



Property Information

File#: BS-X01817-9672768112
Owner: PAUL A FORNEAR
Address 1: 7 DOWNS DR
Address 2:
City, State Zip: CORAOPOLIS, PA

Request Information

Requested Date: 12/23/2024
Branch:
Date Completed: 01/09/2025
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

- CODE VIOLATIONS** Per Kennedy Township Department of Zoning there are no Code Violation cases on this property.
- Collector: Kennedy Township Department of Zoning
Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102
Business# (412) 771-2321
- PERMITS** Per Kennedy Township Building Department there are No Open/Pending/ Expired Permit on this property.
- Collector: Kennedy Township Building Department
Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102
Business# (412) 771-2321
- SPECIAL ASSESSMENTS** Per Kennedy Township Tax Collector Department there are No Special Assessments/liens due on the property
- Collector: Kennedy Township Tax Collector
Payable: 1401 John F Kennedy Blvd Philadelphia, PA 19102
Business# (412) 771-2321
- DEMOLITION** NO



UTILITIES

Water

Account #: NA
Payment Status: NA
Status: NA
Amount: NA
Good Thru: NA
Account Active: Yes
Collector : West View Water Authority
Payable Address : 210 Perry Hwy, Pittsburgh, PA 15229
Business#: 412-931-3500
UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION
REQUIRED.

Sewer

Account #: NA
Payment Status: NA
Status: NA
Amount: NA
Good Thru: NA
Account Active: Yes
Collector : Kennedy Township Secretary's Office
Payable Address : 340 Forest Grove Road | Coraopolis, PA 15108
Business#: (412) 771-2321

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

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

Parcel ID: 0210-S-00249-0000-00

Municipality: 919 Kennedy

Address: 7 DOWNS DR
CORAOPOLIS, PA 15108

Owner Name: FORNEAR PAUL 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:	Montour	Neighborhood Code:	91903
Tax Code:	Taxable	Owner Code:	REGULAR
Class:	RESIDENTIAL	Recording Date:	3/28/2008
Use Code:	SINGLE FAMILY	Sale Date:	3/28/2008
Homestead*:	Yes	Sale Price:	\$100,000
Farmstead:	No	Deed Book:	13560
Clean And Green:	No	Deed Page:	562
Other Abatement:	No	Lot Area:	31225 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	\$36,800
Building Value	\$40,200
Total Value	\$77,000

2025 County Assessed Value (Projected)

Land Value	\$36,800
Building Value	\$22,200
Total Value	\$59,000

2024 Full Base Year Market Value

Land Value	\$36,800
Building Value	\$40,200
Total Value	\$77,000

2024 County Assessed Value

Land Value	\$36,800
Building Value	\$22,200
Total Value	\$59,000

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Owner Mailing

Owner Mailing

7 DOWNS DR
CORAOPOLIS , PA 15108-3607

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FW: Request for Code, Permit and Special Assessment// 7 DOWNS DR

From Tammy Ulizzi <tulizzi@kennedytwp.com>
Date Fri 03/01/2025 02:02
To Evan Foster <Evan.Foster@proplogix.com>

2 attachments (743 KB)

Revised Dye Test Application.pdf; Evan Foster - Signed Right to Know Request.pdf;

You don't often get email from tulizzi@kennedytwp.com. [Learn why this is important](#)

Hi Evan,

I am in receipt of your Right to Know Request pertaining to property located at 7 Downs Drive, Kennedy Township. I attached the signed Request, per our Township Manager. Please note that per our Township Manager, there are no open, pending or expired permits and demolition permits that needs attention. There are also no code violations or fines due.

Please note that a Township requirement for properties that sell and/or are refinanced, is that of a Municipal Claim Letter and Dye Test Inspection. I have attached our Municipal Claim Letter and Dye Test Inspection application accordingly. This application needs to be completed by the closing company and/or title company in its entirety. Please note that the fee for the Claim Letter is \$40 and the fee for the Dye Test is \$100, both checks made payable to Kennedy Township. The Municipal Claim Letter request obtains estimated sewer rental charges based upon the closing date, and also any delinquent EIT taxes, if any. The dye test is an Allegheny County requirement as well, in which the Township conducts same.

Please send the completed application and fees for same at your earliest opportunity, and I will then process this request.

