



Property Information

File#: BS-W01469-7248507434
Owner: STEPHEN BALSAMO
Address 1: 8 Boulder Rd
Address 2:
City, State Zip: Upper Black Eddy, PA

Request Information

Requested Date: 10/25/2023
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS

Per Town of Tincum Department of Zoning there are no Code Violation cases on this property.

Collector: Tincum Township
Payable Address: 1100 Edgewood Road, Yardley, PA 19067
Business# (610) 294-9154

PERMITS

Per Town of Tincum Department of Building there are no Open/Pending/ Expired Permit on this property.

Collector: Tincum Township
Payable Address: 1100 Edgewood Road, Yardley, PA 19067
Business# (610) 294-9154

SPECIAL ASSESSMENTS

Per Town of Tincum Finance Department there are no Special Assessments/liens on the property.

Collector: Tincum Township
Payable Address: 1100 Edgewood Road, Yardley, PA 19067
Business# (610) 294-9154

DEMOLITION

NO

UTILITIES

Water & Sewer: The house is on a community water & sewer. All houses go to a shared Well & septic system.

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

Parcel

Included Parcel No
Included Parcel Parent
Has Included Parcel

Property Address 8 BOULDER RD
Unit Desc -
Unit #
City
State
Zip

File Code 1 - Taxable
Class R - Residential
LUC 1001 - Conventional
Additional LUC -
School District S10 - PALISADES SD
Special Sch Dist -

Topo -
Utilities 5 - Well
Roads 2 - Semi-Improved

Total Cards 1
Living Units 1
CAMA Acres 4.744

Parcel Mailing Details

In Care Of
Mailing Address 8 BOULDER RD

UPPER BLACK EDDY PA 18972

Current Owner Details

Name BALSAMO, STEPHEN & NORINE R

In Care Of
Mailing Address 8 BOULDER RD

UPPER BLACK EDDY PA 18972

Book 5488
Page 0949

Owner History

Date	Owner Name 1	Owner Name 2	Address	Recorded Dt	Sale Date	Book	Page
30-JAN-23	BALSAMO, STEPHEN & NORINE R		8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949
31-JAN-22	BALSAMO, STEPHEN & NORINE R		8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949
30-JAN-21	BALSAMO, STEPHEN & NORINE R		8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949
31-JAN-20	BALSAMO, STEPHEN & NORINE R		8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949
25-JAN-19	BALSAMO, STEPHEN & NORINE R		8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949
25-JAN-18	BALSAMO, STEPHEN & NORINE R		8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949
24-JAN-17	BALSAMO, STEPHEN & NORINE R		8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949
25-JAN-16	BALSAMO, STEPHEN & NORINE R		8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949
23-JAN-15	BALSAMO, STEPHEN & NORINE R		8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949

22-JAN-14	BALSAMO, STEPHEN & NORINE R	8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949
18-JAN-13	BALSAMO, STEPHEN & NORINE R	8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949
24-JAN-12	BALSAMO, STEPHEN & NORINE R	8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949
31-DEC-08	BALSAMO, STEPHEN & NORINE R	8 BOULDER RD	06-AUG-07	06-JUL-07	5488	0949
21-JUN-02	RYAN, JAMES & MARLENE		21-JUN-02	14-JUN-02	2789	2306
21-DEC-01	RAMSIN, CHARLES		21-DEC-01	11-DEC-01	2540	362
14-MAY-01	MATUS, ROBERTO T		14-MAY-01	25-APR-01	2295	1685
05-SEP-00	MATUS, ROBERTO T & GRACE D		05-SEP-00	25-AUG-00	2123	1241
07-SEP-88	BILLINGHAM, JOSEPH & CLAIRE		07-SEP-88	07-SEP-88	2840	97
01-JAN-00	BASSETT, RAYMOND F & GEORGEANN B		01-JAN-00	12-SEP-67	1875	1014

Homestead

Tax Year	Exemption Code	Status	Notice Mailed	Notice Date	Amount
2023	HOME10	A	Y		0

Residential

Card	1
Year Built	2006
Remodeled Year	
LUC	1001 - Conventional
ESTIMATED Ground Floor Living Area	1260
ESTIMATED Total Square Feet Living Area	3674
Number of Stories	2
Style	01 - Conventional
Bedrooms	4
Full Baths	3
Half Baths	1
Total Fixtures	18
Additional Fixtures	5
Heating	3 - Central Air Conditioning
Heating Fuel Type	2 - Gas
Heating System	2 - Warm Air
Attic Code	2 - Unfinished
Unfinished Area	
Rec Room Area	
Finished Basement Area	
Fireplace Openings	1
Fireplace Stacks	1
Prefab Fireplace	
Bsmt Garage (Num of Cars)	0
Condo Level	
Condo Type	-
Basement	4 - Full
Exterior Wall	1 - Frame or Equal

Additions

Card #	Addition #	Lower	First	Second	Third	Year Built	Area
1	0	-	-	-	-		1,260
1	1	-	11 - OFP	-	-		464
1	2	50 - B	10 - 1S FR	19 - A(F)	-		646
1	3	-	13 - FG	19 - A(F)	-		624
1	4	-	11 - OFP	-	-		196

