



Property Information		Request Information		Update Information
File#:	BF-Y01867-3501692253	Requested Date:	03/14/2025	Update Requested:
Owner:	Denise Thomas	Branch:		Requested By:
Address 1:	25 ASPEN WAY	Date Completed:	03/31/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	SCHWENKSVILLE, PA	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS	<p>Per Lower Frederick Township Department of Zoning there is an Open Code Violation cases on this property.</p> <p>Collector: Lower Frederick Township Payable Address: 53 Spring Mount Rd, Schwenksville PA 19473 Business#: 610-287-8857</p> <p>Comments: Please refer to the attached documents for more information.</p>
PERMITS	<p>Per Lower Frederick Township Building Department there is an Expired Permits on this property.</p> <p>1. Permit#: RAP2014-02 Permit Type: Plumbing permit</p> <p>Collector: Lower Frederick Township Payable Address: 53 Spring Mount Rd, Schwenksville PA 19473 Business#: 610-287-8857</p> <p>Comments: Please refer to the attached documents for more information.</p>
SPECIAL ASSESSMENTS	<p>Per Lower Frederick Township Finance Department there are no Special Assessments/liens on the property.</p> <p>Collector: Lower Frederick Township Payable Address: 53 Spring Mount Rd, Schwenksville PA 19473 Business#: 610-287-8857</p>
DEMOLITION	NO



## UTILITIES

Water  
Account:# 1471  
Status: Pvt & Lienable  
Amount Due: \$73.70  
Due Date: 03-31-2025  
Payment Status: Delinquent  
Collector: Schwenksville Borough Authority  
Address: 298 Main Street, Schwenksville, PA 19473  
Phone#: 610-287-7772

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

### Sewer

Account:# NA  
Status: Pvt & Lienable  
Amount Due: NA  
Due Date: NA  
Payment Status:  
Collector: Lower Frederick Township Sewer  
Address: 53 Spring Mount Rd. Schwenksville, PA 19473  
Phone#: 610-287-8857

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

Garbage:  
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

PARID: 380000001474  
THOMAS DENISE

25 ASPEN WAY

Parcel

TaxMapID	38016B128
Parid	38-00-00001-47-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	25 ASPEN WAY
Lot #	213
Lot Size	3000 SF
Front Feet	24
Municipality	LOWER FREDERICK
School District	PERKIOMEN VALLEY
Utilities	ALL PUBLIC//

Owner

Name(s)	THOMAS DENISE
Name(s)	
Mailing Address	25 ASPEN WAY
Care Of	
Mailing Address	
Mailing Address	SCHWENKSVILLE PA 19473

Current Assessment

Appraised Value	Assessed Value	Restrict Code
89,430	89,430	

Estimated Taxes

County	470
Montco Community College	35
Municipality	306
School District	3,338
Total	4,149
Tax Lien	<a href="#">Tax Claim Bureau Parcel Search</a>

Last Sale

Sale Date	22-JUN-2005
Sale Price	\$184,900
Tax Stamps	1849
Deed Book and Page	5563-01641
Grantor	BLEAU JENNIFER M
Grantee	THOMAS DENISE
Date Recorded	25-JUL-2005

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
06-22-2005	\$184,900	1849	5563-01641	BLEAU JENNIFER M	THOMAS DENISE	07-25-2005
06-20-2002	\$133,000	1330	5420-01045	KRANICH TINA M & REED WILLIAM B JR	BLEAU JENNIFER M	08-16-2002
04-30-1998	\$93,000	930	5225-00275		KRANICH TINA M & REED WILLIAM B JR	05-11-1998
08-15-1989	\$119,400	1194	4920-02236		KATZMIRE ELLEN	08-22-1989
02-13-1989	\$0	0	4902-02281		SARA CONSTRUCTION INC	02-17-1989
04-05-1988	\$0	0	4870-00895		SARA CONSTR CO	04-19-1988

Lot Information

Lot Size	3000 SF
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Lot #	213
Remarks	24 X 125 3000 SF
Remarks	
Remarks	

Residential Card Summary

Card	1
Land Use Code	1101
Building Style	TOWNHOUSE
Number of Living Units	1
Year Built	1989
Year Remodeled	
Exterior Wall Material	ALUM/VINYL
Number of Stories	2
Square Feet of Living Area	1,795
Total Rms/Bedrms/Baths/Half Baths	6/2/2/1
Basement	FULL
Finished Basement Living Area	595
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	
Pre Fab Fireplace	1
Heating	CENTRAL WITH A/C
System	HEAT PUMP
Fuel Type	ELECTRIC
Condo Level	1
Condo/Townhouse Type	INTERIOR
Attached Garage Area	
Basement Garage No. of Cars	

Permits

Permit Date	01-JAN-2014
Permit Number	PP2014-02
Amount	736
Purpose	ELECTRICAL/MECHANICAL
Notes	REPLACE HOT WATER HEATER
Notes	ENTER & U & O
Notes	
Status	CLOSED

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
89,430	89,430			O	27-JUN-1997
	89,430		01-JAN-1998	REASSESSMENT	
	4,800		01-JAN-1996	APPEAL	
	6,400		01-SEP-1989	NEW HOUSE	
	300		01-JAN-1988		



COMMONWEALTH OF PENNSYLVANIA

CITATION NO.

