



Property Information Request Information Update Information

File#:	BS-X01817-4534073192	Requested Date:	12/23/2024	Update Requested:
Owner:	WILLIAMS MAURICE A	Branch:		Requested By:
Address 1:	211 LYNNWOOD DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PITTSBURGH, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Municipality of Penn Hills Department of Zoning there are Multiple Code Violation cases on this property.

Collector: Municipality of Penn Hills
Payable: 102 Duff Road, Penn Hills, PA. 15235
Business# 412-342-1192

Comments : Per Municipality of Penn Hills Department of Zoning there are Multiple Code Violation cases on this property.
Please contact Municipality of Penn Hills Department of Zoning for more information.

PERMITS Per Municipality of Penn Hills Building Department there are Multiple Open Permit on this property.

Collector: Municipality of Penn Hills
Payable: 102 Duff Road, Penn Hills, PA. 15235
Business# 412-342-1192

Comments : Per Municipality of Penn Hills Building Department there are Multiple Open Permit on this property.
Please contact Municipality of Penn Hills Building Department for more information.

SPECIAL ASSESSMENTS Per Municipality of Penn Hills Finance Department there are No Special Assessments/liens due on the property

Collector: Municipality of Penn Hills
Payable: 102 Duff Road, Penn Hills, PA. 15235
Business# 412-342-1192

DEMOLITION NO



UTILITIES

Water, Sewer
Account #: NA
Payment Status: NA
Status: Pvt & Lienable
Amount: NA
Good Thru: NA
Account Active: YES
Collector: Wilksburg Penn Joint Water Authority
Payable Address: 2200 Robinson Boulevard Pittsburgh, PA 15221
Business # 412-243-6200

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

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

Parcel ID: 0370-D-00155-0000-00

Municipality: 934 Penn Hills

Address: 211 LYNNWOOD DR
PITTSBURGH, PA 15235

Owner Name: WILLIAMS MAURICE A

[Report Data Errors](#)

General Information

* 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](#).

School District:	Penn Hills Twp
Tax Code:	Taxable
Class:	RESIDENTIAL
Use Code:	SINGLE FAMILY
Homestead*:	Yes
Farmstead:	No
Clean And Green:	No
Other Abatement:	No
Neighborhood Code:	93401
Owner Code:	REGULAR
Recording Date:	3/15/2018
Sale Date:	3/12/2018
Sale Price:	\$72,100
Deed Book:	17140
Deed Page:	232
Lot Area:	6000 SQFT

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)	
Land Value	\$12,100
Building Value	\$56,600
Total Value	\$68,700
2025 County Assessed Value (Projected)	
Land Value	\$12,100
Building Value	\$38,600
Total Value	\$50,700

2024 Full Base Year Market Value

Land Value	\$12,100
Building Value	\$56,600
Total Value	\$68,700

2024 County Assessed Value

Land Value	\$12,100
Building Value	\$38,600
Total Value	\$50,700

2023 Full Base Year Market Value

Land Value	\$12,100
Building Value	\$56,600
Total Value	\$68,700

2023 County Assessed Value

Land Value	\$12,100
Building Value	\$38,600
Total Value	\$50,700

Owner Mailing

Owner Mailing

**211 LYNNWOOD DR
PITTSBURGH , PA 15235-4314**




211 Lynnwood Drive - Penn Hills, PA

From Wargo Janet <jwargo@pennhillspa.gov>

Date Fri 27/12/2024 22:29

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

 2 attachments (129 KB)

211LynnwoodINSP11082024.pdf; Lien-Letter-Policy-.pdf;

You don't often get email from jwargo@pennhillspa.gov. [Learn why this is important](#)

Mr. Foster,

Per your request, please be advised of the following:

- An occupancy permit application was received, and the property was inspected on November 8, 2023. There were 6 open violations that were not corrected, and the permit was not finalized
- I've attached the inspection report for your reference.
- It is the responsibility of the homeowner to fix the items and call for a final inspection when they are completed.
- Since the application is over one year old, a new application and inspection may be required per the discretion of the code enforcement officer.
- For information regarding assessments and fees – please request a Lien Letter search from our finance department – I've attached the policy and form for that request. There is a \$25.00 fee associated with the lien letter request.

