

Property Information		Request Information		Update Information	
File#:	24-2194208	Requested Date:	07/09/2024	Update Requested:	
Owner:	D.R. HORTON-WPA, LLC	Branch:		Requested By:	
Address 1:	103 Fox Water Trl	Date Completed:	08/07/2024	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
Account #: N/A
Payment Status: N/A
Status: Pvt & Non-Lienable
Amount: N/A
Good Thru: N/A
Account Active: Yes
Collector: Brighton Township
Payable: 1300 Brighton Road Beaver, PA 15009
Business # (724) 774-4803

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

Garbage:
Garbage private hauler with lien status and balance unknown.

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 July 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: 103 Fox Water Trl, Beaver, PA 15009
Parcel: 551530161003

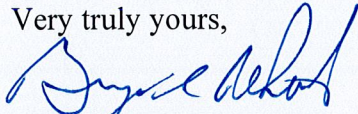
Your request is granted.

The building permit was issued for this property on June 21, 2021. The occupancy permit was issued for this property on June 2, 2022. There are no open or active code violations or fees due or outstanding for the 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

July 9, 2024
DATE

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PARID: 551530161003
 D.R. HORTON-WPA, LLC

ROLL: REAL
 103 FOX WATER TRL

Parcel

Property Location	103 FOX WATER TRL
Unit Desc	-
Unit #	
Legal Description	LOT 102 DEERFLD PRSRVE PL PH#1 HS GR
Tax District	55 - BRIGHTON TOWNSHIP
School District	S03 - BEAVER

Class	R - RESIDENTIAL
LUC	110 - SINGLE FAMILY DWELLING-DETACHED

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

Total Cards	1
Living Units	1
Billed Acres	.35

Current Owner Details

Name	D.R. HORTON-WPA, LLC
In Care Of	
Mailing Address	1603 CARMODY CT STE 300 SEWICKLEY PA 15143
Deed Book	3697
Deed Page	613

Tax Mailing

Mailing Name	D.R. HORTON-WPA, LLC
Address	1603 CARMODY CT STE 300 SEWICKLEY PA 15143
Mortgage Company	-

Sales

Recorded Date	Sale Price	New Owner	Old Owner	Book	Page
06-11-2024	1,345,949	D.R. HORTON-WPA, LLC	DAN RYAN BUILDERS	3697	613
07-21-2021	425,000	DAN RYAN BUILDERS	1224 DUTCH RIDGE	3641	334
12-04-2018	1	1224 DUTCH RIDGE		3505	272

Values

Appraised Land	50,200
Appraised Building	601,200
Appraised Total	651,400
Clean and Green	0
Taxable Land	50,200
Taxable Building	601,200
Total Taxable Value	651,400

LAND PAR

Line #	Type	Code	CAMA SQ FT	CAMA Acres	Value
1	A -	3 - UNDEVELOPED	15,246	.3500	\$50,170

Residential Characteristics

Card	1
Year Built	2021
Remodeled Year	

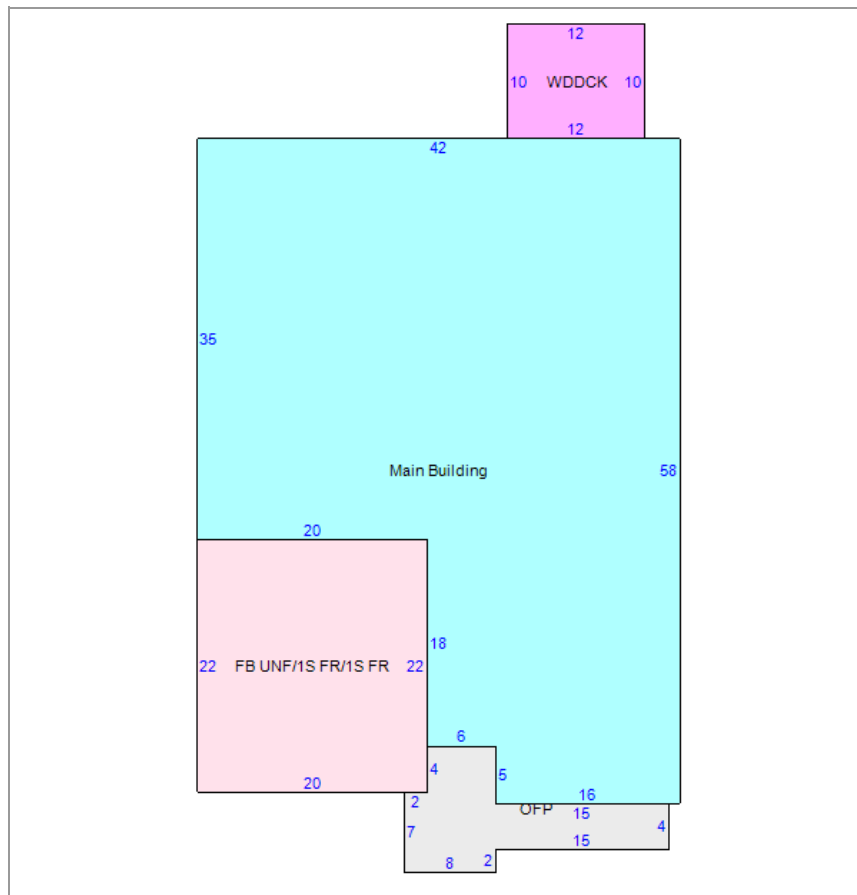
Ground Floor Living Area	1946
Total Square Feet Living Area	3,799
Number of Stories	1.5
Grade	C+
CDU	AV - AVERAGE
Style	05 - CAPE
Total Rooms	7
Bedrooms	3
Full Baths	3
Half Baths	
Total Fixtures	11
Additional Fixtures	
Heating	4 - CENTRAL W/ AC
Heating Fuel Type	2 - GAS
Heating System	2 - FORCED AIR
Attic Code	1 - NONE
Unfinished Area	
Rec Room Area	880
Finished Basement Area	0
Fireplace Openings	
Fireplace Stacks	
Bsmt Garage (Num of Cars)	
Condo Level	
Condo Type	-
Basement	5 - PIER/POLE
Physical Condition	3 - AVERAGE

Additions

Card #	Addition #	Lower	First	Second	Third	Year Built	Area
1	0	-	-	-	-		1,946
1	1	-	31 - WDDCK	-	-		120
1	2	-	11 - OFP	-	-		140
1	3	50 - FB UNF	10 - 1S FR	10 - 1S FR	-		440

OBY

Card	Line	Code	Year Built	Width x Length	Area	Grade	Condition	RCNLD Value
1	1	RT2 - PATIOS (FLAG, STONE, BRICK)	2022	250 x 1	250 C - AVERAGE QUALITY		A - AVERAGE	880



Item	Area
Main Building	1946
WDDCK - 31:WOOD DECK	120
PATIO STN - RT2:PATIOS (FLAG, STONE, BRICK)	250
OFP - 11:OPEN FRAME PORCH	140
FB UNF/1S FR/1S FR - 50/10/10:BSMT UNFIN/1S FRAME/1S FRAME	440



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