

Property Information		Request Information		Update Information
File#:	24-2175680	Requested Date:	05/30/2024	Update Requested:
Owner:	VILLAS OF SOUTH PARK LP	Branch:		Requested By:
Address 1:	4296 HAWTHORN DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	SOUTH PARK, PA 15129	# of Parcel(s):	1	

Notes

- CODE VIOLATIONS** Per Township of South Park Department of Zoning there are no Code Violation cases on this property.
- Collector: Township of South Park
 Payable: 2675 Brownsville Road, South Park, PA 15129
 Business# (413) 831-7000
- PERMITS** Per Township of South Park Building Department there are no Open/Pending/ Expired Permit on this property.
- Collector: Township of South Park
 Payable: 2675 Brownsville Road, South Park, PA 15129
 Business# (413) 831-7000
- SPECIAL ASSESSMENTS** Per Township of South Park Finance Department there are no Special Assessments/liens on the property.
- Collector: Township of South Park
 Payable: 2675 Brownsville Road, South Park, PA 15129
 Business# (413) 831-7000
- DEMOLITION** NO
- UTILITIES** Water & Sewer
 This property is vacant and is not currently serviced for public utilities.
- GARBAGE:**
 GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

Parcel ID : 1007-S-00241-0000-00
 Property Address : 4296 HAWTHORN DR
 SOUTH PARK, PA 15129

Municipality : 945 South Park
 Owner Name : VILLAS OF SOUTH PARK LP

School District :	South Park	Neighborhood Code :	94501
Tax Code :	Taxable	Owner Code :	CORPORATION
Class :	RESIDENTIAL	Recording Date :	
Use Code :	BUILDERS LOT	Sale Date :	
Homestead* :	No	Sale Price :	\$0
Farmstead :	No	Deed Book :	
Clean And Green	No	Deed Page :	
Other Abatement :	No	Lot Area :	9,659 SQFT

* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.
 New owners wishing to receive the abatement must apply.
 The deadline to apply is March 1st of each year.
 Details may be found on the [County's abatement page](#).

2024 Full Base Year Market Value

2024 County Assessed Value

Land Value	\$1,900	Land Value	\$1,900
Building Value	\$0	Building Value	\$0
Total Value	\$1,900	Total Value	\$1,900

2023 Full Base Year Market Value

2023 County Assessed Value

Land Value	\$1,900	Land Value	\$1,900
Building Value	\$0	Building Value	\$0
Total Value	\$1,900	Total Value	\$1,900

Address Information

Owner Mailing : 375 GOLFSIDE DR
 WEXFORD , PA 15090-9419



Standard Right-to-Know Law Request Form

Good communication is vital in the RTKL process. Complete this form thoroughly and retain a copy; it may be required if an appeal is filed. You have 15 business days to appeal after a request is denied or deemed denied.

SUBMITTED TO AGENCY NAME: Township of South Park (Attn: AORO)

Date of Request: 05/22/2024 Submitted via: [X] Email [] U.S. Mail [] Fax [] In Person

PERSON MAKING REQUEST:

Name: Kevin Smith Company (if applicable): Stellar Innovation

Mailing Address: 2605 Maitland Center Parkway, Suite C

City: Maitland State: FL Zip: 32751 Email: MLS@stellaripl.com

Telephone: (302) 261-9069 Fax: 407-210-3113

How do you prefer to be contacted if the agency has questions? [] Telephone [X] Email [] U.S. Mail

RECORDS REQUESTED: Be clear and concise. Provide as much specific detail as possible, ideally including subject matter, time frame, and type of record or party names. RTKL requests should seek records, not ask questions. Requesters are not required to explain why the records are sought or the intended use of the records unless otherwise required by law. Use additional pages if necessary.

Hello

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Property Address : 4296 HAWTHORN DR SOUTH PARK, PA 15129 Parcel :1007-S-00241-0000-00

DO YOU WANT COPIES? [] Yes, printed copies (default if none are checked) [X] Yes, electronic copies preferred if available [] No, in-person inspection of records preferred (may request copies later)

Do you want certified copies? [] Yes (may be subject to additional costs) [] No RTKL requests may require payment or prepayment of fees. See the Official RTKL Fee Schedule for more details.

Please notify me if fees associated with this request will be more than [] \$100 (or) [] \$0.00.

ITEMS BELOW THIS LINE FOR AGENCY USE ONLY

Tracking: Date Received: 05/23/2024 Response Due (5 bus. days): 05/31/2024

30-Day Ext.? [] Yes [X] No (If Yes, Final Due Date:) Actual Response Date: 05/24/2024

Request was: [X] Granted [] Partially Granted & Denied [] Denied Cost to Requester: \$ 0.00

[] Appropriate third parties notified and given an opportunity to object to the release of requested records.



Township of South Park

2675 Brownsville Road, South Park, Pennsylvania 15129

Phone (412) 831-7000 Fax: (412) 851-9027 codeenforcement@southparktwp.com

TO: Kevin Smith, Stellar Innovation

FROM: Thomas Bonidie, Code Enforcement Officer

DATE: May 24, 2024

RE: RTK- Request dated May 23, 2024

For: **4296 HAWTHORN DR, SOUTH PARK, PA 15129**
Parcel - 1007-S-00241-0000-00

Our firm has been requested to research the referenced property for any record of the following:

1. BUILDING PERMITS - **NONE**
2. CODE VIOLATION - **NONE**
3. SPECIAL ASSESSMENT FEES – **NONE**
4. LIENS OR FINES - **NONE**

TB/sds