Best Regards,
Janet S Wargo
Penn Hills Code Enforcement



Municipality of Penn Hills

102 Duff Road

Penn Hills, PA 15235

Phone: 412-342-1192

codeenforcement@pennhills.org

Inspection Summary

Inspection		Owner/Occupant	
Inspection #	INS-773577	Maurice Williams	
Type	Residential Group R3	ADR-475526	
Reason	Occupancy	211 Lynnwood Dr.	
Scheduled	11/08/2023 13:00	Pittsburgh, PA 15235	
Status	Pending Reinspection		
Completion of Work		Contacts	Phone
Inspector	John Lydic	Jabel Williams(814)494-6525	412-501-1434
Started On	11/08/2023 15:34		
Completed	11/08/2024 15:35		
Assisting Inspectors			
Summary			
Corrected		0	
Uncorrected		6	
Total		6	

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Municipality of Penn Hills

102 Duff Road

Penn Hills, PA 15235

Phone: 412-342-1192

codeenforcement@pennhills.org

Inspection # INS-773577
 Inspection Type Residential Group R3
 Owner/Occupant Maurice Williams
 Address 211 Lynnwood Dr. Pittsburgh PA 15235

Date Completed 11/08/2024
 Inspector John Lydic
 Address Code ADR-475526
 Parcel Number 370-D-155

Inspection Detail	1
Codebook Reference	
Penn Hills Property Maint. Code 1939	Date 11/08/2023
304.15	Date Corrected Not Corrected
Doors	
Location	Days to Comply 30 days
Comment	
None	
Corrective Action	
Corrective Action: GARAGE DOOR MUST OPEN AND CLOSE	

Inspection Detail	2
Codebook Reference	
Penn Hills Property Maint. Code 1939	Date 11/08/2023
307.1	Date Corrected Not Corrected
General Handrails and Guardrails	
Location	Days to Comply 30 days
Comment	
None	
Corrective Action	
Corrective Action: GRASPABLE HANDRAILING 2" MAX DIA ROUND/ROUNDED PREFERRED - BASEMENT STEPS-ALL EXTERIOR AND INTERIOR STEPS WHERE THERE ARE 4 OR MORE CONTINUOUS RISERS (2 BY 4 NOT ACCEPTABLE)	
VERTICAL BALUSTERS MAX 4" SPACING TO OPEN SIDE OF STEPS WHERE DROP OFF TO LOWER LEVEL IS MORE THAN 30" (CAN ALSO USE SECURED BRACED LATTICE OR SECURED SOLID BOARDING AS AN ALTERNATIVE.)	
REPAIR RAILLING STEPS TO DRIVEWAY	

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Municipality of Penn Hills

102 Duff Road
Penn Hills, PA 15235
Phone: 412-342-1192
codeenforcement@pennhills.org

Inspection #	INS-773577	Date Completed	11/08/2024
Inspection Type	Residential Group R3	Inspector	John Lydic
Owner/Occupant	Maurice Williams	Address Code	ADR-475526
Address	211 Lynnwood Dr. Pittsburgh PA 15235	Parcel Number	370-D-155

Inspection Detail

3

Codebook Reference

Penn Hills Property Maint. Code 1939
307.1

Date 11/08/2023
Date Corrected Not Corrected

General Handrails and Guardrails

Location

Days to Comply 30 days

Comment

None

Corrective Action

Corrective Action: GRASPABLE HANDRAILING 2" MAX DIA ROUND/ROUNDED PREFERRED - BASEMENT STEPS-ALL EXTERIOR AND INTERIOR STEPS WHERE THERE ARE 4 OR MORE CONTINUOUS RISERS (2 BY 4 NOT ACCEPTABLE)

VERTICAL BALUSTERS MAX 4" SPACING TO OPEN SIDE OF STEPS WHERE DROP OFF TO LOWER LEVEL IS MORE THAN 30" (CAN ALSO USE SECURED BRACED LATTICE OR SECURED SOLID BOARDING AS AN ALTERNATIVE.)

