

Property Information		Request Information		Update Information
File#:	24-2176243	Requested Date:	07/15/2024	Update Requested:
Owner:	MARONDA HOMES, LLC	Branch:		Requested By:
Address 1:	410 Saint Faustina Street	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Imperial, PA 15126	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per Town of Findlay Department of Zoning there are no Code Violation cases on this property.</p> <p>Collector: Town of Findlay Payable Address: 1271 Route 30 PO Box W Clinton PA 15026 Business# (724) 695-0500</p>
PERMITS	N/A
SPECIAL ASSESSMENTS	<p>Per Town of Findlay Department of Finance there are no Special Assessments/liens on the property.</p> <p>Collector: Town of Findlay Payable Address: 1271 Route 30 PO Box W Clinton PA 15026 Business# (724) 695-0500</p>
DEMOLITION	NO
UTILITIES	<p>WATER, SEWER & GARBAGE</p> <p>This property is vacant, and is not currently serviced for public utilities.</p>

Parcel ID : 1319-K-00019-0000-00
 Property Address : 410 SAINT FAUSTINA ST
 IMPERIAL, PA 15126

Municipality : 910 Findlay
 Owner Name : MARONDA HOMES, LLC

School District :	West Allegheny	Neighborhood Code :	91001
Tax Code :	Taxable	Owner Code :	CORPORATION
Class :	RESIDENTIAL	Recording Date :	6/13/2024
Use Code :	BUILDERS LOT	Sale Date :	5/30/2024
Homestead* :	No	Sale Price :	\$77,000
Farmstead :	No	Deed Book :	19702
Clean And Green	No	Deed Page :	206
Other Abatement :	No	Lot Area :	12,178 SQFT

* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.
 New owners wishing to receive the abatement must apply.
 The deadline to apply is March 1st of each year.
 Details may be found on the [County's abatement page](#).

Due to the amendment of Article 210 of the Administrative Code of Allegheny County by Ordinance 06-24-OR, which changes the appeal window for the 2025 tax year to August 1, 2024 through October 1, 2024, the values posted here for tax year 2025 are pre-certified values; they have not yet been certified by the Chief Assessment Officer under §5-210.08 of the Administrative Code of Allegheny County. Values will be certified on or before January 15, 2025

2025 Full Base Year Market Value (Projected)		2025 County Assessed Value (Projected)	
Land Value	\$500	Land Value	\$500
Building Value	\$0	Building Value	\$0
Total Value	\$500	Total Value	\$500

2024 Full Base Year Market Value		2024 County Assessed Value	
Land Value	\$500	Land Value	\$500
Building Value	\$0	Building Value	\$0
Total Value	\$500	Total Value	\$500

2023 Full Base Year Market Value		2023 County Assessed Value	
Land Value	\$500	Land Value	\$500
Building Value	\$0	Building Value	\$0
Total Value	\$500	Total Value	\$500

Address Information

Owner Mailing : 600 BURSCA DR STE 602
 BRIDGEVILLE, PA 15017-1418

Tom Garrett

From: Praveen Immanuel <praveen.immanuel@stellaripl.com>
Sent: Friday, August 2, 2024 5:14 PM
To: Tom Garrett
Cc: Laura Savage
Subject: RE: Attn: Kevin Smith

Hello Tom,

Hope you are doing well.

We requested for couple of orders to be researched and we also received the results, but we see we have not received the results for the below properties.

We have also made the payments for the same.

Could you please check and advise the status or send us the results for the below mentioned properties.

~~Saint Faustina Street, Imperial, PA 15126~~

- ✓ 410 Saint Faustina Street, Imperial, PA 15126 Lot 119 ATTACHED
- ✓ 114 Holy Cross Drive SEE ATTACHED
- ✓ 406 Saint Faustina Street SEE ATTACHED
- ✓ 415 Saint Faustina Street NO INFO.
- ✓ 413 Saint Faustina Street NO INFO.
- ✓ 120 Holy Cross Drive SEE ATTACHED
- ✓ Vacant (1319-L-41) Holy Cross Drive 122 Holy cross ATTACHED

Your assistance in this would be really appreciated.

Thank You!

Regards,

Praveen Immanuel

Lien Search Department

Email- praveen.immanuel@stellaripl.com



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From: Tom Garrett <tgarrett@findlaywp.org>

Sent: Saturday, July 13, 2024 1:16 AM

To: MLS <mls@stellaripl.com>

Cc: Laura Savage <lsavage@findlaywp.org>

Subject: RE: Attn: Kevin Smith

Township of Findlay Use By Right

Please print or type. Missing or incomplete information may cause a delay in the processing of this application.

Name of Owner: MARONDA HOMES LLC Phone: 412-220-3082 EXT 4617 Email: JHARTLE@MARONDA.COM

Address of Owner: 600 BURSCA DRIVE SUITE 602 BRIDGEVILLE PA 15017

Name of Applicant: SAME Phone: _____ Email: _____

Address of Applicant: _____

Engineer: SAME Phone: _____

Project/Site Name: THE ABBEY

Address/Location: 410 ST FAUSTINA STREET IMPERIAL PA 15126 County Tax ID#: 1319-K-19

Acreage/Sq.Ft.: 0.280 /3746 Zoning: _____ Overlay District: _____

Est. Completion Date: EST OCT 2024 Est. Project Cost: \$340,606.00

RESIDENTIAL:
No. of Lots: 1 No. of Buildings: 1 No. of Dwelling Units: _____

COMMERCIAL/INST:
No. of Buildings: _____ No. of Shops: _____ Total Sq.Ft.: _____

Present Use: VACANT LOT

Proposed Use or Alterations: SINGLE FAMILY HOME

Has a previous application been filed with the Supervisors for this property? NO
If so, when? _____

INSTRUCTIONS TO APPLICANT

This application must be submitted to the Zoning Administrator along with the following supplemental materials:

- (a) Three (3) copies of a Site Plan, as defined by the Findlay Township Zoning Ordinance, in addition to an electronic copy;
- (b) Completed Site Capacity Worksheet (available at the Township Office);
- (c) Application review fee: \$25.00
 - Single Family - \$25.00
 - Commercial/Industrial - \$25.00 for the 1st 5,000 sq.ft. + \$2.00 for each additional 1,000 sq.ft and \$200 escrow.
 - Apartments - \$25.00 for the 1st three + \$5.00 for each additional apartment and \$200 escrow.

