



Property Information		Request Information		Update Information
File#:	BS-W01469-9734106870	Requested Date:	10/25/2023	Update Requested:
Owner:	VENUSTO KALUGDAN	Branch:		Requested By:
Address 1:	3181 Drexel Rd	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Bensalem, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Bensalem Township Department of Zoning there is an Open Code Violation cases on this property.
1. Case #: 2018-00000688
Case Type : Junk Vehicle on Property

Collector: Bensalem Township Building and Planning Department
Payable Address: 2400 Byberry Road, Bensalem PA 19020
Business# (215) 633-3644

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

Collector: Bensalem Township Building and Planning Department
Payable Address: 2400 Byberry Road, Bensalem PA 19020
Business# (215) 633-3644

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

Collector: Bensalem Township Finance
Payable Address: 2400 Byberry Road, Bensalem PA 19020
Business# (215) 633-3602

DEMOLITION NO



UTILITIES

Water:

Account #: N/A
Payment Status: N/A
Status: Pvt & Non-Lienable
Amount: N/A
Good Thru: N/A
Account Active: N/A
Collector: Aqua America
Payable Address: 762 West Lancaster Ave, Bryn Mawr, PA 19010
Business # 877-987-2782

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED

Sewer:

Account #: 1033734-01
Payment Status: PAID
Status: Pvt & Lienable
Amount: \$0.00
Good Thru: 11/17/2023
Account Active: YES
Collector: Bucks County Water & Sewer Authority (BCWSA)
Payable Address: 1275 Almshouse Rd, Warrington, PA 18976
Business # 215-343-2538

Garbage:

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

Parcel

Included Parcel No
 Included Parcel Parent
 Has Included Parcel

 Property Address 3181 DREXEL RD
 Unit Desc -
 Unit #
 City BENSALEM
 State PA
 Zip 19020

 File Code 1 - Taxable
 Class R - Residential
 LUC 1001 - Conventional
 Additional LUC -
 School District S01 - BENSALEM SD
 Special Sch Dist -

 Topo -
 Utilities 1 - All Public
 Roads 1 - Paved

 Total Cards 1
 Living Units 1
 CAMA Acres .2

Parcel Mailing Details

In Care Of
 Mailing Address 3181 DREXEL RD

 BENSALEM PA 19020

Current Owner Details

Name KALUGDAN, VENUSTO & EVANGELINE

 In Care Of
 Mailing Address 3181 DREXEL RD

 BENSALEM PA 19020

 Book 5994
 Page 1860

Owner History

Date	Owner Name 1	Owner Name 2	Address	Recorded Dt	Sale Date	Book	Page
30-JAN-23	KALUGDAN, VENUSTO & EVANGELINE		3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860
31-JAN-22	KALUGDAN, VENUSTO & EVANGELINE		3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860
30-JAN-21	KALUGDAN, VENUSTO & EVANGELINE		3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860
31-JAN-20	KALUGDAN, VENUSTO & EVANGELINE		3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860
25-JAN-19	KALUGDAN, VENUSTO & EVANGELINE		3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860
25-JAN-18	KALUGDAN, VENUSTO & EVANGELINE		3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860
24-JAN-17	KALUGDAN, VENUSTO & EVANGELINE		3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860
25-JAN-16	KALUGDAN, VENUSTO & EVANGELINE		3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860
23-JAN-15	KALUGDAN, VENUSTO & EVANGELINE		3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860

22-JAN-14	KALUGDAN, VENUSTO & EVANGELINE	3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860
18-JAN-13	KALUGDAN, VENUSTO & EVANGELINE	3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860
24-JAN-12	KALUGDAN, VENUSTO & EVANGELINE	3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860
12-FEB-09	KALUGDAN, VENUSTO & EVANGELINE	3181 DREXEL RD	02-FEB-09	09-JAN-09	5994	1860
06-MAY-08	FEDERAL HOME LOAN MTG CORP,		06-MAY-08	02-MAY-08	5788	606
15-NOV-05	MCHUGH, JOHN JR & TINA MARIE		15-NOV-05	12-OCT-05	4712	1690
28-OCT-71	PAONE, JOHN L & NANCY		28-OCT-71	28-OCT-71	2016	768

Homestead

Tax Year	Exemption Code	Status	Notice Mailed	Notice Date	Amount
2023	HOME01	A	Y	01-MAY-17	0

Residential

Card	1
Year Built	1971
Remodeled Year	
LUC	1001 - Conventional
ESTIMATED Ground Floor Living Area	700
ESTIMATED Total Square Feet Living Area	1745
Number of Stories	2
Style	01 - Conventional
Bedrooms	3
Full Baths	2
Half Baths	1
Total Fixtures	10
Additional Fixtures	0
Heating	3 - Central Air Conditioning
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	1 - None
Exterior Wall	1 - Frame or Equal

