



Property Information		Request Information		Update Information
File#:	BS-W01469-8336101938	Requested Date:	10/25/2023	Update Requested:
Owner:	MICHELLE SAMAD	Branch:		Requested By:
Address 1:	323 E Laurel Ave	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	CHELTENHAM, PA	# of Parcel(s):	1	

**Notes**

CODE VIOLATIONS	Per Cheltenham Township Department of Zoning there are no Code Violation cases on this property.  Collector: Cheltenham Township Payable Address: 8230 Old York Road, Elkins Park, PA 19027 Business# (215) 887-1000
PERMITS	Per Cheltenham Township Department of Building there are no Open/ Pending/ Expired Permit on this property.  Collector: Cheltenham Township Payable Address: 8230 Old York Road, Elkins Park, PA 19027 Business# (215) 887-1000
SPECIAL ASSESSMENTS	Per Cheltenham Township Department of Treasurer there are no Special Assessments/liens on the property.  Collector: Cheltenham Township Payable Address: 8230 Old York Road, Elkins Park, PA 19027 Business# (215) 887-1000  Comments: There is a delinquent fee being assessed to taxes in the amount of \$25.00. Please find attached Interim Bill for more information.
DEMOLITION	NO



UTILITIES

**Water & Sewer:**

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

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

**Garbage:**

Account #: 16750004  
Payment Status: PAID  
Status: Pvt & Lienable  
Amount: \$0.00  
Good Thru: 02/01/2024  
Account Active: YES  
Collector: Cheltenham Township Tax Collector  
Payable Address: 8230 Old York Road, Elkins Park, PA 19027  
Business # (215) 887-1000

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

PARID: 310016750004

SAMAD MICHELLE

323 E LAUREL AVE

**Parcel**

TaxMapID	31069 029
Parid	31-00-16750-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	323 E LAUREL AVE
Lot #	
Lot Size	12670 SF
Front Feet	70
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

**Owner**

Name(s)	SAMAD MICHELLE
Name(s)	
Mailing Address	323 E LAUREL AVE
Care Of	
Mailing Address	
Mailing Address	CHELTENHAM PA 19012

**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
125,170	125,170	

**Estimated Taxes**

County	530
Montco Community College	49
Municipality	1,198
School District	6,514
Total	8,291
Tax Lien	<a href="#">Tax Claim Bureau Parcel Search</a>

**Last Sale**

Sale Date	23-MAR-18
Sale Price	\$365,000
Tax Stamps	3650
Deed Book and Page	6083-02756
Grantor	MY 100 BRANDS INC
Grantee	SAMAD MICHELLE
Date Recorded	27-MAR-18

**Sales History**

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
03-23-2018	\$365,000	3650	6083-02756	MY 100 BRANDS INC	SAMAD MICHELLE	03-27-2018
03-21-2017	\$152,869	1528	6041-00830	HSBC BANK USA NA TR	MY 100 BRANDS INC	04-20-2017
02-24-2016	\$241,000	0	6018-00858	CIMILDORO REBECCA	HSBC BANK USA NA TR	10-05-2016
08-31-2006	\$275,000	2750	5623-01982	SNEAD DANIEL L & MARY E	CIMILDORO REBECCA	11-13-2006

05-08-2000	\$137,500	1375	5318-01667	SNEAD DANIEL L & MARY E	06-02-2000
07-08-1994	\$30,000		5104-2456		
11-29-1985	\$70,000	700	-	PERRY PARRI & WOLF CAROL	

### Lot Information

Lot Size	12670 SF
Lot #	
Remarks	
Remarks	
Remarks	

### Residential Card Summary

Card	1
Land Use Code	1101
Building Style	OLD COLONIAL
Number of Living Units	1
Year Built	1890
Year Remodeled	2017
Exterior Wall Material	ALUM/VINYL
Number of Stories	2
Square Feet of Living Area	2,456
Total Rms/Bedrms/Baths/Half Baths	10/6/1/1
Basement	FULL
Finished Basement Living Area	
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	
Pre Fab Fireplace	
Heating	CENTRAL WITH A/C
System	HOT WATER
Fuel Type	GAS
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	
Basement Garage No. of Cars	

### Permits

1 of 2

Permit Date	26-JUN-2017
Permit Number	17-0522
Amount	31500
Purpose	RENOVATION/ALTERATIONS
Notes	INTERIOR ALTERATIONS
Notes	
Notes	
Status	CLOSED

### Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
125,170	125,170		01-JUL-18	RENOVATION/ALTERATIONS	07-SEP-18
119,950	119,950			O	13-JUN-97
	119,950		01-JAN-98	REASSESSMENT	
	7,400		01-JAN-87		



# Township of Cheltenham

Montgomery County, Pennsylvania

## Board of Commissioners

Daniel B. Norris, *President*  
Matthew D. Areman, *Vice President*  
Irv Brockington  
Dwight Pedro Lewis  
Brad M. Pransky  
Ann L. Rappoport  
Mitchell Zygmund-Felt



## Administration Building

8230 Old York Road  
Elkins Park, PA 19027-1589

Phone: 215-887-1000  
Fax: 215-887-1561  
[www.cheltenhampa.gov](http://www.cheltenhampa.gov)

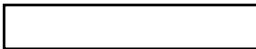
## Township Manager

Alyson Elliott

December 08, 2023



**Re: 323 E. Laurel Avenue, Cheltenham, PA - Tax ID #31-00-16750-00-4  
Outstanding Code Violation Report**



Pursuant to your Outstanding Code Violation Request, a review has been completed with respect to any open/outstanding code enforcement violations/liens for the referenced property.

