

Property Information		Request Information		Update Information
File#:	24-2182448	Requested Date:	08/19/2024	Update Requested:
Owner:	DRB GROUP MID-ATLANTIC LLC	Branch:		Requested By:
Address 1:	406 SAINT FAUSTINA ST	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Imperial, PA 15126	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per Town of Findlay Department of Zoning there are no Code Violation cases on this property.</p> <p>Collector: Town of Findlay Payable Address: 1271 Route 30 PO Box W Clinton PA 15026 Business# (724) 695-0500</p>
PERMITS	N/A
SPECIAL ASSESSMENTS	<p>Per Town of Findlay Department of Finance there are no Special Assessments/liens on the property.</p> <p>Collector: Town of Findlay Payable Address: 1271 Route 30 PO Box W Clinton PA 15026 Business# (724) 695-0500</p>
DEMOLITION	NO
UTILITIES	<p>WATER, SEWER & GARBAGE</p> <p>This property is vacant, and is not currently serviced for public utilities.</p>

Parcel ID : 1319-K-00017-0000-00
 Property Address : 406 SAINT FAUSTINA ST
 IMPERIAL, PA 15126

Municipality : 910 Findlay
 Owner Name : DRB GROUP MID-ATLANTIC LLC

School District :	West Allegheny	Neighborhood Code :	91001
Tax Code :	Taxable	Owner Code :	CORPORATION
Class :	RESIDENTIAL	Recording Date :	4/15/2024
Use Code :	BUILDERS LOT	Sale Date :	4/3/2024
Homestead* :	No	Sale Price :	\$340,000
Farmstead :	No	Deed Book :	19638
Clean And Green	No	Deed Page :	77
Other Abatement :	No	Lot Area :	10,124 SQFT
		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	\$300	Land Value	\$300
Building Value	\$0	Building Value	\$0
Total Value	\$300	Total Value	\$300

2024 Full Base Year Market Value		2024 County Assessed Value	
Land Value	\$300	Land Value	\$300
Building Value	\$0	Building Value	\$0
Total Value	\$300	Total Value	\$300

2023 Full Base Year Market Value		2023 County Assessed Value	
Land Value	\$300	Land Value	\$300
Building Value	\$0	Building Value	\$0
Total Value	\$300	Total Value	\$300

Address Information

Owner Mailing : 2099 GAITHER RD STE 600
 ROCKVILLE, MD 20850-4018

Tom Garrett

From: Praveen Immanuel <praveen.immanuel@stellaripl.com>
Sent: Friday, August 2, 2024 5:14 PM
To: Tom Garrett
Cc: Laura Savage
Subject: RE: Attn: Kevin Smith

Hello Tom,

Hope you are doing well.

We requested for couple of orders to be researched and we also received the results, but we see we have not received the results for the below properties.

We have also made the payments for the same.

Could you please check and advise the status or send us the results for the below mentioned properties.

- ~~Saint Faustina Street, Imperial, PA 15126~~
- ✓ 410 Saint Faustina Street, Imperial, PA 15126 Lot 119 ATTACHED
- ✓ 114 Holy Cross Drive SEE ATTACHED
- ✓ 406 Saint Faustina Street SEE ATTACHED
- ✓ 415 Saint Faustina Street NO INFO.
- ✓ 413 Saint Faustina Street NO INFO.
- ✓ 120 Holy Cross Drive SEE ATTACHED
- ✓ Vacant (1319-L-41) Holy Cross Drive 122 Holy cross ATTACHED

Your assistance in this would be really appreciated.

Thank You!

Regards,

Praveen Immanuel

Lien Search Department

Email- praveen.immanuel@stellaripl.com



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THINK | INNOVATE | EXECUTE

Technology Driven | Reliable | Unique | Service Excellence | Teamwork

From: Tom Garrett <tgarrett@findlaywp.org>

Sent: Saturday, July 13, 2024 1:16 AM

To: MLS <mls@stellaripl.com>

Cc: Laura Savage <lsavage@findlaywp.org>

Subject: RE: Attn: Kevin Smith

**TOWNSHIP OF FINDLAY
Use By Right**

Please print or type. Missing or incomplete information may cause a delay in the processing of this application. Any improvement(s) authorized pursuant to this form is for the subject property **ONLY**.

