

Property Information		Request Information		Update Information
File#:	24-2179709	Requested Date:	06/12/2024	Update Requested:
Owner:	1224 DUTCH RIDGE DEVELOPMENT,LLC	Branch:		Requested By:
Address 1:	Vacant (55-153-0161.031) Fox Water Trail	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Beaver, PA 15009	# of Parcel(s):	1	

### Notes

CODE VIOLATIONS	Per Brighton Township Department of Zoning there are no Code Violation cases on this property.  Collector: Brighton Township Payable Address: 1300 Brighton Road Beaver, PA 15009 Business# (724) 774-4800
PERMITS	Per Brighton Township Building Department there are no Open/Pending/ Expired Permit on this property.  Collector: Brighton Township Payable Address: 1300 Brighton Road Beaver, PA 15009 Business# (724) 774-4800
SPECIAL ASSESSMENTS	Per Brighton Township Department of Finance there are no Special Assessments/liens on the property.  Collector: Brighton Township Payable Address: 1300 Brighton Road Beaver, PA 15009 Business# (724) 774-4800
DEMOLITION	NO
UTILITIES	Water,Sewer & Garbage This property is vacant and is not currently serviced for public utilities.

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PARID: 551530161031  
1224 DUTCH RIDGE

ROLL: REAL  
0 FOX WATER TRL

Parcel

Property Location	0 FOX WATER TRL
Unit Desc	-
Unit #	
Legal Description	LOT 130 DEERFLD PRSRVE PL PH#1
Tax District	55 - BRIGHTON TOWNSHIP
School District	S03 - BEAVER
Class	R - RESIDENTIAL
LUC	911 - UNDEVELOPED AND UNUSED RESIDENTIAL LA
Topo	1 - Level
Utilities	1 - All Public
Roads	1 - Paved
Total Cards	1
Living Units	0
Billed Acres	.33

Delinquent Taxes Due Detail

Billing Yr	Authority	Tax Type	Delq Tax	Penalty	Interest	Cost Amount	Balance
2023	55	MUNI	2.80	.28	.10	.00	3.18
2023	CNTY	GEN	5.20	.52	.20	114.00	119.92
2023	S03	SCHL	19.43	1.94	.30	.00	21.67
2022	CNTY	GEN	5.20	.52	.68	84.00	90.40
Total:			32.63	3.26	1.28	198.00	235.17

Current Owner Details

Name	1224 DUTCH RIDGE DEVELOPMENT,LLC
In Care Of	
Mailing Address	1950 PAINTERS RUN RD PITTSBURGH PA 15241
Deed Book	3585
Deed Page	272

Tax Mailing

Mailing Name	1224 DUTCH RIDGE
Address	1950 PAINTERS RUN RD PITTSBURGH PA 15241
Mortgage Company	-

Sales

Recorded Date	Sale Price	New Owner	Old Owner	Book	Page
12-04-2018	1	1224 DUTCH RIDGE		3585	272

Values

Appraised Land	49,400
Appraised Building	0
Appraised Total	49,400
Clean and Green	0
Taxable Land	49,400
Taxable Building	0
Total Taxable Value	49,400

LAND PAR

Line #	Type	Code	CAMA SQ FT	CAMA Acres	Value
1	A -	3 - UNDEVELOPED	14,375	.3300	\$49,390



Sorry, no sketch available  
for this record

Item	Area



Sorry, no photo available  
for this record

**BRIGHTON TOWNSHIP**  
1300 Brighton Road, Beaver, PA 15009  
Phone: (724) 774-4800 FAX: (724) 774-3565  
Email: [bryand@brightontwp.org](mailto:bryand@brightontwp.org)

**MEMORANDUM**

TO : Peter Watson  
Stellar Innovation  
2605 Maitland Center Parkway, Suite C  
Maitland, FL 32751  
EMAIL: [MLS@stellaripl.com](mailto:MLS@stellaripl.com)

RE : Right to Know Request

I serve as the Right to Know Officer for Brighton Township. On June 3, 2024 I received your request requesting Brighton Township to provide "the complete permit history, including all open and expired permits & Code Case or Active Code Lien, Street Maintenance, Housing and Building, Emergency Repair & Special Assessment Fees Due or Outstanding found ..." for

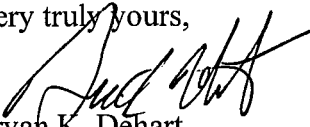
Property Address: Fox Water Trl, Beaver, PA 15009  
Parcel: 551530161031

Your request is granted.

No building permits have been issued for this property. This lot, and all other lots that are part of the Deerfield Preserve Plan of Lots, Phase No. 1, are subject to the terms and conditions of the January 6, 2021 Grading Permit issued by Brighton Township, as well as the requirements of the Developer's Agreement by and between Brighton Township and 1224 Dutch Ridge Development, LLC.

If you have additional questions, please contact me at (724) 774-4800.

Very truly yours,

  
Bryan K. Dehart  
Right to Know Officer

6/10/24  
DATE