

Property Information		Request Information		Update Information
File#:	24-2179713	Requested Date:	06/12/2024	Update Requested:
Owner:	1224 DUTCH RIDGE DEVELOPMENT,LLC	Branch:		Requested By:
Address 1:	Vacant (55-153-0161.043) 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	<p>Per Brighton Township Department of Zoning there are no Code Violation cases on this property.</p> <p>Collector: Brighton Township Payable Address: 1300 Brighton Road Beaver, PA 15009 Business# (724) 774-4800</p>
PERMITS	<p>Per Brighton Township Building Department there are no Open/Pending/ Expired Permit on this property.</p> <p>Collector: Brighton Township Payable Address: 1300 Brighton Road Beaver, PA 15009 Business# (724) 774-4800</p>
SPECIAL ASSESSMENTS	<p>Per Brighton Township Department of Finance there are no Special Assessments/liens on the property.</p> <p>Collector: Brighton Township Payable Address: 1300 Brighton Road Beaver, PA 15009 Business# (724) 774-4800</p>
DEMOLITION	NO
UTILITIES	<p>Water,Sewer & Garbage</p> <p>This property is vacant and is not currently serviced for public utilities.</p>

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PARID: 551530161043
1224 DUTCH RIDGE

ROLL: REAL
0 FOX WATER TRL

Parcel

Property Location 0 FOX WATER TRL
Unit Desc -
Unit #
Legal Description PAR B1 DEERFLD PRSRVE
PL PH#1
Tax District 55 - BRIGHTON TOWNSHIP
School District S03 - BEAVER

Class R - RESIDENTIAL
LUC 930 - WATER AREAS

Topo 3 - Below Street
Utilities 1 - All Public
Roads 6 - 6

Total Cards 1
Living Units 0
Billed Acres .44

Delinquent Taxes Due Detail

Billing Yr	Authority	Tax Type	Delq Tax	Penalty	Interest	Cost Amount	Balance
2023	55	MUNI	4.20	.42	.15	.00	4.77
2023	CNTY	GEN	7.80	.78	.30	114.00	122.88
2023	S03	SCHL	29.15	2.92	.44	.00	32.51
2022	CNTY	GEN	7.80	.78	1.02	84.00	93.60
Total:			48.95	4.90	1.91	198.00	253.76

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 52,800
Appraised Building 0
Appraised Total 52,800
Clean and Green 0
Taxable Land 52,800
Taxable Building 0
Total Taxable Value 52,800

LAND PAR

Line #	Type	Code	CAMA SQ FT	CAMA Acres	Value
1	A -	3 - UNDEVELOPED	19,166	.4400	\$52,790



Sorry, no sketch available
for this record

Item	Area
<hr/>	



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

MEMORANDUM

TO : Peter Watson
Stellar Innovation
2605 Maitland Center Parkway, Suite C
Maitland, FL 32751
EMAIL: 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

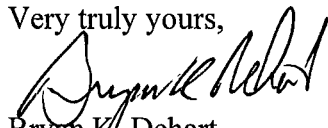
Property Address: 0 Fox Water Trl, Beaver, PA 15009
Parcel: 551530161043

Your request is granted.

This lot is designated as non-buildable. 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