drawn in approximation to their actual measurements.

The total square-foot area includes only the assessed living area of a residential structure, generally areas that are heated and/or cooled. Living area does not include porches, decks, patios, or garages.

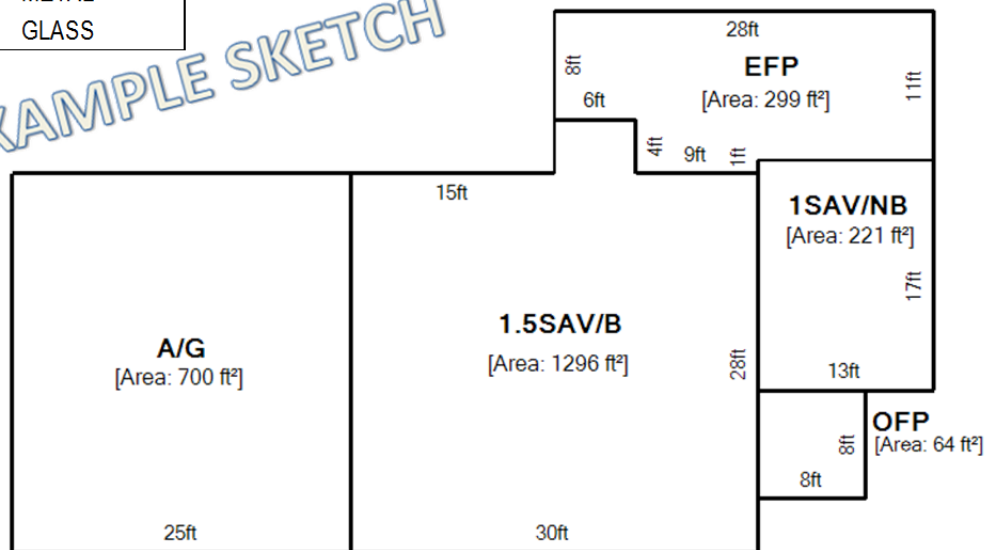
Some of the common abbreviations are listed below for reference:

BUILDING STYLE	
CODE	DESCRIPTION
1S	1 STORY
1.5S	1½ STORY
2S	2 STORY
2.5S	2½ STORY
3S	3 STORY
3.5S	3½ STORY
B-L	BI-LEVEL
S-L	SPLIT-LEVEL

EXTERIOR	
CODE	DESCRIPTION
AV, A, V	ALUMINUM OR VINYL
B	BRICK
B&F	BRICK & FRAME
BFR	BRICK FRONT
BTR	BRICK TRIM
C	CONCRETE
CB	CONCRETE BLOCK
F, FR	FRAME
ST	STONE
SD	STUCCO OR DRYVIT
MTL	METAL
GL	GLASS

CODE	DESCRIPTION	CODE	DESCRIPTION
A	ATTIC	IGP	INGROUND POOL
BAL	BALCONY	LD	LOADING DOCK
B	BASEMENT	MP	MASONRY PATIO
BAY	BAY	MS	MASONRY SLAB
BSG	BASEMENT GARAGE	NB	NO BASEMENT
BW	BREEZEWAY	NA	NOT ADDED
BLT	BUILT	NI	NOT INCLUDED
CP	CARPORT	OFF	OPEN FRAME PORCH
CPY	CANOPY	OMP	OPEN MASONRY PORCH
CC	CATHEDRAL CEILING	OH	OVERHANG
CRLS	CRAWL SPACE	PB	PART BASEMENT
DECK	DECK	PW	PARTY WALL
EFP	ENCLOSED FRAME PORCH	RECRM	RECREATION ROOM
EMP	ENCLOSED MASONRY PORCH	S	SHED
FB	FINISHED BASEMENT	SQFT	SQUARE FOOT
FDN	FOUNDATION	STRG	STORAGE
G	GARAGE	UFB	UNFINISHED BASEMENT
GH	GREENHOUSE	WD	DECK

EXAMPLE SKETCH



Information on this site is used for tax assessment purposes only and is subject to change without prior notice. The County of Lehigh Assessment Office assumes no responsibility for the use of the information for any other purpose. The use of information for any other purpose other than for tax assessment purposes is the sole and exclusive responsibility of the individual or entity using the information.

----- Forwarded message -----

From: **Open Records** <openrecords@uppermac.org>

Date: Tue, Dec 5, 2023 at 9:53 PM

Subject: RE: 45 Witman Drive - Right to Know Request - Code, Permit & Special Assessments

To:

Hello –

We have no records related to your request.

Best,

Kal

To: Open Records <openrecords@uppermac.org>

Subject: 45 Witman Drive - Right to Know Request - Code, Permit & Special Assessments

Hello,

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

Address: 45 Witman Drive, Breinigsville, PA 18031

Parcel: 545565641256 1

Owner: MALLORY TSENG

1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.

