



Property Information		Request Information		Update Information	
File#:	BS-X01798-3173865942	Requested Date:	11/22/2024	Update Requested:	
Owner:	ANTHONY BOWMAN	Branch:		Requested By:	
Address 1:	27 ABBY RD	Date Completed:	12/04/2024	Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	AVONDALE, PA	# of Parcel(s):	1		

Notes

CODE VIOLATIONS Per London Grove Township Department of Zoning there are no Open Code Violation case on this property.
Collector: London Grove Township
Payable: 372 Rose Hill Road, West Grove, PA 19390
Business# 610-345-0100

PERMITS Per London Grove Township Department of Building there are NO Open/Pending/ Expired permit on this property.
Collector: London Grove Township
Payable: 372 Rose Hill Road, West Grove, PA 19390
Business# 610-345-0100

SPECIAL ASSESSMENTS Per London Grove Township Department of Finance there are no Special Assessments/liens on the property.
Collector: London Grove Township
Payable: 372 Rose Hill Road, West Grove, PA 19390
Business# 610-345-0100

DEMOLITION NO

UTILITIES Water/Sewer
Account#:NA
Payment Status: Paid
Status: Non-Lienable
Amount:\$0.00
Good Thru: NA
Account Active: Active
Collector: London Grove Township
Payable: 372 Rose Hill Road, Suite 100 West Grove, PA 19390
Business# 610-345-0100

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

GARBAGE
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

Current Parcel Details

UPI:	59-8-519	PLAN NUMBER:	SD-4-16-13682
PIN:	5908 05190000	LUC:	R-10
Street Number:	27	Street Direction:	
Street Name:	ABBY	Street Type:	RD
Situs Address:	27 ABBY RD	MAILING ADDRESS:	27 ABBY RD
OWNER(S):	BOWMAN ANTHONY BOWMAN JAPHIA		AVONDALE PA
LOT LOCATION:	NS ABBY RD	ZIP:	19311
PROPERTY DESCRIPTION:	LOT 29 & DWG	BOOK:	9626
ACRES:	0.2611	PAGE:	1784
SQUARE FEET:	11375	DATE OF RECORDATION:	10/4/2017 12:00:00 AM
LAST SALE PRICE:	473022	TOTAL ASSESSMENT:	295770
Lot Assessment:	48850		
Municipality Number:	59	Property Assessment:	246920

Owner	Book	Page	Sale Date	Price	Acres	Property Location	Description	Total Assessment
BOWMAN ANTHONY BOWMAN JAPHIA	9626	1784	10/4/2017 12:00:00 AM	473022	0.2611	NS ABBY RD	LOT 29	32240
SCCP LP	9137	224	7/6/2015 12:00:00 AM	1410000	0.2515	NS ABBY RD	LOT 29	32140
GEMCRAFT RB HOLDING LLC	8033	54	11/3/2010 12:00:00 AM	0	0.2515	NS ABBY RD	LOT 29	32140
GEMCRAFT HOMES FOREST HILL LLC	6032	2356	1/7/2004 12:00:00 AM	1600000				
GEMCRAFT HOMES FOREST HILL LLC 59-8- 99 59-8-99.1 & 59-8-100.2 RETIRED	NA				0.2611	NS OF ABBY RD	LOT 29	295770



RE: Code/Permit/Special Assessments - Request

From Brian Elwood <belwood@londongrove.org>

Date Mon 02/12/2024 20:19

To Evan Foster <Evan.Foster@proplogix.com>

Hello Evan,

There are no OPEN/PENDING/EXPIRED permits for either address. No code violations or liens either for both properties. 8 Buttonwood Dr does have an outstanding water bill of \$84.57. For taxes you would need to contact Kurt Engleman. I have included his email address below.

kengleman@londongrove.org

Sincerely,

Brian Elwood

Director of Codes & Life Safety

London Grove Township
372 Rose Hill Road
West Grove, PA 19390
Office Line: 610-345-0100
Fax Line: 610-345-0455

[Website](#) | [Facebook](#) | [Youtube](#)



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From: Evan Foster <Evan.Foster@proplogix.com>

Sent: Sunday, November 24, 2024 12:49 PM

To: Ken Battin <KBattin@londongrove.org>

Cc: Brian Elwood <belwood@londongrove.org>

Subject: Code/Permit/Special Assessments - Request

Hello ,

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

Address - 27 Abby Rd, Avondale, PA 19311

Parcel - 5908 05190000

Owner - BOWMAN ANTHONY

Address - 8 Buttonwood Dr, West Grove, PA 19390

Parcel - 5908 01331700

Owner - BOYD KRISTIN

Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that needs attention and any fees due currently.

Also advise if there are any Code Violation or fines due that needs attention currently.

Any unrecorded liens/fines/special assessments due.

Evan Foster

Property Analyst, PropLogix

Main: 941.444.7142

p: 9414447142 / f: 941.214.1132