Name of Owner: Dr Horton, Inc Phone: 724-901-1719 Email: permits.sandyhillex@gmail.com
Address of Owner: 1603 Carmody Court, STE: 300, Sewickley, PA 15143
Name of Applicant: DR Horton, Inc Phone: 724-901-1719 Email: permits.sandyhillex@gmail.com
Address of Applicant: 1603 Carmody Court, STE: 300, Sewickley, PA 15143
Engineer: Corkill Cush Reeves Phone: 301-577-2488
Project/Site Name: The Abbey
Address/Location: 406 Saint Faustina Street, Imperial, PA 15126 County Tax ID#: 1319-K-17
Acreage or Sq.Ft. 232 Zoning: MXU Overlay District: _____
Est. Completion Date: 10/30/2024 Est. Project Cost: \$176,000
RESIDENTIAL: No. of Lots: 1 No. Buildings: 1 No. of Dwelling Units: 1
COMMERCIAL/INST: No. Buildings: _____ No. of Shops: _____ Total Sq.Ft: _____
Present Use: Residential - Vacant Lot
Proposed Use or Alterations: New Single Family Home

If a previous application been filed with the Supervisors for this property, when filed? _____

INSTRUCTIONS TO APPLICANT

This application must be submitted to the Zoning Administrator along with the following supplemental materials:
(a) One (1) copy of a Site Plan, as defined by the Findlay Township Zoning Ordinance, in addition to an electronic copy;
(b) Completed Site Capacity Worksheet (available at Township Office);
(c) Application review fee:
Single Family - \$25.00 \$25.00
Commercial/Industrial - \$25.00 for the 1st 5,000 sq.ft. + 2.00 for each additional 1,000 sq.ft. and \$200.00 escrow
Apartments - \$25.00 for the 1st three + 5.00 for each additional apartment and \$200.00 escrow

INSTRUCTIONS TO CONTRACTOR

A pre-construction meeting with the Township is mandatory when easement(s) exist in the rear and/or side yard(s).

