



Property Information		Request Information		Update Information
File#:	BF-Y01867-6597822694	Requested Date:	03/14/2025	Update Requested:
Owner:	Charles Hensler	Branch:		Requested By:
Address 1:	2551 HAWTHORNE DR	Date Completed:	03/28/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	OAKDALE, PA	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS	<p>Per North Fayette Township Department of Zoning there are No Open Code Violation cases on this property.</p> <p>Collector: North Fayette Township Payable Address: 400 North Branch Road, Oakdale, PA 15071 Business#: (412) 788-4888</p>
PERMITS	<p>Per North Fayette Township Building Department there are No Open/Pending/Expired Permits on this property.</p> <p>Collector: North Fayette Township Payable Address: 400 North Branch Road, Oakdale, PA 15071 Business#: (412) 788-4888</p>
SPECIAL ASSESSMENTS	<p>Per North Fayette Township Finance Department there are no Special Assessments/liens on the property.</p> <p>Collector: North Fayette Township Payable Address: 400 North Branch Road, Oakdale, PA 15071 Business#: (412) 788-4888</p>
DEMOLITION	NO
UTILITIES	<p>Water, Sewer and Garbage Account:# 6396-0 Status: Pvt &amp; Liable Amount Due: \$482.03 Due Date: NA Payment Status: Delinquent Collector: North Fayette Township Utility Billing Address: 400 North Branch Road Oakdale, PA 15071 Phone#: 412-788-4888</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>

#### General Information

School District:	West Allegheny	Neighborhood Code:	92903
Tax Code:	Taxable	Owner Code:	REGULAR
Class:	RESIDENTIAL	Recording Date:	6/23/2006
Use Code:	TOWNHOUSE	Sale Date:	6/23/2006
Homestead*:	Yes	Sale Price:	\$113,000
Farmstead:	No	Deed Book:	12891
Clean And Green:	No	Deed Page:	541
Other Abatement:	No	Lot Area:	2091 SQFT

#### Current Assesed Values

Assessment Year:	2025		
Full Base Year Land Value:	\$24,800	County Assessed Land Value:	\$24,800
Full Base Year Building Value:	\$83,700	County Assessed Building Value:	\$65,700
Full Base Year Total Value:	\$108,500	County Assessed Total Value:	\$90,500

#### Previous Assesed Values

Previous Assessment Year:	2024		
Full Base Year Land Value:	\$24,800	County Assessed Land Value:	\$24,800
Full Base Year Building Value:	\$83,700	County Assessed Building Value:	\$65,700
Full Base Year Total Value:	\$108,500	County Assessed Total Value:	\$90,500

\* 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](#).

#### Building Information

Use Code:	TOWNHOUSE	Total Rooms:	4	Basement:	Full
Style:	TOWNHOUSE	Bedrooms:	2	Grade:	C
Stories:	2	Full Baths:	1	Condition:	AVERAGE
Year Built:	1989	Half Baths:	1	Fireplace(s):	1
Exterior Finish:	Frame	Heating/Cooling:	Central Heat with AC	Basement Garage:	1
Roof Type:	SHINGLE	Living Area:	992 SqFt		

#### Tax Information

Net Tax Due (April 30, 2025)	\$570.28
Gross Tax Due (May 31, 2025)	\$581.92
Millage Rate:	6.43
Taxable Market Value	\$90,500*

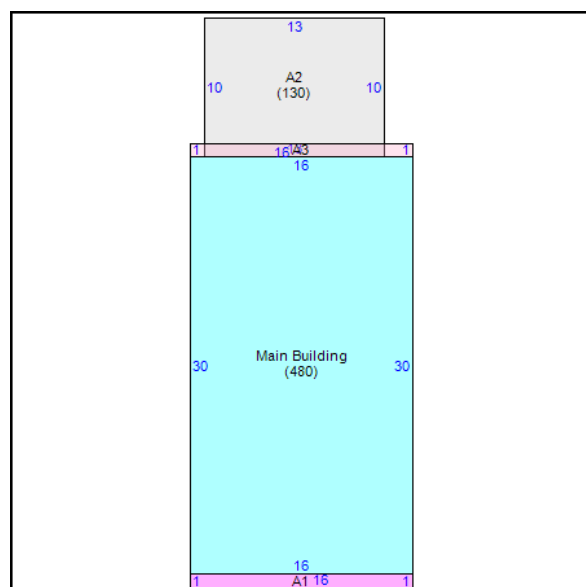
Year	Paid Status	Tax	Penalty	Interest	Total	Date Paid
2025	UNPAID	\$570.28	\$0.00	\$0.00	\$570.28	
2024	PAID	\$419.51	\$0	\$0	\$419.51	3/18/2024
2023	PAID	\$419.50	\$0	\$0	\$419.50	3/26/2023
2022	PAID	\$419.50	\$0	\$0	\$419.50	3/21/2022

\*Homestead exclusion applied

#### Owner Information

Owner	Deed Book: 12891	Deed Page: 541
HENSLER CHARLES RYAN	Sale Date: 6/23/2006	Sale Price: \$113,000
QUEEN JAMES K	4/1/2004	\$111,900
BARBARA CERROSS	10/23/1992	\$75,600

Not all previous owners are listed on this page, nor is their information necessarily complete. The assessment system doesn't contain a complete sales history for every property and every sale. For complete sale/owner history you must do a deed search at the [Department of Real Estate](#).



Main Building  
A2  
A1  
A3

Wood Deck

480 Sq. Ft.  
130 Sq. Ft.  
16 Sq. Ft.  
16 Sq. Ft.

#### Comparables\*

Subject At Reval	Comparable 1 At Reval	Comparable 2 At Reval	Comparable 3 At Reval	Comparable 4 At Reval
0590K00018000000	0590K00031000000	0590K00029000000	0590P00179000000	0590P00121000000
Address 2551 HAWTHORNE DR	2569 HAWTHORNE DR	2565 HAWTHORNE DR	223 HAWTHORNE DR	1023 ELM CT
Year Built 1989	1990	1990	1986	1987
Sale Price \$113,000	\$115,000	\$115,000	\$106,500	\$109,900
Sale Date 6/23/2006	11/9/2009	9/16/2009	7/2/2010	4/1/2010
Fin. Liv. 992	990	1056	987	987
Land \$24,800	\$22,000	\$23,700	\$23,200	\$23,100
Building \$83,700	\$82,100	\$82,300	\$76,100	\$74,900
Total \$108,500	\$104,100	\$106,000	\$99,300	\$98,000

\* The subject and comparable properties shown on this page reflect an informational snapshot from the last County Reval in 2012. They are shown as a point of reference only and may not be accurate any longer if the subject or comparable properties have since changed.

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## Right to know response

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Hello Parker,

We have none of the following:

1. Please advise if the above address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.
3. Advise if there are any unrecorded liens/fines/outstanding special assessments.

On the property location below:

Property Address : 2551 HAWTHORNE DR, OAKDALE, PA 15071

Parcel : 0590-K-00018-0000-00

Owner : HENSLER CHARLES RYAN

Let me know if there is anything else I can assist with.

**J.R. Mangan**

Township Manager

Township of North Fayette

400 North Branch Road

Oakdale, PA 15071

Main: (412) 788-4888 | Direct: [\(724\) 693-3103](tel:(724)693-3103)

Cell: (724) 931-5977

