



Property Information		Request Information		Update Information
File#:	BS-X01817-5903608883	Requested Date:	12/23/2024	Update Requested:
Owner:	WATSON BRIAN	Branch:		Requested By:
Address 1:	576 CHESNIC DR	Date Completed:	01/08/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	CANONSBURG, PA	# of Parcel(s):	1	

Notes

- CODE VIOLATIONS** Per North Strabane Township Department of Zoning there are No Open Code Violation cases on this property.
Collector : North Strabane Township
Payable Address : 1929 Route 519. Canonsburg, PA 15317
Business#: 724-745-8880
- PERMITS** Per North Strabane Township Building Department there are No Open/Pending/Expired Permits on this property.
Collector : North Strabane Township
Payable Address : 1929 Route 519. Canonsburg, PA 15317
Business#: 724-745-8880
- SPECIAL ASSESSMENTS** Per North Strabane Township Finance Department there are no Special Assessments/liens on the property.
Collector : North Strabane Township
Payable Address : 1929 Route 519. Canonsburg, PA 15317
Business#: 724-745-8880
- DEMOLITION** NO



UTILITIES

Water

Account #: 1024220026063654
Payment Status: Due
Status: Pvt & Non-Lienable
Amount: \$67.61
Good Thru: 01-08-2025
Account Active: Active
Collector: Pennsylvania American Water
Payable Address: 852 Wesley Drive Mechanicsburg, PA 17055
Business # 1-800-565-7292

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

Sewer

Account #: 14912-0
Payment Status: Paid
Status: Pvt & Lienable
Amount: \$0.00
Good Thru: NA
Account Active: Active
Collector : North Strabane Township
Payable Address: 1929 Route 519 Canonsburg, PA 15317
Business#: 724-745-8880

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

GARBAGE:

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

PARID: 5200150104001505C
WATSON BRIAN

576 CHESNIC DR

Parcel Information

Parcel ID 520-015-01-04-0015-05C
Property Address 576 CHESNIC DR
Property City/State CANONSBURG
Property Zip Code
Class R - RESIDENTIAL
District 520-NORTH STRABANE(62250)
Utilities 1-ALL PUBLIC
Front Footage 0
Depth 0
Calculated Cama Acres .1703
Description LOT 102C 0.1703 ACRES
 2 STY TWNHSE/GAR
School District S01 - CANON-MCMILLAN SCHOOL DISTRICT(12295)

Owner

Name WATSON BRIAN
In Care Of
Percent Owned
Address 576 CHESNIC DR
 CANONSBURG PA 15317

Current Assessed Values

Assessment Year 2025
Land Value 23,900
Building Value 242,300
Total Value 266,200

Sales

1 of 2

Date 11-SEP-18
Instrument No. 201823317
Deed Book
Deed Page
Instrument Type DD
Additional Instrument #2
Additional Instrument #3
Additional Instrument #4
Price \$291,700.00
Grantor CAPITAL H DEVT NST
Grantee WATSON BRIAN

Sales Summary

Date	Price	Deed Type	Grantor	Grantee
11-SEP-18	\$291,700.00	DD	CAPITAL H DEVT NST	WATSON BRIAN
27-SEP-13		DD	CAPITAL H DEVT NST	CAPITAL H DEVT NST

Exemptions

Homestead* : Noresponse
Farmstead :

* If this property had a recent sale or deed change the 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 website <https://www.washingtoncopa.gov/tax-revenue/assessment-downloadable-documents>

