

Property Information		Request Information		Update Information
File#:	24-2174819	Requested Date:	08/13/2024	Update Requested:
Owner:	MAJESTIC LANE DEVELOPMENT, LLC SHERWOOD ALLEN J 3RD	Branch:		Requested By:
Address 1:	COUNCIL PL	Date Completed:	08/14/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	CLAIRTON, PA 15025	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	Per Borough of Jefferson Hills Department of Zoning there are no Code Violation cases on this property. Collector: Borough of Jefferson Hills Payable: 925 Old Clairton Road, Jefferson Hills PA 15025 Business# (412) 655-7735
PERMITS	N/A
SPECIAL ASSESSMENTS	Per Borough of Jefferson Hills Tax Collector Department there are no Special Assessments/liens on the property. Collector: Borough of Jefferson Hills Payable: 925 Old Clairton Road, Jefferson Hills PA 15025 Business# (412) 655-7735
DEMOLITION	NO
UTILITIES	WATER, SEWER & GARBAGE This property is vacant, and is not currently serviced for public utilities.

Parcel ID : 0881-A-00250-0000-00
 Property Address : COUNCIL PL
 CLAIRTON, PA 15025

Municipality : 878 Jefferson Hills
 Owner Name : MAJESTIC LANE DEVELOPMENT, LLC
 SHERWOOD ALLEN J 3RD

School District :	West Jefferson Hills	Neighborhood Code :	87801
Tax Code :	Taxable	Owner Code :	CORPORATION
Class :	AGRICULTURAL	Recording Date :	8/2/2021
Use Code :	>10 ACRES VACANT	Sale Date :	7/29/2021
Homestead* :	No	Sale Price :	\$2,675,000
Farmstead :	No	Deed Book :	18542
Clean And Green	Yes	Deed Page :	316
Other Abatement :	No	Lot Area :	83.6198 Acres
		SaleCode :	Multi-Parcel Sale

* 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](#).

Due to the amendment of Article 210 of the Administrative Code of Allegheny County by Ordinance 06-24-OR, which changes the appeal window for the 2025 tax year to August 1, 2024 through October 1, 2024, the values posted here for tax year 2025 are pre-certified values; they have not yet been certified by the Chief Assessment Officer under §5-210.08 of the Administrative Code of Allegheny County. Values will be certified on or before January 15, 2025

2025 Full Base Year Market Value (Projected)		2025 County Assessed Value (Projected)	
Land Value	\$383,500	Land Value	\$4,700
Building Value	\$0	Building Value	\$0
Total Value	\$383,500	Total Value	\$4,700

2024 Full Base Year Market Value		2024 County Assessed Value	
Land Value	\$383,500	Land Value	\$4,700
Building Value	\$0	Building Value	\$0
Total Value	\$383,500	Total Value	\$4,700

2023 Full Base Year Market Value		2023 County Assessed Value	
Land Value	\$383,500	Land Value	\$4,700
Building Value	\$0	Building Value	\$0
Total Value	\$383,500	Total Value	\$4,700

Address Information

Owner Mailing : 1950 PAINTERS RUN RD
 PITTSBURGH , PA 15241-3014

PRESIDENT
Melissa Steffey

VICE PRESIDENT
Hilary Budd

PRESIDENT PRO TEMPORE
Kevin Polick

COUNCIL MEMBERS
David Bentz
Joseph Lynch
Diva Mares
David T. Montgomery



MAYOR
Carrie McCaffrey

BOROUGH MANAGER

FINANCE OFFICER
Brian Haberstock

ENGINEER
Michael S. Glister, P. E.

SOLICITOR
Michele McPeak Cromer

BOROUGH OF JEFFERSON HILLS

925 OLD CLAIRTON ROAD · JEFFERSON HILLS, PA 15025-3133
P (412) 655-7735 · F (412) 655-3143

May 24, 2024

Kevin Smith
2605 Maitland Center Parkway, Suite C
Maitland, FL 32751

In Re: Right-to-Know Request dated May 21, 2024

Dear Mr. Smith:

I serve as the acting Open Records Officer for the Borough of Jefferson Hills and it is in that capacity that I write to you at this time regarding your records request (copy attached) dated and received on May 21, 2024, seeking the following:

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.