Additions

Card #	Addition #	Lower	First	Second	Third	Year Built	Area
1	0	-	-	-	-		700
1	1	-	-	16 - FOH	-		25
1	2	-	11 - OFP	-	-		175
1	3	-	10 - 1S FR	-	-		320
1	4	-	13 - FG	-	-		380

Land

Line Number	1
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Frontage

Depth
Units
CAMA Square Feet
CAMA Acres .2000

Legal Description

Municipality 02
School District S01
Property Location 3181 DREXEL RD
Description -
Building/Unit #
Subdivision Parent Parcel

Legal 1 NESHAMINY VALLEY SEC 3 LO
Legal 2 T #121

Legal 3 75X100
Deeded Acres
Deeded Sq Ft

Values

Exempt Land 0
Exempt Building 0
Total Exempt Value 0

Assessed Land 6,520
Assessed Building 21,480
Total Assessed Value 28,000

Estimated Market Value 383,560

Homestead

Tax Year	Exemption Code	Status	Notice Mailed	Notice Date	Amount
2023	HOME01	A	Y	01-MAY-17	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			\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2023
31-JAN-23	999 - Year End Certification			\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2023
01-JUL-22	390 - School			\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2022
31-JAN-22	999 - Year End Certification			\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2022
06-JUL-21	390 - School			\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2021
02-JUL-20	390 - School			\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2020
02-JUL-19	390 - School			\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2019
02-JUL-18	390 - School			\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2018
30-JUN-17	390 - School			\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2017
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2010
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2009
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2008
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$6,520	\$21,480	\$28,000	\$0	\$0	\$0 M		2007
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$6,520	\$21,480	\$28,000	\$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.

Exemptions

Taxyr	Exemption	Amount
2023	SD01 - BENSALEM	\$.00

Sales

Sale Date	Sale Price	New Owner	Old Owner
09-JAN-09	259,900	KALUGDAN, VENUSTO & EVANGELINE	FEDERAL HOME LOAN MTG CORP,
02-MAY-08	997	FEDERAL HOME LOAN MTG CORP,	MCHUGH JOHN JR & TINA MARIE
12-OCT-05	299,900	MCHUGH, JOHN JR & TINA MARIE	PAONE JOHN L & NANCY
28-OCT-71	0	PAONE, JOHN L & NANCY	

Sale Details

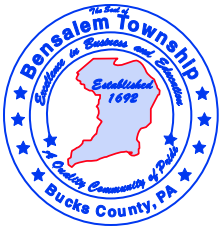
1 of 4

Sale Date	09-JAN-09
Sales Price	259,900
New Owner	KALUGDAN, VENUSTO & EVANGELINE
Previous Owner	FEDERAL HOME LOAN MTG CORP,
Transfer Tax	2599.00
Recorded Date	02-FEB-09
Instrument Type	
Book	5994
Page	1860
Instrument No.	20090066910001

Estimated Tax Information

County		\$712.60
Municipal		\$574.00
School		\$4,699.79
	Total	\$5,986.39

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.



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalempa.gov

Joseph DiGirolamo
Mayor

Kenneth V. Farrall
Director of Building & Planning

October 31, 2023

Request for Information: OPEN CODE VIOLATIONS, OPEN PERMITS, LIENS
Location: 3181 DREXEL RD, BENSALEM, PA 19020
Tax Parcel No: 02-089-061
Research Permit No: 2023-4060

Dear Sir or Madam:

Bensalem Township has completed the file research for the above location.

- [There are no open permits for this property.](#)
- [There are no liens on this property.](#)
- [There is an open Code Violation on the property, #2018-00000688 Junk Vehicle on property.](#)

Please be advised that Bensalem Township follows the Municipal Records manual, which states that we retain records only for "5 years after the Certificate of occupancy has been issued or 5 years after final approval of project (if no certificate of occupancy has been issued)". Complaints, Notice of Violations, and investigations, are retained 3 years after final disposition.

If you have any further questions please do not hesitate to contact me at 215-633-3646.

Sincerely,

Loretta V. Alston

Loretta V. Alston
Clerk Typist III
Department of Building and Planning

cc: Debra South, Administrative Assistant to the Director of Administration
File



FOR REFINANCE ONLY

P.O. Box 3895 Lancaster, PA 17604
1.800.222.2068 • 215.343.2538
www.bcwsa.net

Customer Name **KALUGDAN, VENUSTO & EVANGELINE**
Service Address **3181 DREXEL RD**
Billing Date **10/27/2023**
Late Payment Applied After **11/17/2023**

Message Center

New Payment Options!

Sign up for our new eBill program. Another great way to make your payment and it is absolutely free.

Save time, pay on-line. Log in securely at bcwsa.net and use Visa, MasterCard or e-Check.

