

Property Information		Request Informa	ation	Update Information
File#:	BS-X01693-5302684124	Requested Date:	07/17/2024	Update Requested:
Owner:	PARK CHRISTOPHER & HEATHER (W)	Branch:		Requested By:
Address 1:	308 DIAMOND DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	CORAOPOLIS, PA	# of Parcel(s):	1	

Notes

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

Collector: Moon Township

Payable: 1000 Beaver Grade Rd Moon Township PA 15108

Business# 412-262-1700

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

Collector: Moon Township

Payable: 1000 Beaver Grade Rd Moon Township PA 15108

Business# 412-262-1700

SPECIAL ASSESSMENTS Per Moon Township Finance there are no Special Assessments/liens on the property.

Collector: Moon Township

Payable: 1000 Beaver Grade Rd Moon Township PA 15108

Business# 412-262-1700

DEMOLITION NO

UTILITIES WATER, SEWER & GARBAGE

> Account #: N/A Payment Status: N/A Status: Pvt & Lienable Amount: N/A Good Thru: N/A

Account Active: Active

Payable To: Moon Township Municipal Authority

Address: 1700 Beaver Grade Rd Ste. 200 Moon Township, PA 15108 Phone: 412-264-4300.

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION

REQUIRED.

Parcel ID: 0807-A-00034-0000-00 Municipality: 925 **Moon**

Property Address: 308 DIAMOND DR Owner Name: PARK CHRISTOPHER & HEATHER (W)

CORAOPOLIS, PA 15108

School District: Neighborhood Code: 92503 Moon Area Tax Code: Taxable Owner Code: REGULAR **RESIDENTIAL** Class: Recording Date: 7/14/2014 Use Code: SINGLE FAMILY Sale Date: 7/14/2014 Homestead*: Yes Sale Price: \$254,500 Farmstead: Deed Book: No 15664 Clean And Green Deed Page: 360 No Other Abatement : Lot Area: 10,965 SQFT No

* 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 <u>County's abatement page</u>.

	2024 Full Base Year Market Value			2024 County Assessed Value	
Land Value		\$57,200	Land Value		\$57,200
Building Value		\$160,300	Building Value		\$142,300
Total Value		\$217,500	Total Value		\$199,500
	2023 Full Base Year Market Value			2023 County Assessed Value	
Land Value		\$57,200	Land Value		\$57,200
Building Value		\$160,300	Building Value		\$142,300
Total Value		\$217,500	Total Value		\$199,500
		Address I	nformation		

Owner Mailing: 308 DIAMOND DR

CORAOPOLIS, PA 15108-5504

Right-To-Know Response

July 29, 2024

Peter Watson 2605 Maitland Center Parkway, Suite C Maitland, FL 32751

Dear Peter Watson:

Thank you for writing to the Township of Moon with your request for records pursuant to Pennsylvania's Right-To-Know Law ("RTKL"), 65 P.S. §§ 67.101 *et seq*.

On July 29, 2024, you requested:

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

Requesting to provide the below information for the property.

Address: 308 Diamon Dri, Coraopolis, PA 15108

Parcel: 0807-A-00034-0000-00

Your request is granted in part and denied in part as follows:

Records responsive to Building and Zoning Permit and Certificate of Occupancy are attached.

Based on a thorough examination of records in the possession, custody and control of the Township of Moon, the other records you requested do not exist in the possession, custody and control of the Township of Moon.

You have a right to appeal this denial in writing to: Office of Open Records, 333 Market St., 16th Floor, Harrisburg, PA 17101-2234. Appeals can also be filed online at the Office of Open Records website, https://www.openrecords.pa.gov.

1000 Beaver Grade Rd. • Moon Township, PA 15108-2984 • 412.262.1700 • moontwp.us

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 Right-to-Know request and this denial letter must be included when filing an appeal. More information about how to file an appeal under the Right-to-Know Law is available at the Office of Open Records website, https://www.openrecords.pa.gov.

If you have additional questions, please contact Dawn Lane. This correspondence will serve to close this record with our office as permitted by law.

Respectfully,

Dawn Lane, Manager

Township of Moon

dlane@moontwp.us

412-262-1700





Standard Right-to-Know Law Request Form

Good communication is vital in the RTKL process. Complete this form thoroughly and retain a copy; it may be required if an appeal is filed. You have 15 business days to appeal after a request is denied or deemed denied.