Property Address: Council Place, Clairton, Pennsylvania 15025
Parcel: 0881-A-00250-00000-00
Owner: Allen Sherwood/Majestic Lane Development

Upon a thorough search of Borough records, your request for the above requested documents has been denied for the following reasons. Per Section 705 of the Pennsylvania Right-to-Know law, an agency shall not be required to create a record which does not currently exist, or to compile, maintain, format or organize a record in a manner in which the agency does not currently compile, maintain, format or organize the record.

Please be further advised that this letter will serve to close this record request with our office as permitted by law. You have a right to appeal any denials of information. Information regarding the appeals process can be found at <https://www.openrecords.pa.gov/Appeals/HowToFile.cfm>.

Specifically, appeals must be made in writing, through the online version of the official OOR Appeal Form (<https://www.openrecords.pa.gov/Appeals/AppealForm.cfm>), by email (openrecords@pa.gov), fax (717-425-5343), or postal mail addressed to: Office of Open Records, 333 Market Street, 16th Floor, Harrisburg, PA 17101-2234. All appeals must be made in writing and must be submitted to the Office of Open Records within fifteen (15) business days from the mailing date of this response pursuant to 65 P.S. § 67.1101.

Very truly yours,

Erika Horvat
Open Records Officer

cc: Michele McPeak Cromer, Solicitor

ATTESTATION OF NONEXISTENCE OF RECORDS

Name of Requester: Kevin Smith

Records Requested: See attached Exhibit "A"

I, Erika Horvat, Acting Open Records Officer, hereby declare, pursuant to 18 Pa.C.S. § 4904, that the following statements are true and correct based upon my personal knowledge information and belief:

1. I serve as the Acting Open Records Officer for the Borough of Jefferson Hills (“Agency”).
2. I am responsible for responding to Right-to-Know requests filed with the Agency.
3. In my capacity as the Open Records Officer, I am familiar with the records of the Agency.
4. Upon receipt of the request, I conducted a thorough examination of files in the possession, custody and control of the Agency for records responsive to Kevin Smith’s request.
5. Additionally, I have inquired with relevant Agency personnel and, if applicable, relevant third-party contractors as to whether the requested records exist in their possession.
6. After conducting a good faith search of the Agency’s files and inquiring with relevant Agency personnel, I have made the determination that on the date of the Request, the records requested do not exist within the Agency’s possession, custody or control.
7. It is understood that this does not mean that the requested records do not exist within another agency’s possession custody or control.

Date: May 28, 2024

Signature: 
Erika Horvat, Acting Open Records Officer
Borough of Jefferson Hills



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 NAME: Borough of Jefferson Hills (Attn: AORO)

Date of Request: 05/21/2024 Submitted via: [X] Email [] U.S. Mail [] Fax [] In Person

PERSON MAKING REQUEST:

Name: Kevin Smith Company (if applicable): Stellar Innovation

Mailing Address: 2605 Maitland Center Parkway, Suite C,

City: Maitland State: FL Zip: 32751 Email: MLS@stellaripl.com

Telephone: (302) 261-9069 Fax: 407-210-3113

How do you prefer to be contacted if the agency has questions? [] Telephone [X] Email [] 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.

Hello

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.

Property Address : Council Place, Clairton, Pennsylvania 15025
Parcel : 0881-A-00250-00000-00
Owner: Allen Sherwood/Majestic Lane Development

DO YOU WANT COPIES? [] Yes, printed copies (default if none are checked)
[X] 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) [] \$0.00.

ITEMS BELOW THIS LINE FOR AGENCY USE ONLY

Tracking: 47-24 Date Received: 5-21-24 Response Due (5 bus. days): 5-29-24

30-Day Ext.? [] Yes [] No (If Yes, Final Due Date:) Actual Response Date: 5-28-24

Request was: [] Granted [] Partially Granted & Denied [] Denied Cost to Requester: \$

[] Appropriate third parties notified and given an opportunity to object to the release of requested records.