



## Property Information      Request Information      Update Information

File#:	BS-W01469-7546703792	Requested Date:	10/25/2023	Update Requested:
Owner:	RICHARD TORNETTA	Branch:		Requested By:
Address 1:	208 Susan Cir	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	North Wales, PA	# of Parcel(s):	1	

## Notes

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

Collector: Montgomery Township  
Payable Address: 1001 Stump Road, Montgomeryville, PA 18936  
Business# (215) 393-6900

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

Collector: Montgomery Township  
Payable Address: 1001 Stump Road, Montgomeryville, PA 18936  
Business# (215) 393-6900

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

Collector: Montgomery Township  
Payable Address: 1001 Stump Road, Montgomeryville, PA 18936  
Business# (215) 393-6900

**DEMOLITION**      NO

**UTILITIES**

**Water:**  
Account #: 30604100-27000  
Payment Status: PAID  
Status: Pvt & Liable  
Amount: \$0.00  
Good Thru: N/A  
Account Active: YES  
Collector: North Wales Water Authority  
Payable Address: 200 W. Walnut St, North Wales, PA 19454  
Business # (215) 699-4836

**Sewer:**  
Account #: 606181-0  
Payment Status: PAID  
Status: Pvt & Liable  
Amount: \$0.00  
Good Thru: N/A  
Account Active: YES  
Collector: MTMSA - Montgomery Twp Sewer Authority  
Payable Address: 1001 Stump Rd, Montgomeryville, PA 18936  
Business # (215) 393-6930

**Garbage:**  
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

PARID: 460003919709

TORNETTA RICHARD J &amp; LAUREN

208 SUSAN CIR

**Parcel**

TaxMapID	46013G046
Parid	46-00-03919-70-9
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	208 SUSAN CIR
Lot #	46
Lot Size	600 SF
Front Feet	20
Municipality	MONTGOMERY
School District	NORTH PENN
Utilities	ALL PUBLIC//

**Owner**

Name(s)	TORNETTA RICHARD J & LAUREN
Name(s)	
Mailing Address	208 SUSAN CIR
Care Of	
Mailing Address	
Mailing Address	NORTH WALES PA 19454

**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
153,420	153,420	

**Estimated Taxes**

County	650
Montco Community College	60
Municipality	382
School District	4,547
Total	5,639
Tax Lien	<a href="#">Tax Claim Bureau Parcel Search</a>

**Last Sale**

Sale Date	22-JUL-11
Sale Price	\$298,324
Tax Stamps	2983
Deed Book and Page	5807-02751
Grantor	NVR INC T/A RYAN HOMES
Grantee	TORNETTA RICHARD J & LAUREN
Date Recorded	22-JUL-11

**Sales History**

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
07-22-2011	\$298,324	2983	5807-02751	NVR INC T/A RYAN HOMES	TORNETTA RICHARD J & LAUREN	07-22-2011
04-03-2011			5798-01318	GENERAL HANCOCK PARTNERSHIP	NVR INC T/A RYAN HOMES	04-18-2011

**Lot Information**

Lot Size	600 SF
Lot #	46
Remarks	
Remarks	
Remarks	

## Residential Card Summary

Card	1
Land Use Code	1101
Building Style	TOWNHOUSE
Number of Living Units	1
Year Built	2011
Year Remodeled	
Exterior Wall Material	FRAME
Number of Stories	2
Square Feet of Living Area	1,972
Total Rms/Bedrms/Baths/Half Baths	7/3/2/1
Basement	FULL
Finished Basement Living Area	452
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	
Pre Fab Fireplace	0
Heating	CENTRAL WITH A/C
System	WARM FORCED AIR
Fuel Type	GAS
Condo Level	1
Condo/Townhouse Type	CORNER
Attached Garage Area	
Basement Garage No. of Cars	1

## Permits

1 of 2

Permit Date	20-JUL-2016
Permit Number	16070021
Amount	9991
Purpose	SOLAR PANELS
Notes	W/ELEC
Notes	
Notes	
Status	CLOSED

## Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
153,420	153,420		01-AUG-11	NEW HOUSE	14-NOV-11
6,330	6,330		01-JAN-11	SUBDIVISION	04-MAY-11

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**From:** Mary Gambino <mgambino@montgomerytwp.org>  
**Sent:** Wednesday, November 1, 2023 2:47 PM  
**To:**  
**Cc:** Marianne J. McConnell  
**Subject:** Montgomery Township Records Request - 208 Susan Circle, North Wales PA  
**Attachments:** 208\_SUSAN CIRCLE\_46\_00010063.pdf

Good afternoon

In response to your recent request for records for 208 Susan Circle, attached please find our current file for that address. We have no records of open/pending/expired permits for 208 Susan Circle, nor do we have on file open code violations or fines. Our office does not issue liens/fines/special assessments.

Sincerely,

***Mary L. Gambino***  
***Project Development Coordinator***  
***Montgomery Township***  
***Planning & Zoning Dept.***  
***1001 Stump Road***  
***Montgomeryville, PA 18936***  
***Phone: (215) 393-6920***  
***Fax: (215) 855-1498***  
***mgambino@montgomerytwp.org***

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**North Wales Water Authority**  
**200 W Walnut St**  
**North Wales, PA, 19454**  
**Tel: 215-699-4836 Fax: 215-699-8037**

# Fax

**To:** 407-210-  
3113@securefax.telesystem.us

**From:** NWWAWalnutFax

**Fax:** 1-407-210-3113

**Date:** Nov 22/23 11:00 AM

**Subject: Refi Certification Ref # BS-W01469-7546703792**

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NOTICE: The NWWA welcomes the exchange of information in various forms; however, as state law requires formal action by the Board of Directors upon all resolutions, contracts, agreements, and comparable documents, no informal discussions or communications on those matters shall constitute formal action by the Authority. This E-mail is expected to be read and/or used only by the individual(s) for whom it is intended. If you have received this electronic communication in error, please reply to the sender advising of the error in transmission and delete the original message and any accompanying documents from your system immediately, without copying, reviewing or otherwise using them for any purpose.

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November 22nd, 2023



Customer: 30604100-27000  
Township: Montgomery  
Property Address: 208 Susan Circle  
North Wales, PA. 19454

To Whom it May Concern:

This letter certifies that the North Wales Water Authority (NWWA) provides service to the above property. Please find below a list of the services provided by NWWA and the status of the account as of the date of this letter:

**SERVICE(S) PROVIDED:**       **WATER**       **SEWER**

**ACCOUNT STATUS:**

**PAID IN FULL** on 10/12/23 (\$0.00 OR CREDIT BALANCE)

**READING DATES:**

**CURRENT READING PERIOD:** 8/21/23 through 11/20/23

**PREVIOUS READING PERIOD:** 5/22/23 through 8/21/23

**PROPERTY IS BILLED ON a**       **QUARTERLY**       **MONTHLY** basis.

***THIS LETTER IS FOR CERTIFICATION PURPOSES ONLY. If the property is going to settlement please notify NWWA AS SOON AS POSSIBLE.***

Sincerely,  
The North Wales Water Authority  
*Suzanne Martinez*

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Suzanne Martinez  
Customer Service Representative



November 20, 2023



**Sewer Certification**

Property: 208 Susan Circle  
Account: 606181-0  
Present Owner: Richard J. Tornetta

Dear Conveyancer:

This will certify that the sewer rent for the above-referenced property has been paid from date of connection through December 31, 2023, for the fixed service charge (quarterly \$87.59). The last payment of \$113.15 was received on November 18, 2023.

The first quarter 2024 sewer bill will be due the first week of March 2024.

**This certification is for re-finance purposes only and is not to be used for sale of the property. A final sewer certification must be ordered for a sale.**

Thank you for your payment of \$50.00 which is the cost for this certification.

MTMSA