



Property Information		Request Information		Update Information
File#:	BF-Y01867-6587831204	Requested Date:	03/14/2025	Update Requested:
Owner:	Jesse McNally	Branch:		Requested By:
Address 1:	22 VALLEY VIEW DRIVE	Date Completed:	04/04/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	FEASTERVILLE TREVOSE, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	Per Lower Southampton Township Department of Zoning there are No Open Code Violation cases on this property. Collector: Lower Southampton Township Address: 2900 Street Rd, Feasterville, PA 19053 Phone#: 215-354-3000 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED
PERMITS	Per Lower Southampton Township Building Department there are No Open/pending/expired Permit on this property. Collector: Lower Southampton Township Address: 2900 Street Rd, Feasterville, PA 19053 Phone#: 215-354-3000 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED
SPECIAL ASSESSMENTS	Per Lower Southampton Township Finance Department there are no Special Assessments/liens on the property. Collector: Lower Southampton Township Address: 2900 Street Rd, Feasterville, PA 19053 Phone#: 215-354-3000 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED
DEMOLITION	NO



UTILITIES

Water

Account:# NA

Status: Pvt & Lienable

Amount Due: NA

Due Date: NA

Payment Status: NA

Collector: Bucks County Water and Sewer Authority

Address: 1275 Almshouse Rd, Warrington, PA 18976

Phone#:(215) 343-2538

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

Sewer

Account:# NA

Status: Pvt & Lienable

Amount Due: NA

Due Date: NA

Payment Status: NA

Collector: Lower Southampton Township Finance Department

Address: 1500 Desire Ave, Feasterville, PA 19053

Phone#: 215-357-7300

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

Garbage:

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

Printable page

PARID: 21-033-020

MUN: 21 - LWR SOUTHAMPTON TWP

MCNALLY, JESSE A & LISA A VASSO-

22 VALLEY VIEW DR

Parcel

Included Parcel	No
Included Parcel Parent	
Has Included Parcel	
Property Address	22 VALLEY VIEW DR
Unit Desc	-
Unit #	
City	LANGHORNE
State	PA
Zip	19053
File Code	1 - Taxable
Class	R - Residential
LUC	1002 - Ranch
Additional LUC	-
School District	S08 - NESHAMINY SD
Special Sch Dist	-
Topo	-
Utilities	1 - All Public
Roads	1 - Paved
Total Cards	1
Living Units	1
CAMA Acres	.46

Parcel Mailing Details

In Care Of	
Mailing Address	22 VALLEY VIEW DR
	LANGHORNE PA 19053

Current Owner Details

Name	MCNALLY, JESSE A & LISA A VASSO-
In Care Of	
Mailing Address	22 VALLEY VIEW DR
	LANGHORNE PA 19053

Book
Page

Owner History

Date	Owner Name 1	Owner Name 2	Address	Recorded Dt	Sale Date	Book	Page
30-JUN-22	MCNALLY, JESSE A & LISA A VASSO-		22 VALLEY VIEW DR	23-JUN-22	03-JUN-22		
22-APR-22	SNYDER, THOMAS G		130 ELMWOOD AVE	19-APR-22	15-APR-22		
31-JAN-22	TCHIMAYAN, ARTINE S & MARIE		22 VALLEY VIEW DR	16-MAY-85	16-MAY-85	2611	0416
30-JAN-21	TCHIMAYAN, ARTINE S & MARIE		22 VALLEY VIEW DR	16-MAY-85	16-MAY-85	2611	0416
31-JAN-20	TCHIMAYAN, ARTINE S & MARIE		22 VALLEY VIEW DR	16-MAY-85	16-MAY-85	2611	0416
25-JAN-19	TCHIMAYAN, ARTINE S & MARIE		22 VALLEY VIEW DR	16-MAY-85	16-MAY-85	2611	0416
25-JAN-18	TCHIMAYAN, ARTINE S & MARIE		22 VALLEY VIEW DR	16-MAY-85	16-MAY-85	2611	0416