At this time, there are no open or outstanding code enforcement/ordinance compliance violations or any corresponding invoices for this property, except for a \$25.00 interim tax bill, liened with Portnoff Law Associates.

Attached is a copy of part of mentioned interim tax bill.

If you have any questions or need additional information, please feel free to contact the Planning & Zoning Department at (215) 887-1000 ext. 219.

Sincerely,

Henry Sekawungu  
Director, Planning & Zoning

Robert Habgood, Assistant to the Director of Planning & Zoning\*  
Scott Lynch, Dir. Building & Code/Fire Marshal\*  
Al Sergio, Assistant Fire Marshal\*  
Donna Dolan, Tax Office\*

\*Sent via email

<b>Property Report</b>		<b>Balances are current as of 11/28/2023</b>			
Tax Parcel	Property Address				
31-00-16750-00-4	323 E. Laurel Avenue Cheltenham, PA 19012 Montgomery County				
<b>Year Summary</b>					
Year of Delinquency			Balance		
2018			\$ 25.00		
<b>Total</b>			<b>\$ 25.00</b>		
<b>2018 int. sch. real estate taxes Due to Cheltenham School District</b>					
File Reference	Docket Number	Last Payment date		Last Payment Amount	
20-18166-0	N/A	07/17/2020		\$ 41.75	
	Placement Amount* & Notice Expense	Interest	Attorney Fees	Other Charges, Expenses and Fees	Total
<b>Charges</b>	\$ 316.75	\$ 0.00	\$ 0.00	\$ 0.00	\$ 316.75
<b>Payments</b>	\$ 316.75	\$ 0.00	\$ 0.00	\$ 0.00	\$ 316.75
<b>Balance</b>	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
*Placement Amount includes any delinquent amount turned over by Cheltenham School District to Portnoff Law Associates for collection. Notice Expense, where applicable, is included in this column.					
<b>2018 int. twp. real estate taxes Due to Township of Cheltenham</b>					
File Reference	Docket Number		Last Payment Amount		
22-15777-0	N/A		N/A		
	Placement Amount* & Notice Expense	Interest	Attorney Fees	Other Charges, Expenses and Fees	Total
<b>Charges</b>	\$ 25.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 25.00
<b>Payments</b>	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Balance</b>	\$ 25.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 25.00
*Placement Amount includes any delinquent amount turned over by Township of Cheltenham to Portnoff Law Associates for collection. Notice Expense, where applicable, is included in this column.					
<b>Parcel Total Balance</b>					
Placement Amount* & Notice Expense		Interest	Attorney Fees	Other Charges, Expenses and Fees	Total
\$ 25.00		\$ 0.00	\$ 0.00	\$ 0.00	\$ 25.00
*Placement Amount includes any delinquent amount turned over by Cheltenham School District, Township of Cheltenham to Portnoff Law Associates for collection. Notice Expense, where applicable, is included in this column.					

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**Administration Building**  
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Phone: 215-887-1000  
Fax: 215-887-1561  
[www.cheltenhamtownship.org](http://www.cheltenhamtownship.org)



## RE: Right to Know Law (“RTKL”) Request Form received on October 30, 2023



I am the Planning and Zoning Open Records Officer for Cheltenham Township (“Township”). On October 30, 2023, the Township received a RTKL request (“Request”) from you asking “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; 323 E. Laurel Ave, Cheltenham, PA 19012 Parcel: 31-00-16750-00-4. Owner; Michelle Samad.” You also indicated that you don’t want to inspect the records.

**Your Request is denied.** The RTKL provides a statutory right of “access to records.” See: RTKL §702. Records that document the institution, progress or result of a noncriminal investigation are exempt from disclosure. See: RTKL §708(b)(17)(vi)(A). Also, to qualify as a RTKL under RTKL §703, the request must clearly seek “records” as that term is defined under the RTKL. You are not seeking access to records.

**Please note:** The information you are seeking can be obtained through an Outstanding Code Violation Report forms. The request forms to obtain a Code Violation Report are available online at <https://cheltenham.municipalcms.com/files/documents/OutstandingCodeViolationReport1740011251010522PM.pdf>. This report entails a fee of \$75 for residential properties or \$125 for non-residential properties per request.

Under the RTKL, you have the right to appeal this response, in writing, within fifteen (15) business days of the date of this letter to: Executive Director, Office of Open Records, 333 Market Street, 16<sup>th</sup> Floor, Harrisburg, PA 17101-2234. Please note that this letter will serve to close your Request with the Township as permitted by law and in accordance with the terms of this response.

Sincerely,

Robert J Habgood  
Planning and Zoning Open Records Officer