NON-TRAFFIC CITATION **R3642238 - 5**

1. Magisterial District Number		2. Docket Number		3. Social Security Number	
4. Address of Magisterial District Office			5. Driver's Number		6. State <input type="checkbox"/> PA
7. Defendant's Name - First		Middle	Last		
8. Defendant's Address (Street-City-State-Zip Code)					
9. Race/Ethnicity (W) <input type="checkbox"/> White (B) <input type="checkbox"/> Black (I) <input type="checkbox"/> Native American		(A) <input type="checkbox"/> Asian (H) <input type="checkbox"/> Hispanic (U) <input type="checkbox"/> Unknown	10. Sex (M) <input type="checkbox"/> Male (F) <input type="checkbox"/> Female	11. Date of Birth (MM/DD/YY)	12. Resident Status (R) <input type="checkbox"/> Resident (N) <input type="checkbox"/> Non-Resident (U) <input type="checkbox"/> Unknown
13. Case Instituted by (O) <input type="checkbox"/> On-View Arrest (C) <input type="checkbox"/> Citation/Summons					
14. JUVENILE <input type="checkbox"/> Yes		15. Parents Notified <input type="checkbox"/> Yes		16. Parent's Name	
17. Date Notified		18. Time			
19. Charge <input type="checkbox"/> Disorderly Conduct <input type="checkbox"/> Harassment <input type="checkbox"/> Retail Theft <input type="checkbox"/> Other _____					
<input type="checkbox"/> Criminal Trespass		<input type="checkbox"/> Theft of Services		<input type="checkbox"/> Criminal Mischief	
<input type="checkbox"/> Public Drunkenness		<input type="checkbox"/> Scattering Rubbish		<input type="checkbox"/> Purchase, Consumption, Possession or Transportation of Liquor or Malt or Brewed Beverages	
20. Nature of Offense		21. Pa. Code		22. <input type="checkbox"/> CRIMES CODE TITLE 18	
				<input type="checkbox"/>	
		23. SECTION		24. SUB SEC.	
		25. FINE			
		26. COSTS			
		27. J.C.P./A.T.J. /C.J.E.A./O.A.G.		\$ 40.25	
		28. TOTAL DUE \$			
29. <input type="checkbox"/> Military Service		30. <input type="checkbox"/> Lab Services Requested			
31. Date	32. Time	33. Day	34. City-Twp-Boro	35. Code	36. Zone
37. Location			38. County	39. County Code	
40. Defendant's Signature - Acknowledges Receipt of Citation <b>X</b>			41. Date	<input type="checkbox"/> Issued <input type="checkbox"/> Filed	42. <input type="checkbox"/> Filed on Info. received
43. I verify that the facts set forth in this citation are true to the best of my knowledge, information and belief. This verification is made subject to the penalties of Section 4904 of the Crimes Code (18 Pa.C.S. § 4904) relating to unsworn falsification to authorities. I certify this filing complies with the UJS Case Records Public Access Policy. OFFICER'S SIGNATURE _____ BADGE NUMBER _____ ORI NUMBER _____					
44. Station Address					
45. Offense Code		46. Property Record No.		47. Systems Code	
48. <input type="checkbox"/> Initial Report		49. <input type="checkbox"/> Attention LCE		50. Incident No.	
51. Victim's Name		52. Date of Birth (MM/DD/YY)		53. Sex	54. Race/Ethnicity
55. Victim's Address (Street-City-State-Zip Code)				56. Phone Number	
57. Confidential Information Section					
58. Remarks/Subpoena List					
<b>R3642238 - 5</b>					
59. Supv. Init.		Badge No.			



## LOWER FREDERICK TOWNSHIP

53 Spring Mount Road • Schwenksville, PA 19473

Phone: 610-287-8857 • Fax: 610-287-2540

January 27, 2025

**Owner(s) of Record**

Denise Thomas  
25 Aspen Way  
Schwenksville, PA 19473

**Description of Real Estate**

25 Aspen Way  
Schwenksville, PA 19473  
Parcel Number: 38-00-00001-47-4

Dear Property Owner(s):

It has come to the attention of the Township that there is a dangerous condition on your property. The rear deck was removed from the property leaving an egress to nowhere, creating a dangerous condition, see attached photos for reference. Please take the time to address your property's maintenance issues within (15) business days of receiving this notice. If compliance is not met within (15) business days, we will send formal **notice of violation**.

