



| Property Information | | Request Information | | Update Information |
|----------------------|----------------------|-----------------------|------------|--------------------|
| File#: | BS-X01798-6614890739 | Requested Date: | 11/22/2024 | Update Requested: |
| Owner: | SHERUDA, JOSEPH H | Branch: | | Requested By: |
| Address 1: | 42 VIOLET LN 159B | Date Completed: | 12/19/2024 | Update Completed: |
| Address 2: | | # of Jurisdiction(s): | | |
| City, State Zip: | NEWTOWN, PA | # of Parcel(s): | 1 | |

Notes

| | |
|---------------------|---|
| CODE VIOLATIONS | Per Newtown Township Department of Zoning there are no Code Violation cases on this property. Collector: Newtown Township Payable Address: 100 Municipal Drive Newtown, PA 18940 Business# (215) 968-2800 x 250 |
| PERMITS | Per Newtown Township Building Department there are no Open/Pending/ Expired Permit on this property. Collector: Newtown Township Payable Address: 100 Municipal Drive Newtown, PA 18940 Business# (215) 968-2800 x 250 |
| SPECIAL ASSESSMENTS | Per Newtown Township Department of Finance there are no Special Assessments/liens on the property. Collector: Newtown Township Payable Address: 100 Municipal Drive Newtown, PA 18940 Business# (215) 968-2800 x 250 |
| DEMOLITION | NO |



UTILITIES

Water

Account #: N/A

Payment Status: N/A

Status: Pvt & Lienable

Amount: N/A

Good Thru: N/A

Account Active: Yes

Collector: Newtown Artesian Water Company

Payable: 201 N Lincoln Ave Newtown, PA 18940

Business # (215) 968-6781

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

Sewer

Account #: N/A

Payment Status: N/A

Status: Pvt & Lienable

Amount: N/A

Good Thru: N/A

Account Active: Yes

Collector: Newtown-Bucks County Joint Municipal Authority

Payable: 15 S Congress St, Newtown, PA 18940

Business # 215-968-4109

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

Garbage

Garbage bills are included in the Real Estate Property taxes.

Printable page

PARID: 29-045-095-159-00B
SHERUDA, JOSEPH H

MUN: 29 - NEWTOWN TWP
42 VIOLET LN

Parcel

Included Parcel No
 Included Parcel Parent
 Has Included Parcel

Property Address 42 VIOLET LN
 Unit Desc -
 Unit #
 City NEWTOWN
 State PA
 Zip 18940

File Code 1 - Taxable
 Class R - Residential
 LUC 1013 - Condo
 Additional LUC -
 School District S06 - COUNCIL ROCK 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 42 VIOLET LN
 NEWTOWN PA 18940

Current Owner Details

Name SHERUDA, JOSEPH H

In Care Of
 Mailing Address 42 VIOLET LN
 NEWTOWN PA 18940

Book 2949
 Page 1629

Owner History

| Date | Owner Name 1 | Owner Name 2 | Address | Recorded Dt | Sale Date | Book | Page |
|-----------|-------------------|--------------|--------------|-------------|-----------|------|------|
| 31-JAN-24 | SHERUDA, JOSEPH H | | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 30-JAN-23 | SHERUDA, JOSEPH H | | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 31-JAN-22 | SHERUDA, JOSEPH H | | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 30-JAN-21 | SHERUDA, JOSEPH H | | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 31-JAN-20 | SHERUDA, JOSEPH H | | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 25-JAN-19 | SHERUDA, JOSEPH H | | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 25-JAN-18 | SHERUDA, JOSEPH H | | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 24-JAN-17 | SHERUDA, JOSEPH H | | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 25-JAN-16 | SHERUDA, JOSEPH H | | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |

| | | | | | | |
|-----------|-------------------|--------------|-----------|-----------|------|------|
| 23-JAN-15 | SHERUDA, JOSEPH H | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 22-JAN-14 | SHERUDA, JOSEPH H | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 18-JAN-13 | SHERUDA, JOSEPH H | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 24-JAN-12 | SHERUDA, JOSEPH H | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 18-NOV-04 | SHERUDA, JOSEPH H | 42 VIOLET LN | 30-OCT-02 | 23-OCT-02 | 2949 | 1629 |
| 30-OCT-02 | WEISS, JESSICA S | | 30-OCT-02 | 16-AUG-02 | 2949 | 1625 |
| 06-OCT-89 | WEISS, STEVEN H | | 06-OCT-89 | 06-OCT-89 | 101 | 1363 |

Homestead

| Tax Year | Exemption Code | Status | Notice Mailed | Notice Date | Amount |
|----------|----------------|--------|---------------|-------------|--------|
| 2024 | HOME06 | A | Y | | 0 |

Residential

| | |
|---|------------------------------|
| Card | 1 |
| Year Built | 1989 |
| Remodeled Year | |
| LUC | 1013 - Condo |
| ESTIMATED Ground Floor Living Area | 586 |
| ESTIMATED Total Square Feet Living Area | 1172 |
| Number of Stories | 2 |
| Style | 13 - Condo |
| Bedrooms | 2 |
| Full Baths | 2 |
| Half Baths | 1 |
| Total Fixtures | 10 |
| 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 | 4 - Full |
| Exterior Wall | 1 - Frame or Equal |

Additions

| Card # | Addition # | Lower | First | Second | Third | Year Built | Area |
|--------|------------|-------|----------|--------|-------|------------|------|
| 1 | 0 | - | - | - | - | | 586 |
| 1 | 1 | - | 11 - OFP | - | - | | 30 |

