



Property Information

Request Information

Update Information

File#:	BS-W01469-4748573124	Requested Date:	10/25/2023	Update Requested:
Owner:	ARTEM KHUTORYANSKY	Branch:		Requested By:
Address 1:	14 Bowman Dr	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Feasterville-Treose, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Lower Southhampton Township Department of Zoning there are no Code Violation cases on this property.
Collector: Lower Southhampton Township
Payable Address: 1500 Desire Ave, Feasterville, PA 19053
Business# (215) 357-7300

PERMITS Per Lower Southhampton Township Department of Building there are no Open/ Pending/ Expired Permit on this property.
Collector: Lower Southhampton Township
Payable Address: 1500 Desire Ave, Feasterville, PA 19053
Business# (215) 357-7300

SPECIAL ASSESSMENTS Per Lower Southhampton Township Department of Finance there are no Special Assessments/liens on the property.
Collector: Lower Southhampton Township
Payable Address: 1500 Desire Ave, Feasterville, PA 19053
Business# (215) 357-7300

DEMOLITION NO

UTILITIES
Water & Sewer:
Account #: 4016843-01
Payment Status: DELINQUENT
Status: Pvt & Liable
Amount: \$38.36
Good Thru: N/A
Account Active: YES
Collector: BCWSA
Payable Address: 1275 Almshouse Road Warrington, PA 18976
Business # (215) 343-2538

Note: Delinquent amount is subject to change. Please contact BCWSA at (215) 343-2538 before making any payments.

Garbage:
GARBAGE BILLED WITH TAXES

Parcel

Included Parcel No
 Included Parcel Parent
 Has Included Parcel

Property Address 14 BOWMAN DR
 Unit Desc -
 Unit #
 City
 State
 Zip

File Code 1 - Taxable
 Class R - Residential
 LUC 1006 - Townhouse
 Additional LUC -
 School District S08 - NESHAMINY SD
 Special Sch Dist -

Topo 1 - Level
 Utilities 1 - All Public
 Roads 1 - Paved

Total Cards 1
 Living Units 1
 CAMA Acres .097

Parcel Mailing Details

In Care Of
 Mailing Address 14 BOWMAN DR
 FEASTERVILLE TREVOSE PA 19053

Current Owner Details

Name KHUTORYANSKY, ARTEM

In Care Of
 Mailing Address 14 BOWMAN DR
 FEASTERVILLE TREVOSE PA 19053

Book
 Page

Owner History

Date	Owner Name 1	Owner Name 2	Address	Recorded Dt	Sale Date	Book	Page
21-NOV-14	KHUTORYANSKY, ARTEM		14 BOWMAN DR	14-NOV-14	24-OCT-14		

Homestead

Tax Year	Exemption Code	Status	Notice Mailed	Notice Date	Amount
2023	HOME08	A	Y	19-MAY-23	0

Residential

Card 1
 Year Built 2014
 Remodeled Year
 LUC 1006 - Townhouse

 ESTIMATED Ground Floor Living Area 976
 ESTIMATED Total Square Feet Living Area 2152
 Number of Stories 2
 Style 06 - Townhouse

 Bedrooms 3
 Full Baths 2
 Half Baths 1
 Total Fixtures 12
 Additional Fixtures 2
 Heating 3 - Central Air Conditioning
 Heating Fuel Type 2 - Gas
 Heating System 2 - Warm Air
 Attic Code 1 - None
 Unfinished Area
 Rec Room Area
 Finished Basement Area
 Fireplace Openings 1
 Fireplace Stacks 1
 Prefab Fireplace
 Bsmt Garage (Num of Cars)
 Condo Level
 Condo Type -
 Basement 4 - Full
 Exterior Wall 1 - Frame or Equal

Additions

Card #	Addition #	Lower	First	Second	Third	Year Built	Area
1	0	-	-	-	-		976
1	1	-	13 - FG	10 - 1S FR	-		200

Land

Line Number 1

 Frontage
 Depth
 Units
 CAMA Square Feet 4,225
 CAMA Acres .0970

Legal Description

Municipality 21
 School District S08
 Property Location 14 BOWMAN DR
 Description -
 Building/Unit #
 Subdivision Parent Parcel 21-014-129