Barry Isett & Associates (BIA) is the appointed Code Enforcement Officer for Lower Frederick Township. On January 16, 2025, BIA conducted a non-intrusive inspection of the premises located at the above-referenced address due to a complaint filed with Lower Frederick Township. The above-referenced property is in violation of the following sections of the (2009) **International Property Maintenance Code (IPMC)** and/or other Township Ordinances as follows:

**IPMC Section 108.1.5 Dangerous structure or premises.** For the purpose of this code, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.

**COPY**

Thank you in advance for your attention to this matter. If you have any questions, please contact me directly at [REDACTED] or at [Vblack@barrylsett.com](mailto:Vblack@barrylsett.com).

Sincerely

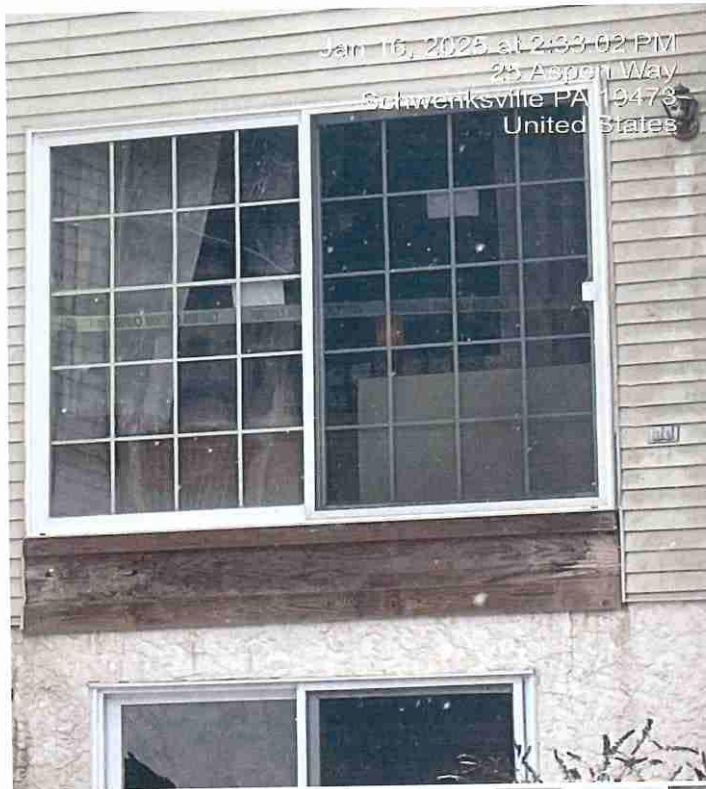
A handwritten signature in black ink, appearing to read 'V. Black'.

Vinny Black, CZO

Building Inspector, Barry Isett & Associates, Inc.

Lower Frederick Township Code Enforcement Officer







# PLUMBING PERMIT

DATE 12/17/13

LICENSE NUMBER PA057842 PERMIT NUMBER PP2014-02

LOCATION 25 ASPEN WAY, SCHWENKSVILLE, PA 19473

OWNER DENISE THOMAS

KIND OF BUILDING TOWNHOUSE 5B USED AS RESIDENTIAL R3

TO BE COMPLETED ABOUT EMERGENCY REPLACEMENT ESTIMATED COST \$ 736-

OLD - NEW BUILDING NUMBER \_\_\_\_\_

TYPE	NUMBER	FEE
STACKS		50
SINKS		
BATHS		
WATER CLOSET		
LAVATORY		
WATER TANK AND HEATER	1	10
LAUNDRY TRAY		
WATER DISTRIBUTION SYSTEMS		
FLOOR DRAINS		
SEWAGE EJECTOR		
FOUNTAIN (DRINKING)		
SUMP		
SHOWERS		
URINAL		
CATCH BASIN		
DISHWASHING MACHINE		
HUMIDIFIER		
GARBAGE GRINDER		
WASHING MACHINE		
SPECIAL WASTES		
RAINWATER LEADERS		
MISCELLANEOUS FIXTURES		45 rate
TOTAL FEE		64-

TREASURER'S VALIDATION OF FEE PAID

CK 21865  
Dp/13 Jm

CONTRACTOR'S NAME AND ADDRESS  
1800 HEATERS INC, 2 GOURMET LANE, UNIT G  
CITY EDISON STATE NJ ZIP CODE 08837

READY FOR INSPECTION ON \_\_\_\_\_ OR WILL CONTACT PERMIT CLERK LATER \_\_\_\_\_  
(date)

APPLICANT CERTIFIES THAT ALL INFORMATION GIVEN IS CORRECT AND THAT ALL PERTINENT CITY ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.