REPAIR RAILLING ON CELLAR STEPS

Inspection Detail

4

Codebook Reference

Penn Hills Property Maint. Code 1939
302.4.2

Date 11/08/2023
Date Corrected Not Corrected

Other Vegetation

Location

Days to Comply 30 days

Comment

None

Corrective Action

Corrective Action: TRIM TREE AWAY FROM HOUSE BY A/C

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codeenforcement@pennhills.org

Inspection # INS-773577
 Inspection Type Residential Group R3
 Owner/Occupant Maurice Williams
 Address 211 Lynnwood Dr. Pittsburgh PA 15235

Date Completed 11/08/2024
 Inspector John Lydic
 Address Code ADR-475526
 Parcel Number 370-D-155

Inspection Detail	5
Codebook Reference	
Penn Hills Property Maint. Code 1939	Date 11/08/2023
704.6.4	Date Corrected Not Corrected
Smoke detection system	
Location	Days to Comply 30 days
Comment	
None	
Corrective Action	
Corrective Action: SMOKE ALLARM AND CO DETECTOR HALLWAY BY BEDROOMS	

Inspection Detail	6
Codebook Reference	
Penn Hills Property Maint. Code 1939	Date 11/08/2023
704.6.4	Date Corrected Not Corrected
Smoke detection system	
Location	Days to Comply 30 days
Comment	
None	
Corrective Action	
Corrective Action: SMOKE ALLARMS ALL BEDROOMS	

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codeenforcement@pennhills.org

Inspection #	INS-773577	Date Completed	11/08/2024
Inspection Type	Residential Group R3	Inspector	John Lydic
Owner/Occupant	Maurice Williams	Address Code	ADR-475526
Address	211 Lynnwood Dr. Pittsburgh PA 15235	Parcel Number	370-D-155

Signatures

John Lydic, Code Officer

11/08/2024

Date

Date

Date

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Municipality of Penn Hills

102 Duff Road, Penn Hills, PA 15235

412-342-1086

www.pennhills.org



LIEN LETTER POLICY FOR OCCUPANCY PERMITS

Prior to a final Occupancy Inspection by the Code Enforcement Department, the following documentation must be obtained, and proof of any payments made for any delinquencies or claims must be provided to Code Enforcement:

1. Make written request and pay the No Lien Letter Fee of \$25.00 (effective 1/31/2020) to:
Municipality of Penn Hills
Attention: Finance Dept. - Lien Letter
102 Duff Road
Pittsburgh, PA 15235
412-342-0365

You are no longer required to contact Portnoff Law Associates, LTD to request prior Delinquent/Liened Sewage Charges. If payment is due, it will be included in the Municipal No Lien Letter.



Municipality of Penn Hills

102 Duff Road, Penn Hills, PA 15235

412-342-1086

www.pennhills.org



Municipal No Lien Letter Form

The cost of Municipal No Lien Letter(s) is \$25.00 per Lot & Block or per Parcel. Payment is due at the time of your request in the form of Check or Money Order only. Cash payments will be accepted in the office only.

Processing time for all Municipal No Lien Letters is 7 to 10 days.

The Municipality of Penn Hills does not Fax or E-Mail Municipal No Lien Letters. All Municipal No Lien Letters are returned to you via US Mail unless a prepaid FED-X Label is submitted at the time of request. Please note that UPS only make deliveries to the Municipality of Penn Hills. If you submit a prepaid UPS Label your request will sit idle until the next time UPS makes a delivery to the Municipality.

When submitting your Municipal No Lien Letter request it is very important to keep in mind your closing date so that you will have your letter in time for your closing.

Please mail your request and payment(s) to:
Municipality of Penn Hills
Attention Finance Department
102 Duff Road
Pittsburgh PA 15235

If there are any questions, please call 412-342-0365

REQUEST FOR LIEN LETTER

DATE _____

OWNER _____

ADDRESS _____

LOT & BLOCK _____

REQUESTED BY _____ (Please Print)

ADDRESS _____

CITY, STATE, & ZIP CODE _____

PHONE NO. _____

FINANCE DEPT. USE ONLY

LIENS _____	ADOBE LOT NO. _____
VIOLATIONS _____	PLAN NAME _____
PREV O. _____	PER: CARD <input type="checkbox"/>
PROTHONOTARY _____	LETTER <input type="checkbox"/>
	(if letter yr) _____