 Legal 1 4,262SF LOT #103 33X104 IRR
 Legal 2 EMERALD WALK

 Legal 3
 Deeded Acres
 Deeded Sq Ft 4,262

Values

Exempt Land	0
Exempt Building	0
Total Exempt Value	0
Assessed Land	4,190
Assessed Building	28,740
Total Assessed Value	32,930
Estimated Market Value	451,090

Homestead

Tax Year	Exemption Code	Status	Notice Mailed	Notice Date	Amount
2023	HOME08	A	Y	19-MAY-23	0

Assessment History

Date	Reason CD	Notice Date	Effective Date	Land Asmt	Bldg Asmt	Total Asmt	319 Land	319 Bldg	319 Total	Homestead Mailed?	Tax Year
29-JUN-23	390 - School			\$4,190	\$28,740	\$32,930	\$0	\$0	\$0	M	2023
31-JAN-23	999 - Year End Certification			\$4,190	\$28,740	\$32,930	\$0	\$0	\$0	M	2023
01-JUL-22	390 - School			\$4,190	\$28,740	\$32,930	\$0	\$0	\$0	M	2022
31-JAN-22	999 - Year End Certification			\$4,190	\$28,740	\$32,930	\$0	\$0	\$0	M	2022
14-JAN-15	140 - New Dwelling	06-JAN-15	01-NOV-14	\$4,190	\$28,740	\$32,930	\$0	\$0	\$0	M	2014

ASSESSMENT HISTORY

Note: To find the current assessment for totally exempt parcels you MUST refer to the Values Tab. Parcels that are partially taxable and partially exempt will show the assessed taxable portion only in the Assessment History Tab.

Exemptions

Taxyr	Exemption	Amount
2023	SD08 - NESHAMINY	\$.00

Sales

Sale Date	Sale Price	New Owner	Old Owner
24-OCT-14	345,000	KHUTORYANSKY, ARTEM	EMERALD WALK INVESTMENT LP

Sale Details

Sale Date	24-OCT-14
Sales Price	345,000
New Owner	KHUTORYANSKY, ARTEM
Previous Owner	EMERALD WALK INVESTMENT LP
Transfer Tax	3450
Recorded Date	14-NOV-14
Instrument Type	Deed
Book	
Page	
Instrument No.	2014063441

Estimated Tax Information

County	\$838.07
Municipal	\$463.65

School		\$5,638.60
	Total	\$6,940.32

PLEASE NOTE THAT THE MUNICIPAL RATES DO NOT INCLUDE SPECIAL TAXES, IE: TRASH; ELECTRIC; FIRE HYDRANTS, ETC. THAT INFORMATION MAY BE OBTAINED FROM YOUR LOCAL TAX COLLECTOR DIRECTLY.

From: Denise Eisemann <deisemann@lowersouthamptontownship.org>
Sent: Tuesday, December 5, 2023 2:43 PM
To:
Subject: Right to Know Request 14 Bowman

Our zoning department found no records for your request.

Very truly yours,

Lower Southampton Township

Denise L. Eisemann
(215)357-7300 Ext #312

P.O. Box 3895 Lancaster, PA 17604
 1.800.222.2068 • 215.343.2538
 www.bcwsa.net

Customer Name **KHUTORYONSKY, ARTEM** Service Address **14 BOWMAN DR** Billing Date **11/10/2023** Late Payment Applied After **12/01/2023**

Message Center

New Payment Options!
 Sign up for our new eBill program. Another great way to make your payment and it is absolutely free.

Save time, pay on-line. Log in securely at bcwsa.net and use Visa, MasterCard or e-Check.

Account Summary

Prior Balance	Payments	Current Charges	Adjustments	Total Amount Due
\$ 31.58	\$ -31.58	\$ 34.87	\$ 0.00	\$ 34.87

Billing Detail

Previous Balance	\$31.58
Payment 10/16/2023	\$31.58CR
Past Due Balance	\$0.00

Current Charges: Service Period 09/28/2023 through 10/31/2023

Water Service Charge	\$25.00
2,100 gallons @ 0.004700 per gallon	\$9.87

Total Current Charges	\$34.87
Total Amount Due	\$34.87

To avoid penalty, please pay Total Amount Due by 12/01/2023

Meter Reading Data

Meter #: 67130984

Readings	Read Type	Read Date
Current Read: 01887	MR	10/31/2023
Previous Read: 01866	MR	09/28/2023