Signature of Contractor or his Representative Making Application MARK MCCLAIN Signature of Permit Clerk LFCE

FILE COPY

COPYRIGHT © 2003 INTERNATIONAL CODE COUNCIL

06/12 WP Form # THD-3113 Rev. 8



FEATURES	DIMENSIONS		
Heating Element Wattage Upper/Lower	Tank Height (Inches)	Height To Water Connection (Inches)	Tank Diameter (Inches)
5500/5500	59	59	24-1/2
4500/4500	59	59	23
4500/4500	59	59	21
2500/2500	75-1/2		21
5500/5500	57	57	22-1/4
4500/4500	57	57	19
4500/4500	57	57	19
4500/4500	57	57	22-1/4
4500/4500	57	57	19
5500/5500	46	46	24-1/4
4500/4500	46	46	21-3/4
4500/4500	46	46	21-3/4
4500/4500	46	46	21-3/4
4500/4500	32	32	26-1/4
2500/2500	65-1/2		21
4500/4500	59-1/4	59-1/4	17-3/4
5500/5500	46-3/4	46-3/4	22-1/4
4500/4500	46-3/4	46-3/4	19-3/4
3800/3800	46-3/4	46-3/4	19-3/4
4500/4500	46-3/4	46-3/4	19-3/4
4500/4500	46-3/4	46-3/4	19-3/4
3800/3800	46-3/4	46-3/4	19-3/4
3800/3800	31-1/2	31-1/2	23
4500/4500	31-1/2	31-1/2	23
4500/4500	45-3/4	45-3/4	17-3/4
4500/4500	45-3/4	45-3/4	17-3/4
3800/3800	45-3/4	45-3/4	17-3/4
4500/4500	36	36	19-3/4
3800/3800	30	30	22-1/4
4500/4500	30	30	22-1/4
4500/4500	46-3/4	40-1/4	19-3/4
4500/4500	45-3/4	39-3/4	17-3/4
2000	25-1/4	22-3/4	19-3/4
2000	23	20-1/2	15-3/4
2000	15-1/4	12-1/2	15-3/4
1440	14	14	9-3/4

Notice in

connections.  
agency based  
incident the unit.

**GET IT  
INSTALLED**  
1-800-HOMEDEPOT





# Lower Frederick Township Montgomery County, Pennsylvania

[www.lowerfrederick.org](http://www.lowerfrederick.org)  
[staff@lowerfrederick.org](mailto:staff@lowerfrederick.org)

## SUPERVISORS

Terry Bird  
Marla Hexter  
Noelle Halter  
Terry Sacks  
Charles Yeiser

## MANAGER

Jason A. Wager

March 19, 2025

Parker Knight  
5901 N Honore Ave, Suite 200  
Sarasota, FL 34243

**RE: Right-to-Know Request regarding 25 Aspen Way, Schwenksville, PA 19473**

Hello,

Thank you for writing to Lower Frederick Township to request records pursuant to Pennsylvania's Right-to-Know Law ("RTKL"), 65 P.S. §§ 67.101 *et seq.*

You requested information regarding all permits, code enforcement, and special assessment for 25 Aspen Way. Your request can be granted for the following reason,

***Lower Frederick Township has an open code violation on 25 Aspen Way, the warning letter from January 2025 is attached. This open violation has been a continuous violation since 2017. We also are attaching a citation from 2023 regarding the same issue, as this violation was never remedied. Please note, the citation is a copy, so the copy is hard to read. Finally, there was a plumbing permit in the parcel file from 2014.***

You have a right to appeal this denial in writing to: Office of Open Records, 333 Market St., 16th Floor, Harrisburg, PA 17101-2234. Appeals can also be filed online at the Office of Open Records website, <https://www.openrecords.pa.gov>.

If you choose to file an appeal you must do so within 15 business days of the mailing date of the agency's response. See 65 P.S. § 67.1101. Please note that a copy of your original RTKL request, the agency's extension notice (if applicable), and this denial letter should be included when filing an appeal. More information about how to file an appeal under the RTKL is available at the Office of Open Records website, <https://www.openrecords.pa.gov>.

If you have additional questions, please contact me at 610-287-8857 ext. 101.

Sincerely,

Jason A. Wager  
Township Manager

*53 Spring Mount Road, Schwenksville, PA 19473*