



Property Information Request Information Update Information

Table with 3 columns: Property Information, Request Information, Update Information. Rows include File#, Owner, Address 1, Address 2, City, State Zip, Requested Date, Branch, Date Completed, # of Jurisdiction(s), # of Parcel(s), Update Requested, Requested By, Update Completed.

Notes

CODE VIOLATIONS Per Bensalem Township Department of Zoning there are no Open Code Violation cases on this property. Collector: Bensalem Township Payable: 2400 Byberry Road · Bensalem PA 19020 Business# 215-633-3644

PERMITS Per Bensalem Township Department of Building there is an Open permit on this property. Permit Type: Heater/A/C Collector: Bensalem Township Payable: 2400 Byberry Road · Bensalem PA 19020 Business# 215-633-3644

SPECIAL ASSESSMENTS Per Bensalem Township Department of Finance there are no Special Assessments/liens on the property. Collector: Bensalem Township Payable: 2400 Byberry Road · Bensalem PA 19020 Business# 215-633-3644

DEMOLITION NO

UTILITIES Water/Sewer Account #: NA Amount: NA Payment status: NA Good Thru: NA Account Active: Active Status: Non- Liable Collector: Coraopolis Water & Sewer Authority Payable: 1301 4th Ave #1, Coraopolis, PA 15108 Business# (412) 264-3009

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

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

Parcel ID : 0272-J-00305-0000-00
 Property Address : 2520 STATE AVE
 CORAOPOLIS, PA 15108

Municipality : 925 Moon
 Owner Name : NAGLE LEE

School District :	Moon Area	Neighborhood Code :	92505
Tax Code :	Taxable	Owner Code :	REGULAR
Class :	RESIDENTIAL	Recording Date :	
Use Code :	TWO FAMILY	Sale Date :	5/3/2001
Homestead* :	No	Sale Price :	\$48,900
Farmstead :	No	Deed Book :	11036
Clean And Green	No	Deed Page :	582
Other Abatement :	No	Lot Area :	1.2400 Acres

* 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	\$22,500	Land Value	\$22,500
Building Value	\$31,800	Building Value	\$31,800
Total Value	\$54,300	Total Value	\$54,300

2024 Full Base Year Market Value		2024 County Assessed Value	
Land Value	\$22,500	Land Value	\$22,500
Building Value	\$31,800	Building Value	\$31,800
Total Value	\$54,300	Total Value	\$54,300

2023 Full Base Year Market Value		2023 County Assessed Value	
Land Value	\$22,500	Land Value	\$22,500
Building Value	\$31,800	Building Value	\$31,800
Total Value	\$54,300	Total Value	\$54,300

Address Information

Owner Mailing : 2522 STATE AVE
 CORAOPOLIS , PA 15108-2238



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

November 25, 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 & DEMOLITION
PERMITS, CODE VIOLATIONS, LIENS
Location: 2520 SHARON CT, BENSALEM, PA 19020
Tax Parcel No: 02-049-688
Research Permit No: 2024-4003

Dear Sir or Madam:

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

- A permit for Heater/A/C unit from 2010 is still open.
- No demolition permit on file.
- No open Notice of Violations on file.
- No liens on the property.

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