



Property Information

Request Information

Update Information

File#:	BS-X01693-1786609098	Requested Date:	07/17/2024	Update Requested:
Owner:	N/AHOBBS JILL & RANDALL (H)	Branch:		Requested By:
Address 1:	476 HURON AVE	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PITTSBURGH, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	Per Town of McCandless Department of Zoning there are no Code Violation cases on this property. Collector: Town of McCandless Payable: 9955 Grubbs Road, Wexford, PA 15090 Business# 412-364-0616
PERMITS	Per Town of McCandless Building Department there are no Open/Pending/ Expired Permit on this property. Collector: Town of McCandless Payable: 9955 Grubbs Road, Wexford, PA 15090 Business# 412-364-0616
SPECIAL ASSESSMENTS	Per Town of McCandless Tax Collector Department there are no Special Assessments/liens on the property. Collector: Town of McCandless Payable: 9955 Grubbs Road, Wexford, PA 15090 Business# 412-364-0616
DEMOLITION	NO



UTILITIES

WATER

Account #: N/A
Payment Status: N/A
Status: Pvt & Lienable
Amount: N/A
Good Thru: N/A
Account Active: Active
Collector: West View Water Authority
Payable Address: 210 Perry Highway, Pittsburgh, PA 15229
Business # 412-931-3500

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

SEWER

Account #: N/A
Payment Status: N/A
Status: Pvt & Lienable
Amount: N/A
Good Thru: N/A
Account Active: Active
Collector: McCandless Township Sanitary Authority
Payable Address: 418 Arcadia Drive, Pittsburgh, PA 15237
Business # 412-366-2700

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

GARBAGE

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

Parcel ID : 0825-K-00355-0000-00
Property Address : 476 HURON AVE
PITTSBURGH, PA 15237

Municipality : 927 McCandless
Owner Name : HOBBS JILL & RANDALL (H)

School District :	North Allegheny	Neighborhood Code :	92704
Tax Code :	Taxable	Owner Code :	REGULAR
Class :	RESIDENTIAL	Recording Date :	6/10/2019
Use Code :	SINGLE FAMILY	Sale Date :	6/7/2019
Homestead* :	No	Sale Price :	\$260,000
Farmstead :	No	Deed Book :	17647
Clean And Green	No	Deed Page :	583
Other Abatement :	No	Lot Area :	16,536 SQFT

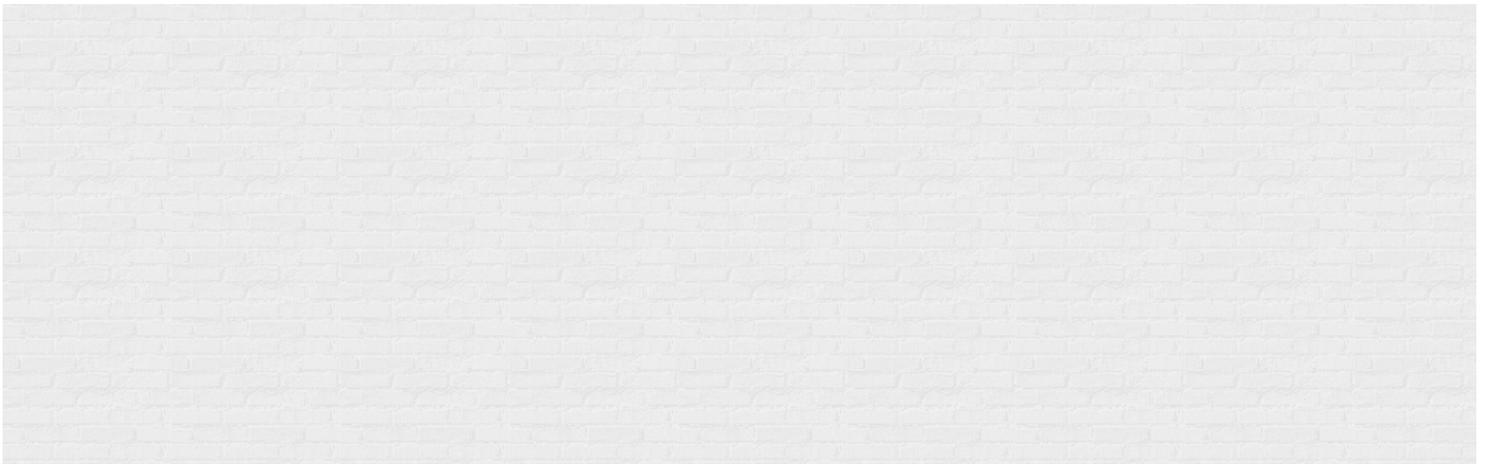
* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.
New owners wishing to receive the abatement must apply.
The deadline to apply is March 1st of each year.
Details may be found on the [County's abatement page](#).

2024 Full Base Year Market Value		2024 County Assessed Value	
Land Value	\$35,500	Land Value	\$35,500
Building Value	\$198,800	Building Value	\$198,800
Total Value	\$234,300	Total Value	\$234,300

2023 Full Base Year Market Value		2023 County Assessed Value	
Land Value	\$35,500	Land Value	\$35,500
Building Value	\$198,800	Building Value	\$198,800
Total Value	\$234,300	Total Value	\$234,300

Address Information

Owner Mailing : 476 HURON AVE
PITTSBURGH, PA 15237-4830



Thank you for submitting your request for records to the Town of McCandless ("Town") pursuant to the Pennsylvania Right-To-Know Law ("RTKL").

The Town has completed its review of your Request and your Request is **denied** because, after a reasonable investigation into records in the possession, custody and control of the Town and inquiries to relevant Town personnel, the Town has concluded that it does not possess any responsive records.

You have a right to appeal the Town's determination in writing to Liz Wagenseller, Executive Director, Office of Open Records, 333 Market Street, 16th Floor, Harrisburg PA 17126-0333.

If you choose to file an appeal you must do so within 15 business days of the mailing date of the agency's response. See 65 P.S. § 67.1101. Please note that a copy of your original RTKL request and this denial letter must be included when filing an appeal. The RTKL also requires that you state the reasons why the record is a public record and address each of the reasons the Town denied your Request. Visit the Office of Open Records website at www.openrecords.pa.gov for further information on filing an appeal. If you have further questions, please contact me. Please be advised that this correspondence will serve to close this record with our office as permitted by law.

John Bojarski, Public Information Officer

Town of McCandless, 9955 Grubbs Road, Wexford, PA 15090

P: 412-364-2214 E: jbojarski@townofmccandless.org



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www.instagram.com/townofmccandless

Sent: Friday, July 19, 2024 12:18 PM

To: John Bojarski <jbojarski@townofmccandless.org>

Subject: [RTK Request - 476 HURON AVE](#)

Hello,

Please find the attached RTK Request.

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Requesting to provide the below information for the property.

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: 476 HURON AVE, PITTSBURGH, PA 15237

Parcel: 0825-K-00355-0000-00