



Property Information		Request Information		Update Information
File#:	BS-X01798-1717262420	Requested Date:	11/22/2024	Update Requested:
Owner:	RAMESH G PATEL	Branch:		Requested By:
Address 1:	2462 BRANDON CT	Date Completed:	12/03/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	BENSALEM, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	Per Township of Bensalem Department of Zoning there are no Open Code Violation case on this property. Collector: Township of Bensalem Payable Address: 2400 Byberry Road · Bensalem PA 19020 Business# 215-633-3644
PERMITS	Per Township of Bensalem Department of Building there are No Open/Pending/Expired permits on this property. Collector: Township of Bensalem Payable Address: 2400 Byberry Road · Bensalem PA 19020 Business# 215-633-3644
SPECIAL ASSESSMENTS	Per Township of Bensalem Department of Finance there are no Special Assessments/liens on the property. Collector: Township of Bensalem Payable Address: 2400 Byberry Road · Bensalem PA 19020 Business# 215-633-3644
DEMOLITION	NO



UTILITIES

Water
Account#: 0008759840364180
Payment Status: Paid
Status: Non-Lienable
Amount: \$0.00
Good Thru: NA
Account Active: Active
Collector: Aqua American water
Payable: PO box 70279 PA 19176
Business# 877-987-2782

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

Sewer
Account#: NA
Payment Status: NA
Status: PVT-Lienable
Amount: NA
Good Thru: NA
Account Active: Active
Collector: Township of Bensalem
Payable: 2400 Byberry Road, Bensalem PA 19020
Business# 215-343-2538

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

Garbage:
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

Printable page

PARID: 02-049-118

MUN: 02 - BENSLEM TWP

PATEL, RAMESH G & ARUNA R

2462 BRANDON CT

Parcel

Included Parcel	No
Included Parcel Parent	
Has Included Parcel	
Property Address	2462 BRANDON CT
Unit Desc	-
Unit #	
City	BENSLEM
State	PA
Zip	19020
File Code	1 - Taxable
Class	R - Residential
LUC	1006 - Townhouse
Additional LUC	-
School District	S01 - BENSLEM SD
Special Sch Dist	-
Topo	-
Utilities	1 - All Public
Roads	1 - Paved
Total Cards	1
Living Units	1
CAMA Acres	

Parcel Mailing Details

In Care Of	
Mailing Address	2462 BRANDON CT
	BENSLEM PA 19020

Current Owner Details

Name	PATEL, RAMESH G & ARUNA R
In Care Of	
Mailing Address	2462 BRANDON CT
	BENSLEM PA 19020
Book	5131
Page	0763

Owner History

Date	Owner Name 1	Owner Name 2	Address	Recorded Dt	Sale Date	Book	Page
31-JAN-24	PATEL, RAMESH G & ARUNA R		2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
30-JAN-23	PATEL, RAMESH G & ARUNA R		2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
31-JAN-22	PATEL, RAMESH G & ARUNA R		2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
30-JAN-21	PATEL, RAMESH G & ARUNA R		2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
31-JAN-20	PATEL, RAMESH G & ARUNA R		2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
25-JAN-19	PATEL, RAMESH G & ARUNA R		2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
25-JAN-18	PATEL, RAMESH G & ARUNA R		2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763

24-JAN-17	PATEL, RAMESH G & ARUNA R	2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
25-JAN-16	PATEL, RAMESH G & ARUNA R	2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
23-JAN-15	PATEL, RAMESH G & ARUNA R	2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
22-JAN-14	PATEL, RAMESH G & ARUNA R	2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
18-JAN-13	PATEL, RAMESH G & ARUNA R	2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
24-JAN-12	PATEL, RAMESH G & ARUNA R	2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
22-NOV-06	PATEL, RAMESH G & ARUNA R	2462 BRANDON CT	11-OCT-06	29-AUG-06	5131	0763
19-JUL-04	BROWN, SCOTT & SARA		19-JUL-04	25-JUN-04	4045	1532
11-SEP-95	SNYDER, ALAN J & MICHELE R		11-SEP-95	29-AUG-95	1110	1906
12-NOV-74	ZAVODNICK, SIDNEY S & BARBARA		12-NOV-74	12-NOV-74	2146	1178
01-JAN-00	KORMAN CORP		01-JAN-00	01-JAN-00	0	0

Residential

Card	1
Year Built	1974
Remodeled Year	
LUC	1006 - Townhouse
ESTIMATED Ground Floor Living Area	868
ESTIMATED Total Square Feet Living Area	1988
Number of Stories	2
Style	06 - Townhouse
Bedrooms	3
Full Baths	1
Half Baths	1
Total Fixtures	7
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	-	-	-	-		868
1	1	-	11 - OFP	-	-		16
1	2	-	13 - FG	-	-		48
1	3	-	20 - 1SMA	-	-		252

Land

Line Number	1
Frontage	
Depth	
Units	



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

December 2, 2024

Sent via email: evan.foster@proplogix.com

Evan Foster
2605 Maitland Center Parkway, Suite C
Maitland, FL 32751

Request for Information: OPEN/PENDING/EXPIRED PERMITS
NOTICE OF VIOLATIONS
Location: 2462 BRANDON CT, BENSALEM, PA 19020
Tax Parcel No: 02-049-118
Research Permit No: 2024-4063

Dear Sir or Madam:

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

- [There are no open Notice of Violations on file.](#)
- [There are no open or expired permits on file.](#)

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