



## Property Information

File#: BS-X01661-6287771686  
Owner: SIMON LAURA K  
Address 1: 135 TOWNSHIP LINE RD  
Address 2:  
City, State Zip: JENKINTOWN, PA

## Request Information

Requested Date: 06/04/2024  
Branch:  
Date Completed:  
# of Jurisdiction(s):  
# of Parcel(s): 1

## Update Information

Update Requested:  
Requested By:  
Update Completed:

## Notes

### CODE VIOLATIONS

Per Town of Cheltenham Department of Zoning there is an Open Code Violation cases on this property.

Case# V-230246  
Case# V-230303

Comments: There two (2) open code violation, #V-230246 & #V-230303, and four (4) open invoices related to Property Maintenance issues on the property. Please contact Albert Sergio, Assistant Fire Marshal/Code Enforcement for are any questions with respect to the violations and invoice.

Collector: Town of Cheltenham  
Payable Address: 8230 Old York Road Elkins Park, PA 19027  
Business# 215-887-1000

### PERMITS

Per Town of Cheltenham Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Town of Cheltenham  
Payable Address: 8230 Old York Road Elkins Park, PA 19027  
Business# 215-887-1000

### SPECIAL ASSESSMENTS

Per Town of Cheltenham Department of Finance there is a Special Assessments /liens on the property.

Case# 2019-02600  
Case Type: Municipal Lien Govt

Comments: There is one outstanding lien of \$257.71 with respect to a prior case number #2019-02600. Please contact Ana Hernandez, Wisler Pearlstine, LLP,

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Business# 215-887-1000

### DEMOLITION

NO



UTILITIES

Water & Sewer  
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.

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

PARID: 310026641004  
SIMON LAURA K

135 TOWNSHIP LINE RD

**Parcel**

TaxMapID	31168 011
Parid	31-00-26641-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	135 TOWNSHIP LINE RD
Lot #	
Lot Size	8533 SF
Front Feet	53
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

**Owner**

Name(s)	SIMON LAURA K
Name(s)	
Mailing Address	135 TOWNSHIP LINE RD
Care Of	
Mailing Address	
Mailing Address	CHELTENHAM PA 19012

**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
165,000	165,000	

**Estimated Taxes**

County	790
Montco Community College	64
Municipality	1,595
School District	8,773
Total	11,222
Tax Lien	<a href="#">Tax Claim Bureau Parcel Search</a>

**Last Sale**

Sale Date	23-JUN-2014
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5918-01606
Grantor	DEPRETIS LAURA K SIMON
Grantee	SIMON LAURA K
Date Recorded	01-JUL-2014

**Sales History**

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
06-23-2014	\$1	0	5918-01606	DEPRETIS LAURA K SIMON	SIMON LAURA K	07-01-2014
08-08-2013	\$1	0	5885-01075	DEPRETIS GLENN C & SIMON LAURA K	DEPRETIS LAURA K SIMON	08-16-2013
12-14-2007	\$275,000	2750	5677-01581	BURKE PATRICK T & BARBARA B	DEPRETIS GLENN C & LAURA K SIMON	01-03-2008
10-30-1989	\$148,000	1480	4928-01396		BURKE PATRICK T & BARBARA B	11-02-1989
06-02-1986	\$93,000	930	-		MARKOVITZ ELLIOT & GAIL S	
05-23-1985	\$84,000	0	-		PAWLOTSKY BRUCE & SUSAN	

**Lot Information**

Lot Size	8533 SF
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Lot #  
 Remarks  
 Remarks  
 Remarks

**Residential Card Summary**

Card	1
Land Use Code	1101
Building Style	OLD COLONIAL
Number of Living Units	1
Year Built	1920
Year Remodeled	
Exterior Wall Material	STUCCO
Number of Stories	2
Square Feet of Living Area	2,391
Total Rms/Bedrms/Baths/Half Baths	10/6/3/
Basement	FULL
Finished Basement Living Area	
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	1
Pre Fab Fireplace	
Heating	CENTRAL
System	HOT WATER
Fuel Type	OIL
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	
Basement Garage No. of Cars	

**Accessory Structures**

Card	Type	Type	Size	Year Built
1	RG1	FRAME OR CB DETACHED GARAGE	360	1930

**Permits**

Permit Date	26-MAR-2008
Permit Number	08-3165
Amount	
Purpose	FENCE
Notes	
Notes	
Notes	
Status	CLOSED

**Assessment History**

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
165,000	165,000			O	13-JUN-1997
	165,000		01-JAN-1998	REASSESSMENT	
	7,600		01-JAN-1987		

# Township of Cheltenham

Montgomery County, Pennsylvania

## Board of Commissioners

Matthew D. Areman, *President*  
Irv Brockington, *Vice President*  
Jeff Chirico  
Dwight Pedro Lewis  
Daniel B. Norris  
Ann L. Rappoport  
Mitchell Zygmund-Felt

## Township Manager

Alyson Elliott



Administration Building  
8230 Old York Road  
Elkins Park, PA 19027-1589

Phone: 215-887-1000  
Fax: 215-887-1561  
[www.cheltenhamtownship.org](http://www.cheltenhamtownship.org)

July 5, 2024

Kevin Smith  
Stellar Innovations  
2605 Maitland Center Pkwy  
Suite C  
Maitland, FL 32751

**Re: 135 Township Line Road – Tax Id # 310026641004**

Dear Mr. Smith:

Pursuant to your Outstanding Code Violation Request, a review has been completed with respect to any open/pending/expired permits and demolition permits that need attention and any fees due, open code violation or fines due, and any unrecorded liens/fines/special assessments due for the referenced property.

