



## Property Information

File#: BS-W01469-5689654399  
Owner: FRANK BRADY  
Address 1: 229 E Valley Forge Rd  
Address 2:  
City, State Zip: King of Prussia, PA

## Request Information

Requested Date: 10/25/2023  
Branch:  
Date Completed:  
# of Jurisdiction(s):  
# of Parcel(s): 1

## Update Information

Update Requested:  
Requested By:  
Update Completed:

## Notes

**CODE VIOLATIONS** Per Upper Merion Township Department of Zoning there are no Code Violation cases on this property.  
Collector: Upper Merion Township  
Payable Address: 175 W. Valley Forge Road, King of Prussia, PA 19406  
Business# (610) 205-8536

**PERMITS** Per Upper Merion Township Department of Building there are no Open/ Pending/ Expired Permit on this property.  
Collector: Upper Merion Township  
Payable Address: 175 W. Valley Forge Road, King of Prussia, PA 19406  
Business# (610) 205-8536

**SPECIAL ASSESSMENTS** Per Upper Merion Township Department of Finance there are no Special Assessments/liens on the property.  
Collector: Upper Merion Township  
Payable Address: 175 W. Valley Forge Road, King of Prussia, PA 19406  
Business# (610) 205-8536

**DEMOLITION** NO



UTILITIES

**Water:**

Account #: N/A  
Payment Status: N/A  
Status: Pvt & Non- Liable  
Amount: N/A  
Good Thru: N/A  
Account Active: N/A  
Collector: Aqua Pennsylvania  
Payable Address: 762 West Lancaster Avenue, Bryn Mawr, PA 19010  
Business # (877) 987-2782

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

**Sewer:**

Account #: 0006180608  
Payment Status: DUE  
Status: Pvt & Liable  
Amount: \$122.08  
Good Thru: 12/29/2023  
Account Active: YES  
Collector: Upper Merion Township  
Payable Address: 175 W. Valley Forge Road, King of Prussia, PA 19406  
Business # (610) 205-8545

**Garbage:**

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

**Parcel**

TaxMapID	58014A039
Parid	58-00-19630-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	229 E VALLEY FORGE RD
Lot #	5
Lot Size	14700 SF
Front Feet	105
Municipality	UPPER MERION
School District	UPPER MERION AREA
Utilities	ALL PUBLIC//

**Owner**

Name(s)	BRADY ROBERT F
Name(s)	
Mailing Address	229 E VALLEY FORGE RD
Care Of	
Mailing Address	
Mailing Address	KING OF PRUSSIA PA 19406

**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
144,050	144,050	

**Estimated Taxes**

County	610
Montco Community College	56
Municipality	524
School District	3,169
Total	4,359
Tax Lien	<a href="#">Tax Claim Bureau Parcel Search</a>

**Last Sale**

Sale Date	30-JAN-12
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5826-00500
Grantor	BRADY FRANK W & JUNE M
Grantee	BRADY ROBERT F
Date Recorded	31-JAN-12

**Sales History**

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
01-30-2012	\$1	0	5826-00500	BRADY FRANK W & JUNE M	BRADY ROBERT F	01-31-2012
01-01-1966	\$0	0	-		BRADY FRANK W & JUNE M	

**Lot Information**

Lot Size	14700 SF
Lot #	5
Remarks	
Remarks	
Remarks	

## Residential Card Summary

Card	1
Land Use Code	1101
Building Style	SPLIT LEVEL
Number of Living Units	1
Year Built	1959
Year Remodeled	
Exterior Wall Material	FRAME
Number of Stories	1
Square Feet of Living Area	1,711
Total Rms/Bedrms/Baths/Half Baths	7/3/1/1
Basement	FULL
Finished Basement Living Area	580
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	1
Pre Fab Fireplace	
Heating	CENTRAL
System	WARM FORCED AIR
Fuel Type	GAS
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	580
Basement Garage No. of Cars	

## Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
144,050	144,050			O	13-JUN-97
	144,050		01-JAN-98	REASSESSMENT	
	7,300		01-JAN-87		



**UPPER MERION TOWNSHIP**  
**BOARD OF SUPERVISORS**

175 WEST VALLEY FORGE ROAD  
KING OF PRUSSIA, PA 19406-1802  
610-265-2600  
FAX: 610-265-0482  
www.umtownship.org

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SECRETARY-TREASURER**

ANTHONY HAMADAY

**TOWNSHIP SOLICITOR**

FIRM OF:  
Kilkenny Law

November 15, 2023



**Re: 229 E. Valley Forge Road, King of Prussia, PA 19406**

We are the governing municipal authority with jurisdiction over the above-referenced property. The property is located in the R-2 Residential Zoning District. The regulations are outlined under Article VI of the Township Code.

To the best of my knowledge, there is no outstanding building, fire or zoning code violation associated with the above-referenced property.

Please contact Donna Spause at 610-265-2600 or [dspause@umtownship.org](mailto:dspause@umtownship.org) for all other outstanding assessments, sewer certifications or municipal liens.