Signature of Owner Date 7/12/24

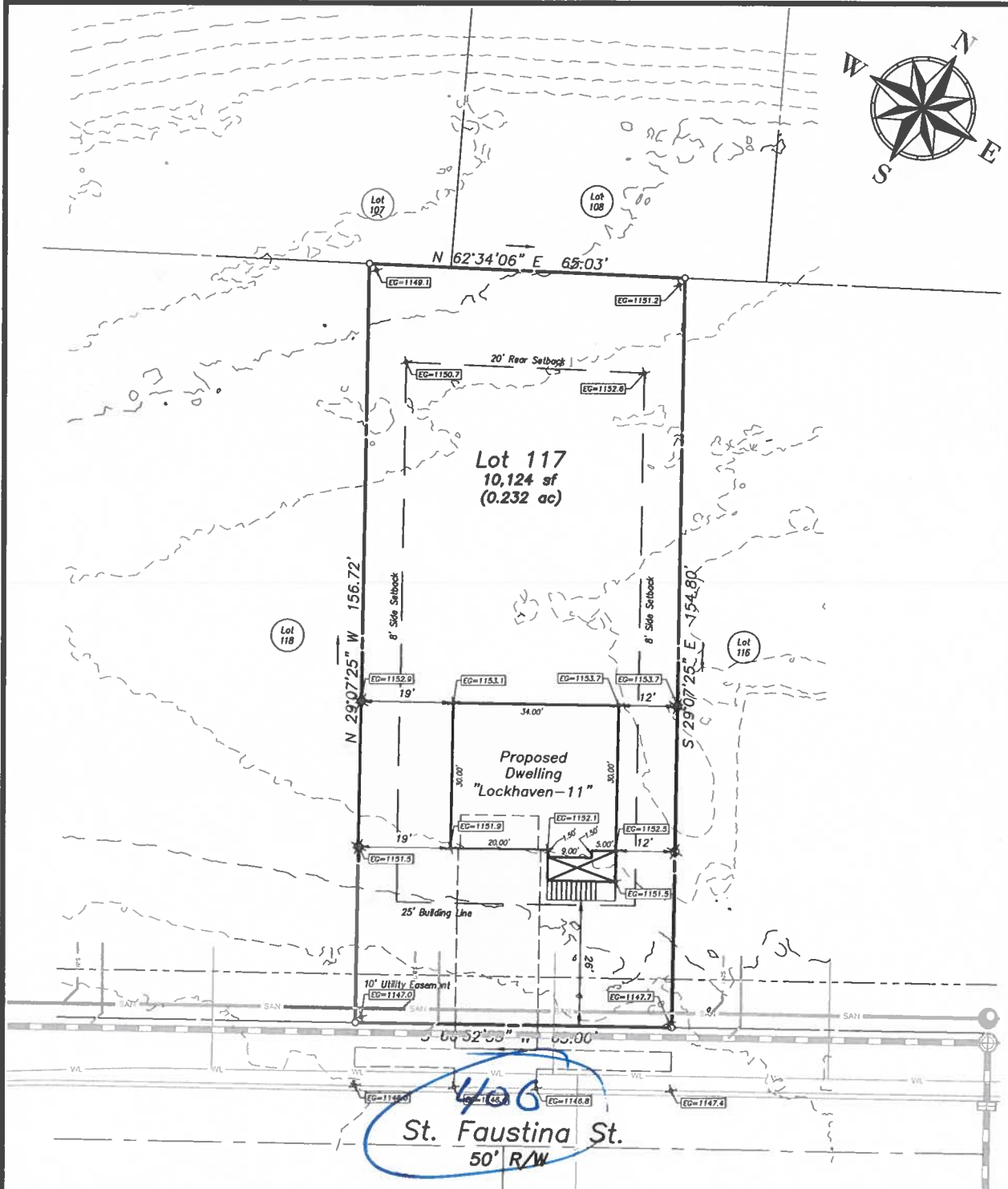
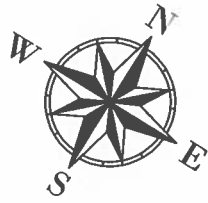
COMMONWEALTH OF PENNSYLVANIA COUNTY OF _____ ****NOTE: NOTARY NOT REQUIRED FOR RESIDENTIAL****
_____, being duly sworn, deposed and says that he is the owner of the premises herein described, and that all the above statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. Sworn to and subscribed before me this _____ day of _____, 20____.

Notary Public Date
My commission expires: _____ (SEAL)

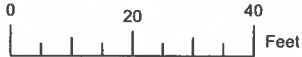
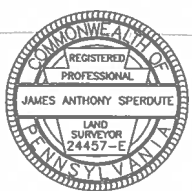
APPROVED BY: [Signature] 7/12/24
Zoning Administrator Date

OFFICIAL USE ONLY:
DATE OF APPLICATION: 7/12/24 AMOUNT PAID: 25.00 CHECK # 1849199 BUILDING PERMIT #: 24-229

TOWNSHIP OF FINDLAY * PO BOX W * 1271 ROUTE 30 * CLINTON PA 15026 * 724 695-0500 * findlay.pa.us



St. Faustina St.
50' R/W



Date Revision By

Home Selections	
House Type	Lockhaven
Elevation	11
Garage Location	Left Front Integral
Extension 1	4 foot rear extension
Extension 2	
Extension 3	
Comments	

Plan of Survey Prepared for

D·R·HORTON
America's Builder

Being Lot 117 of the "The Abbey" Plan of Lots
Phases 1 and 2 Revised - Recorded at PBV 314, Pg 78
Findlay Township, Allegheny County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd., Suite 3C
Valencia, PA 16059

108 Deer Lane 1712 Mount Nebo Road
Harmony, PA 16037 Sewickley, PA 15143
724-452-4362 Info@SperduteSurveying.com

Dwg No. 0194-2426675
Scale 1" = 20'
Date 6/29/2024
Drawn By JSS

AB0117