There are no open/outstanding code violations, no open/pending liens, open/expired permits or building code violations and no outstanding vacant building registration violation, fees, or liens for the property at this time.

There is one (1) outstanding lien of \$257.71 (copy attached) with respect to a prior case number #2019-02600. Please contact Ana Hernandez, Wisler Pearlstine, LLP, at [ahernandez@wispearl.com](mailto:ahernandez@wispearl.com) with respect to any questions regarding the lien.

Additionally, there two (2) open code violation, #V-230246 & #V-230303, and four (4) open invoices (copies attached) related to Property Maintenance issues on the property. Please contact Albert Sergio, Assistant Fire Marshal/Code Enforcement at [asergio@cheltenhampa.gov](mailto:asergio@cheltenhampa.gov) if there are any questions with respect to the violations and invoices.

Attached is a Zoning & Use Certification for your convenience. Please allow thirty (30) days for review prior to the settlement date.

Please feel free to contact the Township if there are any questions. .

Sincerely,



Robert J Habgood  
Assistant Director Planning & Zoning

cc: Henry Sekawungu, Director Planning & Zoning\*  
Scott Lynch, Fire Marshal\*  
Sherrie Jakeman, Tax Office\*  
Al Sergio, Asst. Fire Marshal/Code Enforcement\*  
Ana Hernandez, Legal Assistant/Paralegal\*

\*Sent by email

Case #2019-02600

Case Number	2019-02600
Commencement Date	2/7/2019
Last Filing Date	2/7/2019
Days Open	1971
Case Type	Municipal Lien Govt
PFA Number	
Caption Plaintiff	CHELTENHAM TOWNSHIP
Caption Defendant	SIMON, LAURA K
Lis Pendens Indicator	No
Status	1 - OPEN
Judge	
Remarks	
Sealed	No
Interpreter Needed	

### Plaintiffs

Name	Address	Country	Counsel	Notify	Sequence	Status
CHELTENHAM TOWNSHIP	484 NORRISTOWN RD ST 100 BLUE BELL, PA 19422 UNITED STATES	UNITED STATES	BAGLEY, JOSEPH M	Yes	1	

### Defendants

Name	Address	Country	Counsel	Notify	Sequence	Status
SIMON, LAURA K	135 TOWNSHIP LINE ROAD CHELTENHAM, PA 19012 UNITED STATES	UNITED STATES		Yes	1	

### Docket Entries

Seq.	Filing Date	Docket Type	Docket Text	Sealed	Filing ID
0	2/7/2019	Municipal Lien Govt		No	12174876

### Judgments

For	Against	Date	Amount
CHELTENHAM TOWNSHIP	SIMON, LAURA K	2/7/2019	257.71

### Parcel Numbers

#### Parcel Number

310026641004



## Cheltenham Township

8230 Old York Rd  
Elkins Park PA 19027  
Phone: (215)887-1000  
Fax: (215)887-1561

### ***Notice of Violation***

(Sent by regular and certified mail, and posted upon the premises.)

Laura K Simon  
135 Township Line Rd  
Cheltenham PA 19012

Date: 07/06/2023  
V-230246

**Violation Location: 135 Township Line Rd**

**Tax ID Number: 310026641004**

In response to a complaint registered with this office, it has been confirmed that a violation of the Code of the Township of Cheltenham, Chapter 188: Nuisances (hereinafter referred to as the "Nuisance Code"), does exist at the premises shown above because of the following unlawful condition(s):

**Accumulation of vegetation overgrowth, grass, weeds, shrubbery or noxious plants exceeding twelve (12) inches in height throughout the property.**

You are hereby directed to eliminate the vegetative nuisance(s) as described and to remove the cuttings, clippings and trimmings within a period of **ten (10) days** from the date of this notice shown above.

A reinspection of the premises will be performed after the allotted time for compliance has expired. If the required work has not been completed by then, the Township may cause the nuisance to be removed or disposed of and charge the owner for the cost thereof, together with an administrative fee of 10%, collectible in such manner as is provided by law, including the filing of a municipal claim therefor. Any person violating any of the provisions of the Nuisance Code shall, on conviction thereof, be subject to a fine or penalty of not more than \$600, together with the costs of suit, collectible in the manner provided by law.

You are urged to avoid the cost of enforcement procedures by bringing the property into compliance with the requirements of the Nuisance Code within the allotted time period. Your anticipated cooperation will be appreciated. Please feel free to call me at 215-887-6200, ext. 223, if you have any questions.