2. Also advise if there are any open Code Violations or fines due that need attention currently.

3. Advise if there are any unrecorded liens/fines/special assessments due.



Upper Macungie Township
 8330 Schantz Road, Breinigsville, PA 18031
 Phone: 610-395-4892, option 4
www.uppermac.org

UMT Acct # 10562 -0

CERTIFICATION REQUEST for SEWER & REFUSE/RECYCLING ACCOUNTS

SEWER LATERAL INSPECTIONS must be COMPLETED prior to Certifications being processed.
 Except for new construction, Sewer Lateral Inspections are required for all transfers of properties.
 More Information is available on the website under Sewer Department

PLEASE COMPLETE THE FOLLOWING:

Date: 11/20/2023

Requested by:

Email:

Fax number:

Telephone number:

Sewer & Refuse/Recycling Certification request for:

Property Address: 45 Witman Drive, Breinigsville, PA 18031

Parcel #: 545565641256 1

Current Owner/s Name: MALLORY TSENG

Settlement Date: 11/24/2023

Check One:
 Refinance Resale or New Construction (**Certificate of Occupancy required to move in**)

Buyer's Name/s: _____

Buyer's telephone number: N/A

Buyer's Email Address: _____

FEE: \$30 Payable to Upper Macungie Township

CASH/CHECK # 967

UMT Completed CC

8/16/23



REF NO: BS-W01469-3875629871

DATE: 11/17/2023

Refi

Hello,

We are looking for Water & Sewer Bill information for the Property below.

- 1) Please provide the ACCOUNT NUMBER and let us know if the Water & Sewer Service is still ACTIVE on the property.
- 2) When the next Water & Sewer Bill will be mailed out? Please provide the Billed amount and Due Date.
- 3) If the bills are UNPAID, will there be a LIEN placed on the property?
- 4) If bills are Paid, please provide the screen print, receipt or statement showing the bills are paid in full.
- 5) If bills are Unpaid, please provide a statement showing the payoff good through 11/30/2023.

Purpose	Refinance
Borrower Name	MALLORY TSENG
Property Address	45 Witman Drive, Breinigsville, PA 18031
Parcel Number	545565641256 1
County/Town	UPPER MACUNGIE TOWNSHIP

6562-D

Payable address- 8330 Schantz Road Breinigsville, PA 18031

Payee Name: Upper Macungie Township

Note: A check is enclosed for this search request of \$30.00



*11/20/23
Sent email request
for form be
completed.*

	Balance as of 01/01/08	Principal	0.00	
		Interest	0.00	

	Total Previous Balance			0.00
Certificate	Amount			

Total Certificate & Fees				0.00
Adjustments	Amount			

Total Adjustments				0.00
Interest Charged				0.00
Total Collections			(0.00)
Balance as of 11/20/23				
Interest Balance			0.00	
Principal Balance			0.00	

Total Balance				<u>0.00</u>

No Liens



UPPER MACUNGIE TOWNSHIP

8330 SCHANTZ ROAD
BREINIGSVILLE, PA 18031

UTILITY NOTICE

NOTICE DATE: 11/20/23

PH: (610)395-4892 EX:4 FAX: (610)395-9355

ACCOUNT INFORMATION

ACCOUNT NO: 6562-0 PIN: 8208
BLOCK/LOT/QUAL:
LOCATION: 45 WITMAN DRIVE
NOTICE DATE: 11/20/23

AMOUNT DUE

	PRINCIPAL	PENALTY	TOTAL
Refuse	80.00	0.00	80.00
Sewer	89.00	0.00	89.00
Total	169.00	0.00	169.00

TSENG MALLORY WEN YEN
36 FOSTER RD
TENAFLY, NJ 07670

AMOUNT ENCLOSED:

MAKE CHECKS PAYABLE TO:

UPPER MACUNGIE TOWNSHIP
8330 SCHANTZ ROAD
BREINIGSVILLE, PA 18031



PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT



UPPER MACUNGIE TOWNSHIP

8330 SCHANTZ ROAD
BREINIGSVILLE, PA 18031

PHONE: (610)395-4892 OPTION 4 ❖ FAX: (610)395-9355

ACCOUNT INFORMATION

ACCOUNT NO: 6562-0 PIN: 8208
BLOCK/LOT/QUAL:
LOCATION: 45 WITMAN DRIVE

CHARGES

	YR/PRD	PRINCIPAL	PENALTY	TOTAL
Refuse	23 4	80.00	0.00	80.00
Total Refuse				80.00
Sewer	23 4	89.00	0.00	89.00
Total Sewer				89.00
Total Due				169.00

SPECIAL MESSAGE

PAYMENT OPTIONS:

Online with NO SERVICE FEES-credit card/debit card,
ACH or eCheck. Link can be found at
www.uppermac.org

At Township Office. Hours 7:30 am to 4:00 pm, Mon-Fri. Or deposited in drop box located across from main entrance.

Please put ACCOUNT NUMBER on check & include remittance stub to facilitate accurate & timely posting of your payment.

Quarterly Bill Periods are:

- Qtr 1: Jan 1 thru Mar 31
- Qtr 2: Apr 1 thru Jun 30
- Qtr 3: Jul 1 thru Sept 30
- Qtr 4: Oct 1 thru Dec 31

A 10% Penalty Will Be Assessed If Payment Is Received After Due Date

\$25 Fee applied to returned items

UPPER MACUNGIE TOWNSHIP RESERVES
THE RIGHT TO TURN OVER DELINQUENT
ACCOUNTS TO A COLLECTION AGENCY AND/
OR PLACE A LIEN ON YOUR PROPERTY