



## Property Information

## Request Information

## Update Information

File#:	BS-W01469-7713185629	Requested Date:	10/25/2023	Update Requested:
Owner:	PILAR MCCULLON	Branch:		Requested By:
Address 1:	224 Devon Rd	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Fairless Hills, PA	# of Parcel(s):	1	

## Notes

**CODE VIOLATIONS** Per Falls Township Department of Zoning there are no Code Violation cases on this property.  
Newtown Township

Collector: Falls Township  
Payable Address: 450 Lincoln Highway, Fairless Hills, PA 19030  
Business# (215) 949-9000

**PERMITS** Per Falls Township Department of Building there are no Open/ Pending/ Expired Permit on this property.

Collector: Falls Township  
Payable Address: 450 Lincoln Highway, Fairless Hills, PA 19030  
Business# (215) 949-9000

**SPECIAL ASSESSMENTS** Per Falls Township Department of Finance there are no Special Assessments/liens on the property.

Collector: Falls Township  
Payable Address: 450 Lincoln Highway, Fairless Hills, PA 19030  
Business# (215) 949-9000

**DEMOLITION** NO

**UTILITIES** Water & Sewer:  
Account #: 1057.01  
Payment Status: DELINQUENT  
Status: Pvt & Liable  
Amount: \$283.87  
Good Thru: 11/30/2023  
Account Active: YES  
Collector: Township of Falls Authority  
Payable Address: 557 Lincoln Highway, Fairless Hills, PA 19030  
Business # 215-946-6062

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

Garbage:  
GARBAGE BILLED WITH TAXES



# Township of Falls

## BUCKS COUNTY, PA

### Board of Supervisors

Jeffry E. Dence · Jeffrey M. Boraski · Brian M. Galloway · John W. Palmer · Erin M. Mullen

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November 2, 2023

**Re: Right to Know Request Received October 27, 2023**

You previously wrote to the Township requesting the following records: “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. 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. Address: 224 Devon Rd, Fairless Hills, PA 19030 Parcel: 13-006-058 Owner: PILAR MCCULLON?”

Your request is denied. The denial of your request is made due to no responsive records being located as a result of the Township search.

You have a right to appeal this response in writing to Executive Director, Office of Open Records, 333 Market Street, 16th Floor, Harrisburg, PA 17101-2234. If you choose to file an appeal you must do so within 15 business days of the mailing date of the Agency’s response. Please note that a copy of your original Right-To-Know request and this denial letter must be included when filing an appeal. The law also requires that you state the reasons why the record is a public record and address the reasons the Agency denies your request. Visit the Office of Open Records website for additional information.

Please be advised that this correspondence will serve to close this record with our offices as permitted by law.

Sincerely,

*Matthew Takita, rm*

Matthew Takita  
Township Manager and  
Open Records Officer

**Parcel**

Included Parcel No  
Included Parcel Parent  
Has Included Parcel  
  
Property Address 224 DEVON RD  
Unit Desc -  
Unit #  
City  
State  
Zip  
  
File Code 1 - Taxable  
Class R - Residential  
LUC 1002 - Ranch  
Additional LUC -  
School District S12 - PENNSBURY SD  
Special Sch Dist -  
  
Topo -  
Utilities 1 - All Public  
Roads 1 - Paved  
  
Total Cards 1  
Living Units 1  
CAMA Acres 0

**Parcel Mailing Details**

In Care Of  
Mailing Address 224 DEVON RD  
  
FAIRLESS HILLS PA 19030

**Current Owner Details**

Name MCCULLON, PILAR P  
  
In Care Of  
Mailing Address 224 DEVON RD  
  
FAIRLESS HILLS PA 19030

Book  
Page

**Owner History**

Date	Owner Name 1	Owner Name 2	Address	Recorded Dt	Sale Date	Book	Page
31-JUL-13	MCCULLON, PILAR P		224 DEVON RD	15-JUL-13	11-JUL-13		
31-JUL-13	BURKHOLDER, LYNN		224 DEVON RD	10-MAR-11	28-JAN-11	6678	1051
24-MAR-11	BURKHOLDER, LYNN		224 DEVON RD	10-MAR-11	28-JAN-11	6678	1051
12-MAY-05	SAUNDERS, WILLIAM E		224 DEVON RD	18-JAN-96	04-JAN-96	1168	2216
29-JAN-79	WILKINSON, RUTH M			29-JAN-79	29-JAN-79	2322	196
01-JAN-00	WILKINSON, JANE ANNE			01-JAN-00	18-JUL-60	1552	256

**Homestead**

Tax Year	Exemption Code	Status	Notice Mailed	Notice Date	Amount
2023	HOME12	A	Y	14-APR-14	0

### Residential

Card	1
Year Built	1951
Remodeled Year	
LUC	1002 - Ranch
ESTIMATED Ground Floor Living Area	1584
ESTIMATED Total Square Feet Living Area	1584
Number of Stories	1
Style	02 - Ranch
Bedrooms	0
Full Baths	2
Half Baths	0
Total Fixtures	8
Additional Fixtures	0
Heating	3 - Central Air Conditioning
Heating Fuel Type	2 - Gas
Heating System	2 - Warm Air
Attic Code	1 - None
Unfinished Area	
Rec Room Area	
Finished Basement Area	
Fireplace Openings	0
Fireplace Stacks	0
Prefab Fireplace	
Bsmt Garage (Num of Cars)	0
Condo Level	
Condo Type	-
Basement	1 - None
Exterior Wall	1 - Frame or Equal

