



Property Information		Request Information		Update Information
File#:	BS-X01661-2351570564	Requested Date:	06/04/2024	Update Requested:
Owner:	ERRAIOUI RACHID & ELMAATAOUI SABAH	Branch:		Requested By:
Address 1:	435 W CHURCH RD	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	KING OF PRUSSIA, PA	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS	Per Town of Upper Merion Department of Zoning there are no Code Violation cases on this property.  Collector: Town of Upper Merion Payable Address: 175 West Valley Forge Road, King of Prussia, PA 19406 Business# 610-205-8522
PERMITS	Per Town of Upper Merion Building Department there are no Open/Pending/ Expired Permit on this property.  Collector: Town of Upper Merion Payable Address: 175 West Valley Forge Road, King of Prussia, PA 19406 Business# 610-205-8522
SPECIAL ASSESSMENTS	Per Town of Upper Merion Department of Finance there are no Special Assessments/liens on the property.  Collector: Town of Upper Merion Payable Address: 175 West Valley Forge Road, King of Prussia, PA 19406 Business# 610-205-8522
DEMOLITION	NO



UTILITIES

Water  
Account #: N/A  
Payment Status: N/A  
Status: Pvt & Non-Lienable  
Amount: N/A  
Good Thru: N/A  
Account Active: Yes  
Collector: Aqua  
Payable Address: P.O. Box 70279, Philadelphia, PA 19176-0279  
Business # 877-987-2782

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION  
REQUIRED

Sewer:  
Account #: N/A  
Payment Status: N/A  
Status: Pvt & Non-Lienable  
Amount: N/A  
Good Thru: N/A  
Account Active: Yes  
Collector: Upper Merion Township sewer  
Payable: 175 West Valley Forge Road King of Prussia, PA 19406  
Business # 610-205-8545.

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION  
REQUIRED

Garbage:  
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

PARID: 580003385004  
ERRAIOUI RACHID & ELMAATAOUI SABAH

435 W CHURCH RD

**Parcel**

TaxMapID	58040 031
Parid	58-00-03385-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	435 W CHURCH RD
Lot #	
Lot Size	22600 SF
Front Feet	66
Municipality	UPPER MERION
School District	UPPER MERION AREA
Utilities	ALL PUBLIC//

**Owner**

Name(s)	ERRAIOUI RACHID & ELMAATAOUI SABAH
Name(s)	
Mailing Address	435 W CHURCH RD
Care Of	
Mailing Address	
Mailing Address	KING OF PRUSSIA PA 19406

**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
128,460	128,460	

**Estimated Taxes**

County	615
Montco Community College	50
Municipality	573
School District	2,919
Total	4,157
Tax Lien	<a href="#">Tax Claim Bureau Parcel Search</a>

**Last Sale**

Sale Date	09-NOV-2010
Sale Price	\$180,000
Tax Stamps	1800
Deed Book and Page	5787-02620
Grantor	FOGARTY JOHN M
Grantee	ERRAIOUI RACHID & ELMAATAOUI SABAH
Date Recorded	15-DEC-2010

**Sales History**

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
11-09-2010	\$180,000	1800	5787-02620	FOGARTY JOHN M	ERRAIOUI RACHID & ELMAATAOUI SABAH	12-15-2010
01-28-2002	\$1	0	5395-00419	FOGARTY JOHN M & LILLIAN G TR	FOGARTY JOHN M	02-08-2002
03-12-1999	\$1	0	5285-02350		FOGARTY JOHN M & LILLIAN G TR	08-31-1999
01-01-1953	\$0	0	-		FOGARTY JOHN MATTHEW & LILLIAN	

**Lot Information**

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Lot Size	22600 SF
Lot #	
Remarks	U-37
Remarks	
Remarks	

**Residential Card Summary**

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Card	1
Land Use Code	1101
Building Style	RANCH
Number of Living Units	1
Year Built	1950
Year Remodeled	
Exterior Wall Material	FRAME
Number of Stories	1
Square Feet of Living Area	1,568
Total Rms/Bedrms/Baths/Half Baths	8/4/2/
Basement	NONE
Finished Basement Living Area	
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	
Pre Fab Fireplace	
Heating	CENTRAL
System	WARM FORCED AIR
Fuel Type	OIL
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	260
Basement Garage No. of Cars	

**Assessment History**

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Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
128,460	128,460			O	13-JUN-1997
	128,460		01-JAN-1998	REASSESSMENT	
	6,500		01-JAN-1987		



## UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

175 WEST VALLEY FORGE ROAD  
KING OF PRUSSIA, PA 19406-1802  
610-265-2600  
FAX: 610-265-0482  
www.umtownship.org

### BOARD OF SUPERVISORS

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ANTHONY HAMADAY

### TOWNSHIP SOLICITOR

FIRM OF:  
Kilkenny Law

July 15<sup>th</sup>, 2024

### Re: 435 West Church Road, King of Prussia, Pennsylvania

We are the governing municipal authority with jurisdiction over the above referenced property. The property is located in the R-2 Residential Zoning District. The regulations are outlined under Article VI of the Upper Merion Township Code.

To the best of my knowledge, there is no outstanding building, fire or zoning code violation associated with the above referenced property.

Please contact Donna Spause at 610-265-2600 or [dspause@umtownship.org](mailto:dspause@umtownship.org) for all other outstanding assessments, sewer certifications or municipal liens.

Be advised, this compliance letter is a result of a file search and not an actual site inspection. If you have any questions or need additional information, please contact me at 610-205-8511.

Sincerely,

Mark A. Zadroga  
Director of Code Enforcement