DocuSigned by: Jody Hartle For Maronda Homes LLC 5/20/2024 | 14:31:54 EDT
Signature of Owner Date

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

** NOTE: NOTARY NOT REQUIRED FOR RESIDENTIAL **

_____ being duly sworn, deposed and says that he is the owner of the premise herein described, and that all the above statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. Sworn to and subscribed before me this _____ day of _____, 20_____.

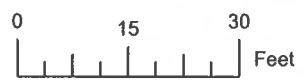
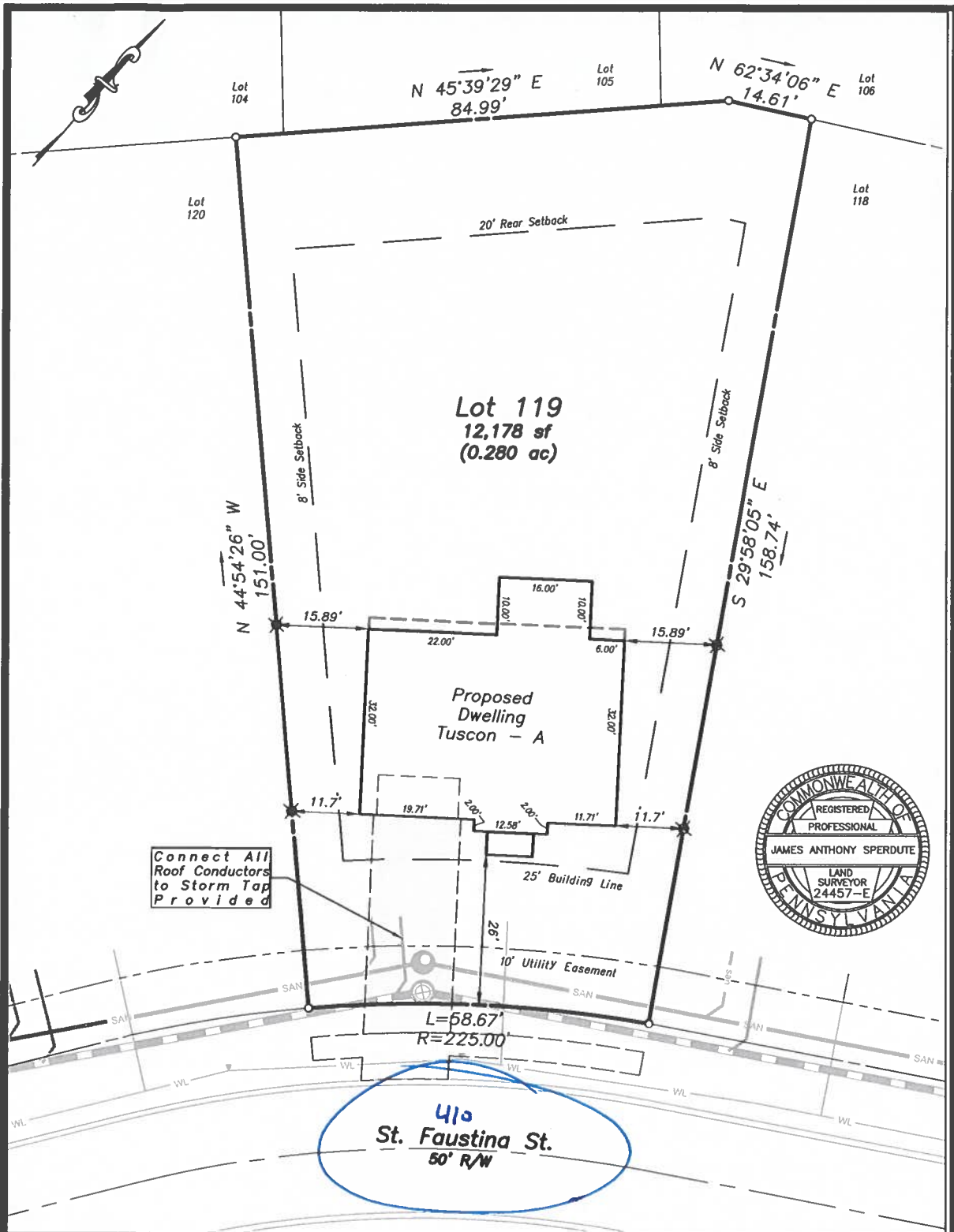
Notary Public _____ Date _____

My commission expires: _____ (SEAL)

APPROVED BY: [Signature] 5/22/24
Zoning Administrator Date

OFFICIAL USE ONLY:

Date of Application: 5/21/24 Amount Paid: 25.00 Check #: 494663 Building Permit #: 24-170



Date	Revision	By

Plan of Survey Prepared for

Maronda Homes

Being Lot 119 of the "The Abbey" Plan of Lots
Phases 1 and 2 Revised - Recorded at PBV 314, Pg 78
Brighton Township, Beaver County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company

108 Deer Lane
Harmony, PA 16037

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Dwg No. 0194-2426499	AB0119
Scale 1" = 20'	
Date 5/13/2024	
Drawn By APS/JSS	