Account Summary

Prior Balance	Payments	Current Charges	Adjustments	Total Amount Due
\$ 31.87	\$ 0.00	\$ 29.93	\$ 0.00	\$ 65.25

Billing Detail

Previous Balance	\$31.87
Late Payment Charge 10/25/2023	\$3.19
Overdue Interest Charge 10/25/2023	\$0.26

Past Due Balance \$35.32

Current Charges: Service Period 09/07/2023 through 10/05/2023

Sewer Service Charge	\$26.05
600 gallons @ 0.006470 per gallon	\$3.88

Total Current Charges \$29.93

Total Amount Due \$65.25

To avoid penalty, please pay Total Amount Due by 11/17/2023

Paid in full Balance = \$0

Meter Reading Data

Meter #: 367548

Readings	Read Type	Read Date
Current Read: 00522	MR	10/05/2023
Previous Read: 00516	MR	09/07/2023

Total Usage: 0.6

*Usage in thousands of gallons

Detach and return with payment

BCWSA
PO Box 3895
Lancaster, PA 17604

Sewer Bill

Account Number
1033734-01

Service Address 3181 DREXEL RD	On or Before 11/17/2023	After 11/17/2023
	Pay this Amount \$ 65.25	Pay this Amount \$ 68.24

Seq=3628

Amount Enclosed

\$

103373401



KALUGDAN, VENUSTO & EVANGELINE
3181 DREXEL RD
BENSALEM PA 19020-1725

Please make check payable to BCWSA.
Print your account number on your check, then
mail to address on back.

1033734010000065254

Important Customer Information

page
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BCWSA

1275 Almshouse Road
Warrington, PA 18976

Office Hrs: 8:00 am–5:00 pm (M-F)

Tel: 215.343.2538 1.800.222.2068

Website: www.BCWSA.net

Email: customerservice@BCWSA.net

After Hours Emergency

(215) 343-3946

Remit To Address:

P.O.Box 3895
Lancaster, PA 17604

Customer Inquiries: Please visit our website www.bcwsa.net for answers to many frequently asked questions. You may also email us with any questions or issues you have regarding your bill. As always you can contact us by phone using the phone numbers listed above. We welcome the opportunity to work with you and attempt to resolve any concerns that you have.

Emergencies: Please contact us at 215-343-2538 or 1-800-222-2068 during business hours. After hours, please call 215-343-3946 to report a water or sewer emergency.

Rates and Charges: Applicable rates, rules and regulations under which service is provided are available on request.

Meter Information: The property owner must keep the meter or remote device accessible for reading and inspection at all times. We make our best efforts to get actual reads on all meters, but when an actual meter reading cannot be obtained, an estimated reading is used for billing purposes.

Meter Reading Codes

IN - Installed Meter
CE - Computer Estimate
ME - Manual Estimate
CR - Card Reading
MR - Meter Reading
FE - Field Estimate
PR - Phone Reading
SR - Service Required
TE - 3rd Party Estimate

All employees carry a photo identification card.

Correspondence or name/address changes: Please do not send correspondence or name/address changes to our PO Box with payments. Call, email or write to us at our main office address for this purpose.

If mailing in your payment, return below portion with your payment and keep the top portion for your records.

Payment Options: Bucks County Water and Sewer Authority accepts the following payment options. Allow 7-10 business days for processing Drop Box Payments. Allow 2-3 business days for processing Direct Payments, Pay Online. Allow for possible postal delays for Pay By Mail.

Direct Payment - Direct debit from your bank account. You will receive a copy of your bill. Call customer service or email us to sign up. There is no charge for this service and one complete billing cycle is required for setup.

Pay by Mail - Mail to BCWSA, PO Box 3895, Lancaster, PA 17604

Pay Online - credit card (Visa or MasterCard) or online check. There may be a convenience fee charged for this service. From our website (listed above), click on Pay Bills, then Pay Online.

Drop Boxes - BCWSA Main Office, Bensalem Township building, Pine Watson Shopping Center and Middletown Township building.

Pay by Phone - Call the main office and follow the phone prompt to pay your bill by phone. There may be a convenience fee charged for this service.

e-Billing - Switch to paperless billing today. Enjoy the convenience of viewing and paying your bill online. Visit us at www.BCWSA.net.

Payment Terms and Conditions: Current charges become delinquent if not paid by the due date. If any portion of the current bill charges remains unpaid after the bill becomes delinquent, a late charge will be added to your current water and/or sewer bill in the amount of 10%. Additionally, interest of 10% per year is also applied monthly to unpaid balances.

Insert this stub so that the name "BCWSA" shows through the window of the payment envelope.

BCWSA

PO BOX 3895

LANCASTER, PA 17604-3895



Save a stamp.

Sign up for ebilling today!

Visit www.bcwsa.net for more information!