Land

Line Number 1

Frontage

Depth

Units

CAMA Square Feet 206,649

CAMA Acres 4.7440

Legal Description

Municipality 44

School District S10

Property Location 8 BOULDER RD

Description -

Building/Unit #

Subdivision Parent Parcel

Legal 1 4.744AC LOT #2 ES T448

Legal 2 310' N OF T441

Legal 3

Deeded Acres 5

Deeded Sq Ft

Values

Exempt Land 0

Exempt Building 0

Total Exempt Value 0

Assessed Land 9,120

Assessed Building 50,810

Total Assessed Value 59,930

Estimated Market Value 820,960

Homestead

Tax Year	Exemption Code	Status	Notice Mailed	Notice Date	Amount
2023	HOME10	A	Y		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			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2023
31-JAN-23	999 - Year End Certification			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2023
01-JUL-22	390 - School			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2022
31-JAN-22	999 - Year End Certification			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2022
06-JUL-21	390 - School			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2021
02-JUL-20	390 - School			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2020
03-JUL-19	390 - School			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2019
03-JUL-18	390 - School			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2018
30-JUN-17	390 - School			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2017
06-JUL-16	390 - School			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2016
01-JUL-15	390 - School			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2015
07-JUL-14	390 - School			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2014
27-JUN-13	999 - Year End Certification			\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2013
28-APR-11	140 - New Dwelling	01-MAR-07	01-FEB-07	\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2011
28-APR-11	140 - New Dwelling	01-MAR-07	01-FEB-07	\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2010
28-APR-11	140 - New Dwelling	01-MAR-07	01-FEB-07	\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2009
28-APR-11	140 - New Dwelling	01-MAR-07	01-FEB-07	\$9,120	\$50,810	\$59,930	\$0	\$0	\$0		2008

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	SD10 - PALISADES	\$0.00

Sales

Sale Date	Sale Price	New Owner	Old Owner
06-JUL-07	382,000	BALSAMO, STEPHEN & NORINE R	RYAN, JAMES & MARLENE
14-JUN-02	140,000	RYAN, JAMES & MARLENE	RAMSIN CHARLES
11-DEC-01	100,000	RAMSIN, CHARLES	MATUS ROBERTO T
25-APR-01	1	MATUS, ROBERTO T	MATUS ROBERTO T & GRACE D
25-AUG-00	85,000	MATUS, ROBERTO T & GRACE D	BILLINGHAM JOSEPH + CLAIRE
07-SEP-88	80,000	BILLINGHAM, JOSEPH & CLAIRE	BASSETT RAYMOND F & GEORGEANN B
12-SEP-67	0	BASSETT, RAYMOND F & GEORGEANN B	

Sale Details

1 of 7

Sale Date	06-JUL-07
Sales Price	382,000
New Owner	BALSAMO, STEPHEN & NORINE R
Previous Owner	RYAN, JAMES & MARLENE
Transfer Tax	3820.00
Recorded Date	06-AUG-07
Instrument Type	
Book	5488
Page	0949
Instrument No.	20070730140001

Estimated Tax Information

County	\$1,525.22
Municipal	\$509.41
School	\$7,056.16
Total	\$9,090.79

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.

From:
Sent: Monday, October 30, 2023 1:07 PM
To:
Subject: FW: 8 Boulder Road - Right to Know request - Code, Permit & Special Assessments Request

From: Joan Tanner <jtanner@tinicumbucks.org>
Sent: Monday, October 30, 2023 10:28 PM
To:
Cc: rtk@tinicumbucks.org
Subject: Re: 8 Boulder Road - Right to Know request - Code, Permit & Special Assessments Request

You don't often get email from jtanner@tinicumbucks.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attn John Falls:

On October 27, 2023, you requested the following information for 44-006-110-001, 8 Boulder Road, UBE, PA 18972:

1. "Any open, pending and/or expired permits and demolition permits that need attention and any fees due."
2. "Any open Code Violation or fines due that need attention currently."
3. "Any unrecorded liens, fines and or special assessments due."

Currently, there are no records found for open, pending and/or expired permits that need attention or any fees due for such permits.

Currently there a no records found for open code violation or code violation fines due that currently need attention.

Your request for information concerning any liens, fines and or special assessment for this property is misdirected. The OOR does not possess, maintain or control these records. The records you seek may or may not be available through Bucks County Open Records Office, 55 E. Court St., Doylestown, PA 18901

If you wish to inspect the property file, please contact the office at 610-294-9154 or by email to schedule an appointment. Office hours are Monday, Tuesday, Thursday and Friday 9 -5 and Wednesdays 9 to noon. The office is located at 163 Municipal Road, Pipersville, PA 18947.

During your review you are welcome to bring your cell phone and take pictures of anything in the file. All items must remain in the file. You may request copies of specific items for .25 per page (8 ½ x 11 up to 11" x 17"). Please note, we are not able to copy anything larger than 11 x 17. Payment by check made out to "Tinicum Township". We do not accept credit or debit cards.

If you choose to interpret any part of this letter as a denial of a Right-To-Know request you must file an appeal within 15 days of this email to Office of Open Records, Commonwealth Keystone Building, 400 North Street, Plaza Level, Harrisburg, PA 17120-0225.

Joan Tanner | Tincum Township, Bucks County
Right-To-Know Officer
163 Municipal RD
Pipersville, PA 18947
RTK@tincumbucks.org

Hello,

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.

Address: 8 Boulder Road, Upper Black Eddy, PA 18972
Parcel: 44-006-110-001
Owner: STEPHEN BALSAMO

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.

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