SUBMITTED TO AGENCY NAM	E:	Moon Tov	vnship			(Attn: AORO)
Date of Request:		Submitted via:	Email	□ U.S. Mail	☐ Fax	☐ In Person
PERSON MAKING REQUEST:						
Name: Peter Watson		Company (if	applicable): <u>Stellar Inno</u>	vations	
Mailing Address: 2605 Maitland	Center Park	way, Suite C				
City: Maitland S	tate: FL	Zip: <u>32751</u>	Email: ML	S@stellaripl.co	om	
Telephone: (302) 261-9069		Fax:	407- 210-	3113		
How do you prefer to be contac	ted if the ag	ency has questions	? 🗆 Telep	hone 🗉 Ema	ail 🗆 U.	S. Mail
RECORDS REQUESTED: Be clear and concise. Provide as much specific detail as possible, ideally including subject matter, time frame, and type of record or party names. RTKL requests should seek records, not ask questions. Requesters are not required to explain why the records are sought or the intended use of the records unless otherwise required by law. Use additional pages if necessary.						
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.				
Address: 308 DIAMOND DR, CORAOPOLIS, PA 15108 Parcel: 0807-A-00034-0000-00						
DO YOU WANT COPIES? ☐ Yes, printed copies (default if none are checked) • Yes, electronic copies preferred if available ☐ No, in-person inspection of records preferred (may request copies later) Do you want certified copies? ☐ Yes (may be subject to additional costs) ■ No RTKL requests may require payment or prepayment of fees. See the Official RTKL Fee Schedule for more details. Please notify me if fees associated with this request will be more than ☐ \$100 (or) ☐ \$						
ITEMS BELOW THIS LINE FOR AGENCY USE ONLY						
Tracking: Dat	e Received:	!	Response I	Due (5 bus. da	ys):	
30-Day Ext.? □ Yes □ No (If Ye	s, Final Due	Date:) Actua	al Response D	ate:	
Request was: 🗆 Granted 🗀 Pa	artially Gran	ted & Denied 🛭 I	Denied Co	st to Requeste	er: \$	
☐ Appropriate third parties notified and given an opportunity to object to the release of requested records.						

NOTE: In most cases, a completed RTKL request form is a public record.

More information about the RTKL is available at https://www.openrecords.pa.gov

Form updated Feb. 3, 2020

Moon Township

Certificate of Occupancy

1000 Beaver Grade Road Moon Twp., PA 15108

			Occupancy Permit No:	06144
Location/Address:	308	DIAMONE	D DRIVE	
Occupant	SPEC			
Description of Improvement:	New Construction	on-SINGLE	FAMILY DWELLING	
Owner:	MARONDA HO	MES		
Owner Address:	308 DIAMOND	DRIVE		
Block and Lot:	807-A-34		Zoning District:	R-3
Conditions:		-		
Building Permit#:	050225		Code Use & Occupancy	
Sprinkler System:			Occupant Load:	
Jse of Improvement: SINGLE	FAMILY DWEL	LING	Code Type of Construction:	
	2	5	7/31/2006	
Building Official			Approval Date	

The described portion of the structure has been inspected for compliance to Moon Township building codes for occupancy, for Division of Occupancy, and the use for which the proposed occupancy is classified.



Building and Zoning Permit Residential

Moon Township

1000 Beaver Grade Rd. Moon Twp, PA 15108 Phone: 412-262-1700 http://www.moontwp.com/

DATE ISSUED	VALUATION		PERMIT NUMBER
8/16/2005	\$205,900.00	\$0.00	050225

LOCATION: 308 DIAMOND DR

Moon Township, PA 15108

BLOCK/LOT: 807-A-34

ZONE: R-2

OWNER:

SUBDIVISION: Crosswinds 2 Ph 2 & 3

SUBDIVISION LOT:

CONTRACTOR:

504 Isabella Ct

Moon Township, PA 15126

412 352 8018

CONTACT NAME:

CONTACT NAME:

APPLICANT:

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK: New Construction-Single Family

Dwelling

IMPROVEMENT TYPE: New Residential Single-Family

Dwelling (Attached)

ZONING IMPROVEMENT:

EXISTING USE:

PROPOSED USE:

VARIANCE:

DATE OF HEARING:

VARIANCE DESCRIPTION:

SEWER:

WATER:

ESTIMATED CONSTRUCTION COST: \$205,900.00

NO. OF STORIES: **2**TOTAL HEIGHT:
TOTAL LENGTH:

TOTAL WIDTH:

SQ FT AREA OF ALTERATION/IMPROVEMENT: 3504

TOTAL SQ FT: 0

AREAS - 1ST FLOOR:

DECK:

2ND FLOOR:

PORCH:

BASEMENT:

SHED:

GARAGE:

ZONING SETBACKS

FRONT YARD:

RIGHT SIDE YARD:

REAR YARD:

LEFT SIDE YARD:

COMMENTS / CONDITIONS

No comments/conditions.

Code Year:

Pennsylvania Uniform Construction Code effective 10-1-2018