Legal Description

| | |
|---------------------------|---------------------------|
| Municipality | 29 |
| School District | S06 |
| Property Location | 42 VIOLET LN |
| Description | - |
| Building/Unit # | |
| Subdivision Parent Parcel | 29-045-095 |
| Legal 1 | UNIT # 159-B KIRKWOOD CON |
| Legal 2 | DO |

Legal 3
 Deeded Acres
 Deeded Sq Ft

00042VIOLET LANE

Values

| | |
|------------------------|---------|
| Exempt Land | 0 |
| Exempt Building | 0 |
| Total Exempt Value | 0 |
| Assessed Land | 0 |
| Assessed Building | 24,320 |
| Total Assessed Value | 24,320 |
| Estimated Market Value | 362,980 |

Homestead

| Tax Year | Exemption Code | Status | Notice Mailed | Notice Date | Amount |
|----------|----------------|--------|---------------|-------------|--------|
| 2024 | HOME06 | A | Y | | 0 |

Assessment History

| Date | Reason CD | Notice Date | Effective Date | Land Asmt | Bldg Asmt | Total Asmt | 319 Land | 319 Bldg | 319 Homestead Total | Homestead Mailed? | Tax Year |
|-----------|----------------------------------|-------------|----------------|-----------|-----------|------------|----------|----------|---------------------|-------------------|----------|
| 29-JUN-24 | 390 - School | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2024 |
| 01-FEB-24 | 999 - Year End Certification | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2024 |
| 29-JUN-23 | 390 - School | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2023 |
| 31-JAN-23 | 999 - Year End Certification | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2023 |
| 01-JUL-22 | 390 - School | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2022 |
| 06-JUL-21 | 390 - School | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2021 |
| 02-JUL-20 | 390 - School | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2020 |
| 02-JUL-19 | 390 - School | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2019 |
| 03-JUL-18 | 390 - School | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2018 |
| 30-JUN-17 | 390 - School | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2017 |
| 06-JUL-16 | 390 - School | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2016 |
| 01-JUL-15 | 390 - School | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2015 |
| 07-JUL-14 | 390 - School | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2014 |
| 27-JUN-13 | 999 - Year End Certification | | | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2013 |
| 28-APR-11 | 374 - Ratio Change 2005 Tax Year | 05-JAN-05 | 01-JAN-05 | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2011 |
| 28-APR-11 | 374 - Ratio Change 2005 Tax Year | 05-JAN-05 | 01-JAN-05 | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2010 |
| 28-APR-11 | 374 - Ratio Change 2005 Tax Year | 05-JAN-05 | 01-JAN-05 | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2009 |
| 28-APR-11 | 374 - Ratio Change 2005 Tax Year | 05-JAN-05 | 01-JAN-05 | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2008 |
| 28-APR-11 | 374 - Ratio Change 2005 Tax Year | 05-JAN-05 | 01-JAN-05 | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2007 |
| 28-APR-11 | 374 - Ratio Change 2005 Tax Year | 05-JAN-05 | 01-JAN-05 | \$0 | \$24,320 | \$24,320 | \$0 | \$0 | \$0 | | 2005 |

ASSESSMENT HISTORY

Note: To find the current assessment for totally exempt parcels you MUST refer to the Values Tab. Parcels that are partially taxable and partially exempt will show the assessed taxable portion only in the Assessment History Tab.

Exemptions

| Taxyr | Exemption | Amount |
|-------|---------------------|--------|
| 2024 | SD06 - COUNCIL ROCK | \$.00 |

Sales

| Sale Date | Sale Price | New Owner | Old Owner |
|-----------|------------|-------------------|------------------|
| 23-OCT-02 | 178,000 | SHERUDA, JOSEPH H | WEISS, JESSICA S |
| 16-AUG-02 | 1 | WEISS, JESSICA S | WEISS STEVEN H |
| 06-OCT-89 | 115,990 | WEISS, STEVEN H | |

Sale Details 1 of 3

| | |
|-----------------|-------------------|
| Sale Date | 23-OCT-02 |
| Sales Price | 178,000 |
| New Owner | SHERUDA, JOSEPH H |
| Previous Owner | WEISS, JESSICA S |
| Transfer Tax | 1780.00 |
| Recorded Date | 30-OCT-02 |
| Instrument Type | Deed |
| Book | 2949 |
| Page | 1629 |
| Instrument No. | 20021260320000 |

Estimated Tax Information

| | | |
|-----------|-------|------------|
| County | | \$667.58 |
| Municipal | | \$318.96 |
| School | | \$3,423.60 |
| | Total | \$4,410.14 |

PLEASE NOTE THAT THE MUNICIPAL RATES DO NOT INCLUDE SPECIAL TAXES, IE: TRASH; ELECTRIC; FIRE HYDRANTS, ETC. THAT INFORMATION MAY BE OBTAINED FROM YOUR LOCAL TAX COLLECTOR DIRECTLY.

Re: Right to Know Request // 42 VIOLET LANE

From Open Records <openrecords@twp.newtown.pa.us>
Date Thu 19/12/2024 19:41
To Evan Foster <Evan.Foster@proplogix.com>

You don't often get email from openrecords@twp.newtown.pa.us. [Learn why this is important](#)

Good Morning - There are no records related to the request. There are no violations, open permits, liens or fines on the property.

[Micah Lewis](#)

Open Records Officer
Newtown Township
100 Municipal Drive
Newtown, PA 18940
openrecords@twp.newtown.pa.us
(215) 968-2800 x 250

On Wed, Dec 18, 2024 at 2:04 PM Evan Foster <Evan.Foster@proplogix.com> wrote:

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:42 VIOLET LANE #159B, NEWTOWN 18940
Parcel : 29-045-095-159-00B
Owner: JOSEPH SHERUDA

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.