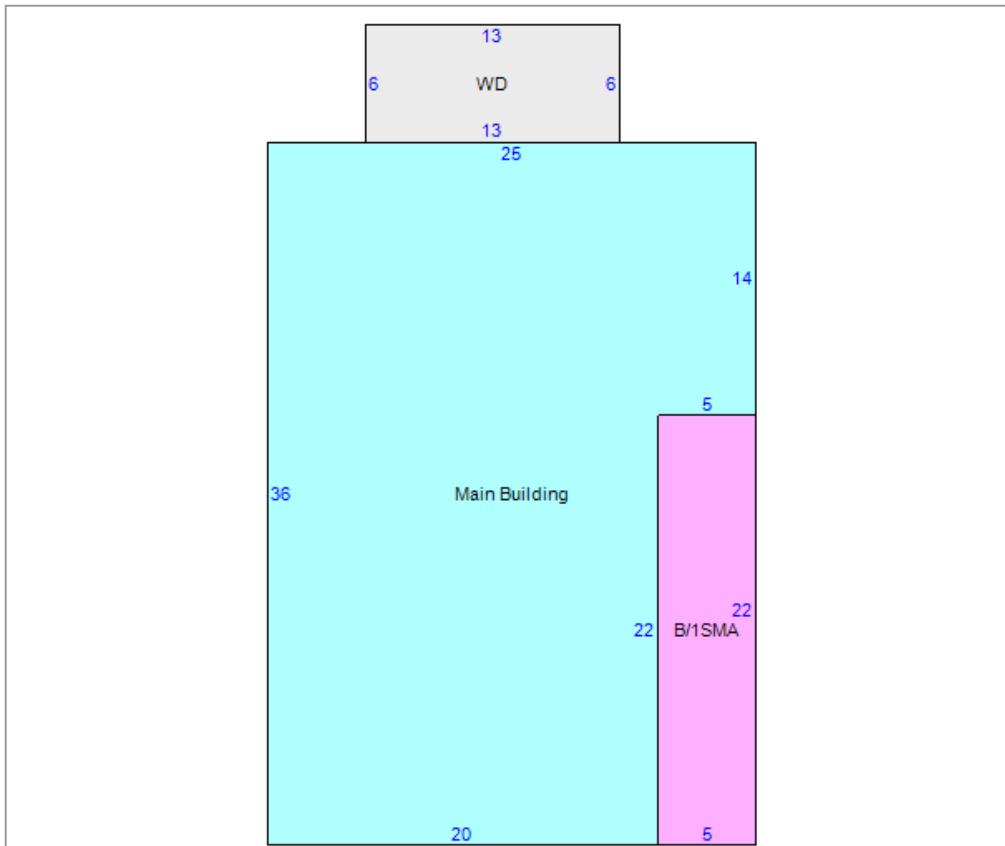
Structure

Stories 2
Exterior Walls MASONRY & FRAME
Year Built 2017
Style TOWNHOUSE

Total Area 1690
 Finished Bsmt Living Area
 Rec Room Area
 Bsmt Garage # Cars 2

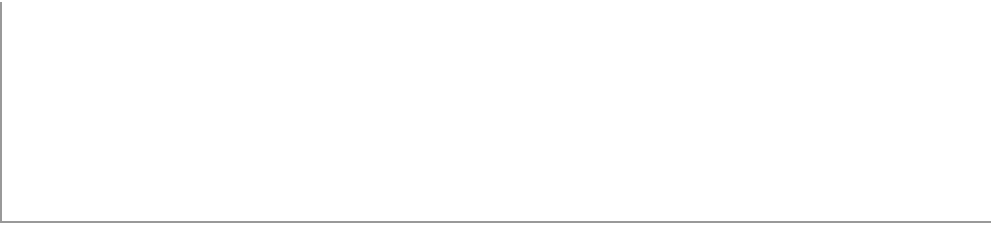
Residential Features

Total Rooms 5
 Bedrooms 3
 Full Baths 1
 Half Baths 1
 Wood Burning Fireplace
 Prefab Fireplace
 Heating CENTRAL A/C
 Heating Fuel Type GAS
 Heating System FORCED AIR
 Attic Code NONE
 Basement FULL



Item	Area
Main Building	790
B/1SMA - 50/20:B/1SMA	110
WD - 31:WD	78





RE: Request for code permit and special assessments // 576 CHESNIC DR And 228 PHEASANT COVE

From Jesse Duvuvei <JDuvuvei@northstrabanetwp.com>

Cc Patrick L. Karnash <PKarnash@northstrabanetwp.com>

Hello,

Received your RTK, here is the information that I was able to find..

576 Chesnic Drive- No open permits and no present code violations or fines.

228 Pheasant Cove- No open permits and no present code violations or fines.

Thank you,

Jesse Duvuvei
Building Code Official
O: 724-745-8880
C: 724-328-4395

To: awalz@northstrabanehtwp.com; Jesse Duvuvei <JDuvuvei@northstrabanetwp.com>; Troy Gump <TGump@northstrabanetwp.com>

Subject: Request for code permit and special assessments // 576 CHESNIC DR And 228 PHEASANT COVE

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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.

1.Address: 576 CHESNIC DR, CANONSBURG PA 15317
Parcel : 520-015-01-04-0015-05C
Owner: WATSON BRIAN

2.Address: 228 PHEASANT COVE, CANONSBURG PA 15317
Parcel :520-001-07-01-0046-00
Owner: ZIMAK GARY D JR & C R ORNDOFF

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.

Thank You,
Evan Foster
Property Analyst, PropLogix
Main: 941.444.7142
p: 9414447142 / f: 941.214.1132