

Property Information		Request Information		Update Information
File#:	24-2179714	Requested Date:	06/12/2024	Update Requested:
Owner:	1224 DUTCH RIDGE DEVELOPMENT,LLC	Branch:		Requested By:
Address 1:	Vacant (55-153-0161.044) 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: 551530161044  
1224 DUTCH RIDGE

ROLL: REAL  
0 FOX WATER TRL

Parcel

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

Class R - RESIDENTIAL  
LUC 930 - WATER AREAS

Topo 1 - Level  
Utilities 1 - All Public  
Roads 6 - 6

Total Cards 1  
Living Units 0  
Billed Acres 4.85

Delinquent Taxes Due Detail

Billing Yr	Authority	Tax Type	Delq Tax	Penalty	Interest	Cost Amount	Balance
2023	55	MUNI	7.00	.70	.25	.00	7.95
2023	CNTY	GEN	13.00	1.30	.50	114.00	128.80
2023	S03	SCHL	48.59	4.86	.72	.00	54.17
2022	CNTY	GEN	13.00	1.30	1.70	84.00	100.00
Total:			81.59	8.16	3.17	198.00	290.92

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 181,000  
Appraised Building 0  
Appraised Total 181,000  
Clean and Green 0  
Taxable Land 181,000  
Taxable Building 0  
Total Taxable Value 181,000

LAND PAR

Line #	Type	Code	CAMA SQ FT	CAMA Acres	Value
1	A -	3 - UNDEVELOPED	211,266	4.8500	\$180,990



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for this record

Item	Area
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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

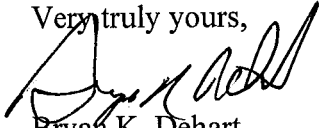
Property Address: 0 Fox Water Trl, Beaver, PA 15009  
Parcel: 551530161044

Your request is granted.

This lot is designated as non-buildable and is a conservation easement and storm sewer detention easement. It serves as the stormwater retention pond for the Deerfield Preserve Plan. 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