Total Usage: 2.1

*Usage in thousands of gallons


Detach and return with payment

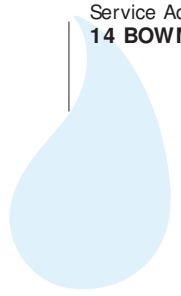
BCWSA
 PO Box 3895
 Lancaster, PA 17604

Water Bill

Account Number
4016843-01

Service Address 14 BOWMAN DR	On or Before 12/01/2023 Pay this Amount \$ 34.87	After 12/01/2023 Pay this Amount \$ 38.36
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Seq=84

 KHUTORYONSKY, ARTEM
 14 BOWMAN DR
 FEASTERVILLE TREVOSSE PA 19053-1601



Amount Enclosed
 \$

Please make check payable to BCWSA.
 Print your account number on your check, then mail to address on back.

0401684301

4016843010000034871

Important Customer Information

page
2 of 2

BCWSA

1275 Almshouse Road
Warrington, PA 18976

Office Hrs: 8:00 am–5:00 pm (M-F)

Tel: 215.343.2538 1.800.222.2068

Website: www.BCWSA.net

Email: customerservice@BCWSA.net

After Hours Emergency

(215) 343-3946

Remit To Address:

P.O.Box 3895
Lancaster, PA 17604

Customer Inquiries: Please visit our website www.bcwsa.net for answers to many frequently asked questions. You may also email us with any questions or issues you have regarding your bill. As always you can contact us by phone using the phone numbers listed above. We welcome the opportunity to work with you and attempt to resolve any concerns that you have.

Emergencies: Please contact us at 215-343-2538 or 1-800-222-2068 during business hours. After hours, please call 215-343-3946 to report a water or sewer emergency.

Rates and Charges: Applicable rates, rules and regulations under which service is provided are available on request.

Meter Information: The property owner must keep the meter or remote device accessible for reading and inspection at all times. We make our best efforts to get actual reads on all meters, but when an actual meter reading cannot be obtained, an estimated reading is used for billing purposes.

Meter Reading Codes

IN - Installed Meter	
CE - Computer Estimate	ME - Manual Estimate
CR - Card Reading	MR - Meter Reading
FE - Field Estimate	PR - Phone Reading
SR - Service Required	TE - 3rd Party Estimate

All employees carry a photo identification card.

Correspondence or name/address changes: Please do not send correspondence or name/address changes to our PO Box with payments. Call, email or write to us at our main office address for this purpose.

If mailing in your payment, return below portion with your payment and keep the top portion for your records.

Payment Options: Bucks County Water and Sewer Authority accepts the following payment options. Allow 7-10 business days for processing Drop Box Payments. Allow 2-3 business days for processing Direct Payments, Pay Online. Allow for possible postal delays for Pay By Mail.

Direct Payment - Direct debit from your bank account. You will receive a copy of your bill. Call customer service or email us to sign up. There is no charge for this service and one complete billing cycle is required for setup.

Pay by Mail - Mail to BCWSA, PO Box 3895, Lancaster, PA 17604

Pay Online - credit card (Visa or MasterCard) or online check. There may be a convenience fee charged for this service. From our website (listed above), click on Pay Bills, then Pay Online.

Drop Boxes - BCWSA Main Office, Bensalem Township building, Pine Watson Shopping Center and Middletown Township building.

Pay by Phone - Call the main office and follow the phone prompt to pay your bill by phone. There may be a convenience fee charged for this service.

e-Billing - Switch to paperless billing today. Enjoy the convenience of viewing and paying your bill online. Visit us at www.BCWSA.net.

Payment Terms and Conditions: Current charges become delinquent if not paid by the due date. If any portion of the current bill charges remains unpaid after the bill becomes delinquent, a late charge will be added to your current water and/or sewer bill in the amount of 10%. Additionally, interest of 10% per year is also applied monthly to unpaid balances.

Insert this stub so that the name "BCWSA" shows through the window of the payment envelope.

BCWSA

PO BOX 3895
LANCASTER, PA 17604-3895



Save a stamp.

Sign up for ebilling today!

Visit www.bcwsa.net for more information!