Sincerely,

Albert Sergio, Jr  
Assistant Fire Marshal / Code Enforcement





# Cheltenham Township

8230 Old York Road \* Elkins Park, PA 19027 \* Phone: 215-887-1000 \* Fax: 215-887-1561

## Invoice

**Invoice# 2023045**

**Invoice Date:** October 28, 2019

**Terms:** NET30

**Due Date:** November 28, 2019

**Service Location:** 135 Township Line Road

**Date of Service:** November 8, 2023

**Violation#**

Item Description	Hours Utilized	Per Hour Rate	Total Cost
Laborers (1)	.5	\$40.13	\$20.06
Small Power Equipment		\$10.45	
Large Mowing Equipment		\$33.30	
Code Administration Enforcement Charge (Flat Fee)		\$108.75	\$108.75
Backhoe/Loader/Tractor		\$106.03	
Haul away debris: w/two-yard truck & driver	1	\$89.61	\$89.61
Material Disposal	1	\$92.80	\$92.80
		<b>Subtotal</b>	\$311.22
		<b>Tax</b>	\$0.00
		<b>Miscellaneous</b>	\$0.00
		<b>Balance Due</b>	\$311.22

**Please make checks payable to: Cheltenham Township**

**Failure to comply may result in additional Penalties & Fees and/or Property Liens.**

**Thank You!**



# Cheltenham Township

*Progress for All*

8230 Old York Road \* Elkins Park, PA 19027 \* Phone: 215-887-1000 \* Fax: 215-887-1561

## Invoice

**Invoice#**

**Invoice Date:** September 5, 2020

**Terms:** NET30

**Due Date:** October 5, 2020

**Service Location:** 135 Township Line Road

**Date of Service:** September 3, 2020

**Violation#**

Item Description	Hours Utilized	Per Hour Rate	Total Cost
Laborers (2)	4	\$40.13	\$160.52
Small Power Equipment	4	\$10.45	\$41.80
Large Mowing Equipment		\$33.30	
Code Administration Enforcement Charge (Flat Fee)		\$108.75	\$108.75
Backhoe/Loader/Tractor		\$106.03	
Haul away debris: w/five-yard truck & driver		\$129.52	
Material Disposal		\$92.80	
		<b>Subtotal</b>	\$311.07
		<b>Tax</b>	\$0.00
		<b>Miscellaneous</b>	\$0.00
		<b>Balance Due</b>	\$311.07

**Please make checks payable to: Cheltenham Township**

**Failure to comply may result in additional Penalties & Fees and/or Property Liens.**

**Thank You!**



**CHELTENHAM TOWNSHIP**  
*Cheltenham*

8230 Old York Road \* Elkins Park, PA 19027 \* Phone: 215-887-1000 \* Fax: 215-887-1561

## Invoice

**Invoice#**

**Invoice Date: June 17, 2022**

**Terms: NET30**

**Due Date: July 17, 2022**

**Service Location: 135 Township Line Road**

**Date of Service: June 15, 2023**

**Violation#**

Item Description	Hours Utilized	Per Hour Rate	Total Cost
Laborers (3)	4.5	\$40.13	\$180.59
Small Power Equipment	4.5	\$10.45	\$47.03
Large Mowing Equipment		\$33.30	
Code Administration Enforcement Charge (Flat Fee)	1	\$108.75	\$108.75
Backhoe/Loader/Tractor		\$106.03	
Haul away debris: w/two-yard truck & driver	1	\$89.61	\$89.61
Material Disposal	1	\$92.80	\$92.80
		<b>Subtotal</b>	<b>\$518.78</b>
		<b>Tax</b>	<b>\$0.00</b>
		<b>Miscellaneous</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$518.78</b>

**Please make checks payable to: Cheltenham Township**

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**Thank You!**



# Cheltenham Township

8230 Old York Road \* Elkins Park, PA 19027 \* Phone: 215-887-1000 \* Fax: 215-887-1561

## Invoice

**Invoice#**

**Invoice Date:** October 10, 2022

**Terms:** NET30

**Due Date:** November 10, 2022

**Service Location:** 135 Township Line Road

**Date of Service:** October 7, 2022

**Violation#**

Item Description	Hours Utilized	Per Hour Rate	Total Cost
Laborers (3)	6	\$40.13	\$240.78
Small Power Equipment	6	\$10.45	\$62.70
Large Mowing Equipment		\$33.30	
Code Administration Enforcement Charge (Flat Fee)	1	\$108.75	\$108.75
Backhoe/Loader/Tractor		\$106.03	
Haul away debris: w/two-yard truck & driver	1	\$89.61	\$89.61
Material Disposal	1	\$92.80	\$92.80
		<b>Subtotal</b>	\$594.64
		<b>Tax</b>	\$0.00
		<b>Miscellaneous</b>	\$0.00
		<b>Balance Due</b>	\$594.64

**Please make checks payable to: Cheltenham Township**  
**Failure to comply may result in additional Penalties & Fees and/or Property Liens.**  
**Thank You!**