



Property Information		Request Information		Update Information
File#:	BS-X01798-9878726671	Requested Date:	11/22/2024	Update Requested:
Owner:	STEPHEN J NEWMAN JR	Branch:		Requested By:
Address 1:	40 NANCY LN	Date Completed:	12/05/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	DOWNINGTOWN, PA	# of Parcel(s):	1	

Notes

- CODE VIOLATIONS**
 Per Caln Township Department of Zoning there are no Open Code Violation case on this property.
 Collector: Caln Township
 Payable: 253 Municipal Dr, Thorndale, PA 19372
 Business# 610-384-0600
- PERMITS**
 Per Caln Township Department of Building there are no Open/Pending/Expired permit on this property.
 Collector: Caln Township
 Payable: 253 Municipal Dr, Thorndale, PA 19372
 Business# 610-384-0600
- SPECIAL ASSESSMENTS**
 Per Caln Township Department of Finance there are no Special Assessments/liens on the property.
 Collector: Caln Township
 Payable: 253 Municipal Dr, Thorndale, PA 19372
 Business# 610-384-0600
- DEMOLITION**
 NO
- UTILITIES**
 Water
 Account#: NA
 Payment Status: NA
 Status: PVT-Lienable
 Amount: NA
 Good Thru: NA
 Account Active: Active
 Collector: Aqua American Water
 Payable: 762 Lancaster Ave, Bryn Mawr, PA 19010
 Business# (877) 987-2782
 UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.
 Sewer/Trash
 Account#: 972-0
 Payment Status: Due
 Status: Non-Lienable
 Amount: \$1746.00
 Good Thru: 12-31-2024
 Account Active: Active
 Collector: Township of Clan
 Payable: 253 Municipal Dr, Thorndale, PA 19372
 Business# 610-384-0600
 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

Current Parcel Details

UPI:	39-5E-131	PLAN NUMBER:	
PIN:	3905E01310000	LUC:	R-10
Street Number:	40	Street Direction:	
Street Name:	NANCY	Street Type:	LA
Situs Address:	40 NANCY LA	MAILING ADDRESS:	40 NANCY LN
OWNER(S):	NEWMAN STEPHEN J JR & SARA L		DOWNINGTOWN PA
LOT LOCATION:	ES OF NANCY LN	ZIP:	19335
PROPERTY DESCRIPTION:	UNIT 211 & DWG	BOOK:	7060
ACRES:	0.1222	PAGE:	1652
SQUARE FEET:	5323	DATE OF RECORDATION:	1/17/2007 12:00:00 AM
LAST SALE PRICE:	171000	TOTAL ASSESSMENT:	75500
Lot Assessment:	20680		
Municipality Number:	39	Property Assessment:	54820

Owner	Book	Page	Sale Date	Price	Acres	Property Location	Description	Total Assessment
NEWMAN STEPHEN J JR & SARA L	7060	1652	1/17/2007 12:00:00 AM	171000	0.1222	ASHLEY LA	UNIT 211 & DWG	75500
ELLZY FRED C JR & DEBRA D	5374	2277	9/4/2002 12:00:00 AM	110000	0.1222	ASHLEY LANE	UNIT 211 & DWG	75500
HUDSON ARETHA E	3944	1415	10/2/1995 12:00:00 AM	76500	0.1222	ES OF NANCY LA	UNIT 211 & DWG	75500
DEPAUL PETER, DEPAUL EUGENE	F63	230	4/13/1984 12:00:00 AM	63900	0.1222	ES OF NANCY LA	UNIT 211 & DWG	75500
WEDGEWOOD ASSOCIATES	NA				0.1222	ES OF NANCY LA	UNIT 211 & DWG	75500



Outlook

Re: Code/Permit/special assessments request - 40 NANCY LANE

From Abbey Swan <aswan@calntownship.org>
Date Thu 05/12/2024 01:50
To Evan Foster <Evan.Foster@proplogix.com>

Dear Evan,

Thank you for writing to Caln Township with your request for information pursuant to the Pennsylvania Right to Know Law. On November 26, 2024, we received your request for documents relating to the property at 40 Nancy Lane. Our Codes department informs me that there are no responsive records for your request (no open violations, permits, etc.). To request a cert for outstanding bills, please see the form here:

https://www.calntownship.org/uploads/9/9/7/5/99755464/sewer_trash_light_certification_req_form_2022fillable.pdf

Because we were able to send this via email, there is no cost.

Please let me know if you have any questions.

Regards,
Abbey

From: Evan Foster <Evan.Foster@proplogix.com>
Sent: Sunday, November 24, 2024 2:23 PM
To: Abbey Swan <aswan@calntownship.org>
Subject: Code/Permit/special assessments request - 40 NANCY LANE

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: 40 Nancy Ln, Downingtown, PA 19335
Parcel: 3905E01310000
Owner: NEWMAN STEPHEN J JR

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