### Additions

Card #	Addition #	Lower	First	Second	Third	Year Built	Area
1	0	-	-	-	-		1,584
1	1	-	11 - OFP	-	-		184
1	2	-	36 - GRHS	-	-		224
1	3	-	30 - CRPT	-	-		308

### Land

Line Number	1
Frontage	
Depth	120.0000
Units	
CAMA Square Feet	
CAMA Acres	

### Legal Description

Municipality	13
School District	S12
Property Location	224 DEVON RD
Description	-
Building/Unit #	

Subdivision Parent Parcel 13006058  
 Legal 1 LOT #97 SEC A FAIRLESS HI  
 Legal 2 LLS  
 Legal 3 75X120  
 Deeded Acres  
 Deeded Sq Ft

**Values**

Exempt Land 0  
 Exempt Building 0  
 Total Exempt Value 0  
 Assessed Land 5,400  
 Assessed Building 14,600  
 Total Assessed Value 20,000  
 Estimated Market Value 273,970

**Homestead**

Tax Year	Exemption Code	Status	Notice Mailed	Notice Date	Amount
2023	HOME12	A	Y	14-APR-14	0

**Assessment History**

Date	Reason CD	Notice Date	Effective Date	Land Asmt	Bldg Asmt	Total Asmt	319 Land	319 Bldg	319 Total	Homestead Mailed?	Tax Year
29-JUN-23	390 - School			\$5,400	\$14,600	\$20,000	\$0	\$0	\$0	M	2023
31-JAN-23	999 - Year End Certification			\$5,400	\$14,600	\$20,000	\$0	\$0	\$0	M	2023
01-JUL-22	390 - School			\$5,400	\$14,600	\$20,000	\$0	\$0	\$0	M	2022
31-JAN-22	999 - Year End Certification			\$5,400	\$14,600	\$20,000	\$0	\$0	\$0	M	2022
06-JUL-21	390 - School			\$5,400	\$14,600	\$20,000	\$0	\$0	\$0	M	2021
02-JUL-20	390 - School			\$5,400	\$14,600	\$20,000	\$0	\$0	\$0	M	2020
02-JUL-19	390 - School			\$5,400	\$14,600	\$20,000	\$0	\$0	\$0	M	2019
02-JUL-18	390 - School			\$5,400	\$14,600	\$20,000	\$0	\$0	\$0	M	2018
30-JUN-17	390 - School			\$5,400	\$14,600	\$20,000	\$0	\$0	\$0	M	2017
06-JUL-16	390 - School			\$5,400	\$14,600	\$20,000	\$0	\$0	\$0	M	2016
01-JUL-15	390 - School			\$5,400	\$14,600	\$20,000	\$0	\$0	\$0	M	2015
07-JUL-14	390 - School			\$5,400	\$14,600	\$20,000	\$0	\$0	\$0	M	2014
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$5,400	\$14,600	\$20,000	\$0	\$0	\$0		2010
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$5,400	\$14,600	\$20,000	\$0	\$0	\$0		2009
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$5,400	\$14,600	\$20,000	\$0	\$0	\$0		2008
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$5,400	\$14,600	\$20,000	\$0	\$0	\$0		2007
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$5,400	\$14,600	\$20,000	\$0	\$0	\$0		2005

**ASSESSMENT HISTORY**

Note: To find the current assessment for totally exempt parcels you MUST refer to the Values Tab. Parcels that are partially taxable and partially exempt will show the assessed taxable portion only in the Assessment History Tab.

**Exemptions**

Taxyr	Exemption	Amount
2023	SD12 - PENNSBURY	\$ .00

**Sales**

Sale Date	Sale Price	New Owner	Old Owner
11-JUL-13	224,000	MCCULLON, PILAR P	BURKHOLDER, LYNN
28-JAN-11	127,500	BURKHOLDER, LYNN	SAUNDERS, WILLIAM E
04-JAN-96	86,500	SAUNDERS, WILLIAM E	WILKINSON RUTH M
29-JAN-79	0	WILKINSON, RUTH M	WILKINSON JANE ANNE
18-JUL-60	0	WILKINSON, JANE ANNE	

**Sale Details** 1 of 5

Sale Date	11-JUL-13
Sales Price	224,000
New Owner	MCCULLON, PILAR P
Previous Owner	BURKHOLDER, LYNN
Transfer Tax	2240
Recorded Date	15-JUL-13
Instrument Type	Deed
Book	
Page	
Instrument No.	2013059364

**Estimated Tax Information**

County	\$509.00
Municipal	\$179.40
School	\$3,725.68
Total	\$4,414.08

PLEASE NOTE THAT THE MUNICIPAL RATES DO NOT INCLUDE SPECIAL TAXES, IE: TRASH; ELECTRIC; FIRE HYDRANTS, ETC. THAT INFORMATION MAY BE OBTAINED FROM YOUR LOCAL TAX COLLECTOR DIRECTLY.