



## Property Information

## Request Information

## Update Information

File#:	BS-W01469-844063905	Requested Date:	10/25/2023	Update Requested:
Owner:	STANLEY GRIFFIN III	Branch:		Requested By:
Address 1:	301 W Richardson Ave	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Langhorne, PA	# of Parcel(s):	1	

## Notes

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

Collector: Langhorne Borough  
Payable Address: 114 E Maple Avenue, Langhorne Borough, PA 19047  
Business# 215-757-3768

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

Collector: Langhorne Borough  
Payable Address: 114 E Maple Avenue, Langhorne Borough, PA 19047  
Business# 215-757-3768

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

Collector: Langhorne Borough  
Payable Address: 114 E Maple Avenue, Langhorne Borough, PA 19047  
Business# 215-757-3768

**DEMOLITION** NO

**UTILITIES**

**WATER & SEWER:**  
Account #: N/A  
Payment Status: N/A  
Status: Pvt & Non- Liable  
Amount: N/A  
Good Thru: N/A  
Account Active: N/A  
Collector: Bucks County Water & Sewer Authority BCWSA  
Payable Address: 1275 Almshouse Road, Warrington, PA 18976  
Business # 215-343-2538

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

**GARBAGE:**  
GARBAGE BILLED WITH TAXES

**Parcel**

Included Parcel No  
Included Parcel Parent  
Has Included Parcel  
  
Property Address 301 W RICHARDSON AVE  
Unit Desc -  
Unit #  
City LANGHORNE  
State PA  
Zip 19047  
  
File Code 1 - Taxable  
Class R - Residential  
LUC 1002 - Ranch  
Additional LUC -  
School District S08 - NESHAMINY SD  
Special Sch Dist -  
  
Topo -  
Utilities 1 - All Public  
Roads 1 - Paved  
  
Total Cards 1  
Living Units 1  
CAMA Acres .24

**Parcel Mailing Details**

In Care Of  
Mailing Address 301 W RICHARDSON AVE  
  
LANGHORNE PA 19047

**Current Owner Details**

Name GRIFFIN, STANLEY E, III & ELIZA  
  
In Care Of  
Mailing Address 301 W RICHARDSON AVE  
  
LANGHORNE PA 19047  
  
Book 2525  
Page 0786

**Owner History**

Date	Owner Name 1	Owner Name 2	Address	Recorded Dt	Sale Date	Book	Page
30-JAN-23	GRIFFIN, STANLEY E, III & ELIZA		301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786
31-JAN-22	GRIFFIN, STANLEY E, III & ELIZA		301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786
30-JAN-21	GRIFFIN, STANLEY E, III & ELIZA		301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786
31-JAN-20	GRIFFIN, STANLEY E, III & ELIZA		301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786
25-JAN-19	GRIFFIN, STANLEY E, III & ELIZA		301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786
25-JAN-18	GRIFFIN, STANLEY E, III & ELIZA		301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786
24-JAN-17	GRIFFIN, STANLEY E, III & ELIZA		301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786
25-JAN-16	GRIFFIN, STANLEY E, III & ELIZA		301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786
23-JAN-15	GRIFFIN, STANLEY E, III & ELIZA		301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786

22-JAN-14	GRIFFIN, STANLEY E, III & ELIZA	301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786
18-JAN-13	GRIFFIN, STANLEY E, III & ELIZA	301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786
24-JAN-12	GRIFFIN, STANLEY E, III & ELIZA	301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786
08-JUN-10	GRIFFIN, STANLEY E, III & ELIZA	301 W RICHARDSON AVE	17-OCT-83	17-OCT-83	2525	0786
28-APR-11	GRAVES, MARY S		01-JAN-00	01-JAN-00	0	0
28-APR-11	GRAVES, MARY S		01-JAN-00	01-JAN-00	0	0
28-APR-11	GRAVES, MARY S		01-JAN-00	01-JAN-00	0	0
28-APR-11	GRAVES, MARY S		01-JAN-00	01-JAN-00	0	0
01-JAN-00	GRAVES, MARY S		01-JAN-00	01-JAN-00	0	0

### Residential

Card	1
Year Built	1984
Remodeled Year	
LUC	1002 - Ranch
ESTIMATED Ground Floor Living Area	1134
ESTIMATED Total Square Feet Living Area	1134
Number of Stories	1
Style	02 - Ranch
Bedrooms	0
Full Baths	1
Half Baths	1
Total Fixtures	7
Additional Fixtures	0
Heating	2 - Basic
Heating Fuel Type	-
Heating System	-
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	4 - Full
Exterior Wall	1 - Frame or Equal