Be advised, this compliance letter is a result of a file search and not an actual site inspection. If you have any questions, please contact me at 610-205-8511

Sincerely,

Mark A. Zadroga  
Director of Code Enforcement

REF NO: BS-W01469-5689654399

DATE: 10/30/2023

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

- Please advise if the below address has any OPEN/PENDING/EXPIRED Permits that needs attention and any fees due currently
- Also advise if there are any Code Violation or fines due that needs attention currently
- Any unrecorded liens/fines/special assessments due

Purpose: Refinance

<b>Borrower Name</b>	Frank Brady
<b>Property Address</b>	229 E Valley Forge Rd, King of Prussia, PA 19406
<b>Parcel Number</b>	58-00-19630-00-4
<b>County/Town</b>	Upper Merion Township

Payable address- 175 W. Valley Forge Road, King of Prussia, PA 19406

Payee Name: Upper Merion Township c/o Mark Zadroga, Zoning Officer

**Note: A check is enclosed for this search request of \$300.00**



RECEIVED

NOV 09 2023  
Upper Merion Tow  
PERMITS OFF

## Sunep T Jamir

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**From:** Rose Grosso <rgrosso@umtownship.org>  
**Sent:** Monday, October 30, 2023 2:49 PM  
**To:** Cathy Dolan; Sunep T Jamir  
**Subject:** RE: 229 E Valley Forge Rd - Right to Know Request - Code, Permit & Special Assessments  
**Attachments:** RTK 103023 229 E Valley Forge Road Permit Log.pdf

You don't often get email from rgrosso@umtownship.org. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached is the Permit Log for the subject property. There is one permit on it from 2005. The balance of the information request will require a Compliance Letter. Cath will work with you on that if you wish to proceed.  
Thanks.

*ROSE GROSSO*

**Permits Officer**  
**Upper Merion Township**  
**175 W Valley Forge Road**  
**King of Prussia, PA 19406**  
**(610) 205-8507 – Direct Dial**  
[rgrosso@umtownship.org](mailto:rgrosso@umtownship.org)  
PERMIT OFFICE HOURS : 8:15AM to 5:00PM, Monday through Friday

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**From:** Cathy Dolan <cdolan@umtownship.org>  
**Sent:** Monday, October 30, 2023 12:00 PM  
**To:** Sunep.Jamir@stellaripl.com; Rose Grosso <rgrosso@umtownship.org>  
**Subject:** FW: 229 E Valley Forge Rd - Right to Know Request - Code, Permit & Special Assessments

We are in receipt of your right to know request and have forwarded it to the appropriate department for review. We will be in touch when completed.

Thank you,

*Cathyann Dolan*  
*Executive Assistant*  
*Upper Merion Township*  
*175 W. Valley Forge Road*  
*King of Prussia, PA 19406*  
*610-265-2600 x1206*  
[cdolan@umtownship.org](mailto:cdolan@umtownship.org)

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**From:** Sunep T Jamir <[Sunep.Jamir@stellaripl.com](mailto:Sunep.Jamir@stellaripl.com)>  
**Sent:** Sunday, October 29, 2023 7:20 AM  
**To:** Right To Know Requests <[rtkrequest@umtownship.org](mailto:rtkrequest@umtownship.org)>  
**Cc:** MLS <[MLS@stellaripl.com](mailto:MLS@stellaripl.com)>  
**Subject:** 229 E Valley Forge Rd - Right to Know Request - Code, Permit & Special Assessments

Hello,

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

**Address: 229 E Valley Forge Rd, King of Prussia, PA 19406,**

**Parcel: 58-00-19630-00-4**

**Owner: FRANK BRADY**

1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.
3. Advise if there are any unrecorded liens/fines/special assessments due.

Regards,

Sunep T Jamir

DISCLAIMER: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately. (iv) The recipient should check this email and any attachments for the presence of malware. The company accepts no liability for any damage caused by any Malware transmitted by this email.



# Upper Merion Township

175 W Valley Forge Rd  
King of Prussia, PA 19406  
Phone: 610-265-2600

All Associated Records  
229 E VALLEY FORGE RD KING OF  
PRUSSIA



Permit Type	Permit #	Due Date	ST #	Description	Status
Window, Roof, Siding	20052041	9/8/2005		ROOF	Completed



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ANTHONY HAMADAY

**TOWNSHIP SOLICITOR**

FIRM OF:  
Kilkenny Law

November 21, 2023



**SEWER CERTIFICATION: ACCOUNT #0006180608/PARCEL #58-00-19630-00-4**

This is to certify that the property situated at **229 EAST VALLEY FORGE ROAD** Upper Merion Township, and owned by **FRANK BRADY** has outstanding amounts due against it. The sewer assessment for the above-mentioned property has been paid. The sewer rental **HAS NOT** been paid to the period ending **NOVEMBER 27, 2023**. **AT SETTLEMENT KINDLY COLLECT AND SEND THE TOWNSHIP THE FOLLOWING:**

**\$ 122.08 SERVICE PERIOD COVERING 07/01/23 TO 11/27/23 (BILL TO BE ISSUED 01/01/24)**  
**\$ 122.08 PAYMENT DUE AT SETTLEMENT**

**Future bills for this property will be issued semi-annually, July 1<sup>st</sup> and January 1<sup>st</sup> in the amount of \$149.50 per the township code section 130, real estate registry.**

If this office can be of further assistance, please feel free to call.

Sincerely,  
*Dawn Zadroga*  
Dawn Zadroga  
Accounts Receivable  
Upper Merion Township

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**Certification fee in the amount of \$35.00, Check #966.**

**PROPERTY ADDRESS: 229 EAST VALLEY FORGE ROAD**

**GRANTOR: FRANK BRADY**

**GRANTEE: N/A**

**SETTLEMENT: 11/27/23**