Thank you,

Tammy

From: Karen Pekosky <kpekosky@kennedytwp.com>
Sent: Thursday, January 2, 2025 10:56 AM
To: Tammy Ulizzi <tulizzi@kennedytwp.com>
Subject: FW: Request for Code, Permit and Special Assessment// 7 DOWNS DR

From: Evan Foster <Evan.Foster@proplogix.com>
Sent: Tuesday, December 24, 2024 3:44 PM
To: Karen Pekosky <kpekosky@kennedytwp.com>; Gregory Clarke <gclarke@kennedytwp.com>
Subject: Request for Code, Permit and Special Assessment// 7 DOWNS DR

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: 7 DOWNS DR, CORAOPOLIS PA 15108

Parcel : 0210-S-00249-0000-00

Owner: PAUL A FORNEAR

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.

Thankyou

Evan Foster

Property Analyst, PropLogix

Main: 941.444.7142

p: 9414447142 / f: 941.214.1132

KENNEDY TOWNSHIP
MUNICIPAL CLAIM LETTER/DYE TEST INSPECTION APPLICATION

PLEASE ENCLOSE PROPER PAYMENT WITH REQUEST & ALLOW SEVEN (7) DAYS TO PROCESS REQUEST.
MUNICIPAL CLAIM LETTER WILL NOT BE RETURNED IF ALL DATA ON THIS FORM IS NOT COMPLETED.

KENNEDY TOWNSHIP: Dye Test Existence of Compliance is required for any sale or refinance of a property with an existing house/building. A Dye Test Inspection is NOT required for the sale of vacant land, new construction or properties with septic systems.

Please check if requesting DYE TEST CERTIFICATION: **\$100.00 made payable to "Kennedy Township"**

Please check if requesting MUNICIPAL CLAIM LETTER: **\$40.00 made payable to "Kennedy Township"**

Mail (with payment) TO: KENNEDY TOWNSHIP, 340 FOREST GROVE ROAD, CORAOPOLIS, PA 15108 (412) 771-2321
APPLICATION DATE: _____

REFINANCE? YES NO

SALE? YES NO LOT & BLOCK OR OTHER DESCRIPTION _____

CLOSING DATE: _____ FILE NO.: _____

OWNER/SELLER: _____ HOME PHONE NO.: _____

SELLER'S ADDRESS: _____

SELLER'S SOCIAL SECURITY NO.: _____ WORK PHONE NO.: _____

PROPERTY ADDRESS: _____

RENTAL PROPERTY? YES NO

COMMERCIAL PROPERTY? YES NO NO. OF UNITS: _____

SELLER'S FORWARDING ADDRESS: _____

BUYER'S NAME: _____

BUYER'S SOCIAL SECURITY NO.: _____

SELLER'S AGENT: _____ PHONE NO.: _____ EMAIL: _____

REQUESTED BY: _____ PHONE NO.: _____ EMAIL: _____

CLOSING OFFICER: _____ PHONE NO.: _____ EMAIL: _____

CLOSING COMPANY: _____ PHONE NO.: _____

MAILING ADDRESS: _____ FAX NO.: _____

PLEASE ENCLOSE PROPER PAYMENT WITH THIS REQUEST & ALLOW SEVEN (7) BUSINESS DAYS TO PROCESS THIS REQUEST AFTER DYE TEST HAS BEEN CERTIFIED. YOUR REQUEST FOR MUNICIPAL CLAIM LETTER WILL NOT BE RETURNED AND OR NOT RELEASED IF ALL DATA IS NOT FULLY COMPLETED ON THIS FORM. NO OTHER FORM WILL BE ACCEPTED.

**PLEASE INCLUDE SELF-ADDRESSED STAMPED ENVELOPE FOR RETURN REPLY.

**NO VERBALS WILL BE ISSUED FRM THIS OFFICE ON ANY REQUEST

**PLEASE CONTACT JORDAN TAX SERVICE (724) 731-2300) IF YOU HAVE ANY QUESTIONS.

THE TOWNSHIP OF KENNEDY REPORT OF TEST AND INSPECTION

The Undersigned Registered, Licensed Plumber or Certified Technician has performed or supervised a dye test on the following property:

NAME: _____

ADDRESS: _____

This test conducted on: _____

The results of this test are as follows:	Satisfactory	Violation
Downspouts and Roof Leaders		
Area drains receiving storm or surface water (drive-way drains, etc.)		
Fresh air vent (must be of such a height and location as to prevent entry of storm or surface water)		
Other		

Manhole No or Location Observed: _____

Water Shed (if applicable): _____

Explain below the location and circumstances of any violation:

I hereby certify that the information contained in this report is true and correct.

Name: _____

Registration No.: _____

Date: _____