### Additions

Card #	Addition #	Lower	First	Second	Third	Year Built	Area
1	0	-	-	-	-		1,134
1	1	-	12 - EFP	-	-		216

### Land

Line Number	1
Frontage	
Depth	
Units	
CAMA Square Feet	10,454
CAMA Acres	.2400

### Legal Description

Municipality 18  
 School District S08  
 Property Location 301 W RICHARDSON AVE  
 Description -  
 Building/Unit #  
 Subdivision Parent Parcel

Legal 1 NW COR GREEN ST & RICHARD  
 Legal 2 SON AVE 118X90

Legal 3  
 Deeded Acres  
 Deeded Sq Ft

**Values**

Exempt Land 0  
 Exempt Building 0  
 Total Exempt Value 0  
  
 Assessed Land 8,440  
 Assessed Building 15,960  
 Total Assessed Value 24,400  
  
 Estimated Market Value 334,250

**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			\$8,440	\$15,960	\$24,400	\$0	\$0	\$0	M	2023
31-JAN-23	999 - Year End Certification			\$8,440	\$15,960	\$24,400	\$0	\$0	\$0	M	2023
01-JUL-22	390 - School			\$8,440	\$15,960	\$24,400	\$0	\$0	\$0	M	2022
31-JAN-22	999 - Year End Certification			\$8,440	\$15,960	\$24,400	\$0	\$0	\$0	M	2022
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$8,440	\$15,960	\$24,400	\$0	\$0	\$0	M	2010
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$8,440	\$15,960	\$24,400	\$0	\$0	\$0	M	2009
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$8,440	\$15,960	\$24,400	\$0	\$0	\$0	M	2008
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$8,440	\$15,960	\$24,400	\$0	\$0	\$0	M	2007
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$8,440	\$15,960	\$24,400	\$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.

**Sales**

Sale Date	Sale Price	New Owner	Old Owner
17-OCT-83	0	GRIFFIN, STANLEY E, III & ELIZA	GRAVES, MARY S
01-JAN-00	0	GRAVES, MARY S	

**Sale Details** 1 of 2

Sale Date 17-OCT-83  
 Sales Price 0

New Owner	GRIFFIN, STANLEY E, III & ELIZA
Previous Owner	GRAVES, MARY S
Transfer Tax	0.00
Recorded Date	17-OCT-83
Instrument Type	
Book	2525
Page	0786
Instrument No.	

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**Estimated Tax Information**

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County		\$620.98
Municipal		\$443.99
School		\$4,178.01
	Total	\$5,242.98

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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.

**Borough of**  
*Langhorne*  
**PENNSYLVANIA**

114 East Maple Ave. Langhorne Borough, PA 19053

Email: [manager@langhorneborough.com](mailto:manager@langhorneborough.com)

Phone: 215-757-3768

Website: [langhorneborough.com](http://langhorneborough.com)

Fax: 215-757-1127

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John Falls

2605 Maitland Center Parkway, suite C

Maitland, FL 32751

**Via email:** [Prabhakaran.R@stellaripl.com](mailto:Prabhakaran.R@stellaripl.com)

**RE: RESPONSE TO RIGHT-TO-KNOW LAW REQUEST**

Dear Mr. Falls:

On October 27, 2023, I received your Right-to-Know Law ("RTKL") request under 65 P.S. 67.101, *et seq.*, wherein you request "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: 301 W Richardson Ave, Langhorne, PA 19047 Parcel: 18-003-016-001 Owner: STANLEY GRIFFIN III."

Please be advised that your RTKL request is DENIED as the Borough did not issue any "open/pending/expired" permits for the property in your RTKL request and there are no fees due nor any unrecorded liens/fines/special assessments due. Therefore, the Borough is not in possession of the records you seek. Further, had any "Notices of Violation" been issued, such records are exempt under the RTKL as records relating to a "non-criminal investigation," 65 P.S. 67.708(b)(17), and the release of addresses for property owners who received Notices of Violation, where there was no final disposition by way of fine or other penalty, are likely protected from disclosure under the PA Constitutional right to privacy, PA Const Art. 1, Sec. 1.

Please be advised that you have a right to appeal the denial of any records 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>. If you choose to file an appeal you must do so within 15 business days of the mailing date of this response. See 65 P.S. §67.1101. Please note that a copy of your original RTKL request and this letter should be included when filing an appeal. More information about how to file an appeal is available at the Office of Open Records website at <https://www.openrecords.pa.gov>.

Sincerely,  
/s/ Steve Bradshaw  
Steve Bradshaw  
Langhorne Borough Manager  
Agency Open Records Officer

