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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

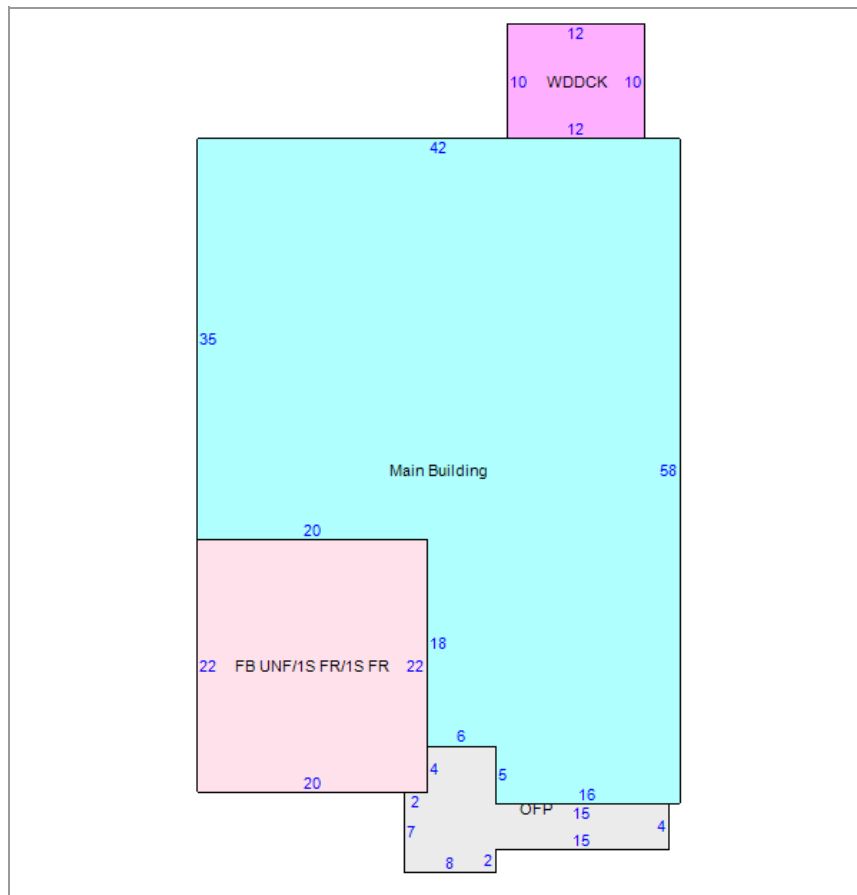
Ground Floor Living Area	1946
Total Square Feet Living Area	3,799
Number of Stories	1.5
Grade	C+
CDU	AV - AVERAGE
Style	05 - CAPE
Total Rooms	7
Bedrooms	3
Full Baths	3
Half Baths	
Total Fixtures	11
Additional Fixtures	
Heating	4 - CENTRAL W/ AC
Heating Fuel Type	2 - GAS
Heating System	2 - FORCED AIR
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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