24-JAN-17	TCHIMAYAN, ARTINE S & MARIE	22 VALLEY VIEW DR	16-MAY-85	16-MAY-85	2611	0416
25-JAN-16	TCHIMAYAN, ARTINE S & MARIE	22 VALLEY VIEW DR	16-MAY-85	16-MAY-85	2611	0416
23-JAN-15	TCHIMAYAN, ARTINE S & MARIE	22 VALLEY VIEW DR	16-MAY-85	16-MAY-85	2611	0416
22-JAN-14	TCHIMAYAN, ARTINE S & MARIE	22 VALLEY VIEW DR	16-MAY-85	16-MAY-85	2611	0416
18-JAN-13	TCHIMAYAN, ARTINE S & MARIE	22 VALLEY VIEW DR	16-MAY-85	16-MAY-85	2611	0416
24-JAN-12	TCHIMAYAN, ARTINE S & MARIE	22 VALLEY VIEW DR	16-MAY-85	16-MAY-85	2611	0416
27-OCT-04	TCHIMAYAN, ARTINE S & MARIE	22 VALLEY VIEW DR	16-MAY-85	16-MAY-85	2611	0416
28-APR-11	KOCH, JOHN & MARGARETA		01-JAN-00	10-NOV-60	1572	249
28-APR-11	KOCH, JOHN & MARGARETA		01-JAN-00	10-NOV-60	1572	249
28-APR-11	KOCH, JOHN & MARGARETA		01-JAN-00	10-NOV-60	1572	249
28-APR-11	KOCH, JOHN & MARGARETA		01-JAN-00	10-NOV-60	1572	249
01-JAN-00	KOCH, JOHN & MARGARETA		01-JAN-00	10-NOV-60	1572	249

Residential

Card	1
Year Built	1962
Remodeled Year	
LUC	1002 - Ranch
ESTIMATED Ground Floor Living Area	1982
ESTIMATED Total Square Feet Living Area	2180
Number of Stories	1
Style	02 - Ranch
Bedrooms	4
Full Baths	2
Half Baths	0
Total Fixtures	8
Additional Fixtures	0
Heating	2 - Basic
Heating Fuel Type	-
Heating System	-
Attic Code	1 - None
Unfinished Area	
Rec Room Area	
Finished Basement Area	
Fireplace Openings	0
Fireplace Stacks	0
Prefab Fireplace	
Bsmt Garage (Num of Cars)	0
Condo Level	
Condo Type	-
Basement	4 - Full
Exterior Wall	2 - Masonry or Equal

Additions

Card #	Addition #	Lower	First	Second	Third	Year Built	Area
1	0	-	-	-	-		1,982
1	1	-	23 - MG	-	-		390
1	2	50 - B	10 - 1S FR	-	-		198
1	3	-	12 - EFP	-	-		98

Land

Line Number	1
Frontage	
Depth	

Units

CAMA Square Feet

CAMA Acres .4600

Legal Description

Municipality 21
 School District S08
 Property Location 22 VALLEY VIEW DR
 Description -
 Building/Unit #
 Subdivision Parent Parcel

Legal 1 NESHAMINY MANOR LOT #5
 Legal 2 105X184

Legal 3
 Deeded Acres
 Deeded Sq Ft

Values

Exempt Land 0
 Exempt Building 0
 Total Exempt Value 0

Assessed Land 6,920
 Assessed Building 30,680
 Total Assessed Value 37,600

Estimated Market Value 596,820

Assessment History

Date	Reason CD	Notice Date	Effective Date	Land Asmt	Bldg Asmt	Total Asmt	319 Land	319 Bldg	319 Total	Homestead Mailed?	Tax Year
10-FEB-25 999	- Year End Certification			\$6,920	\$30,680	\$37,600	\$0	\$0	\$0	M	2025
29-JUN-24 390	- School			\$6,920	\$30,680	\$37,600	\$0	\$0	\$0	M	2024
01-FEB-24 999	- Year End Certification			\$6,920	\$30,680	\$37,600	\$0	\$0	\$0	M	2024
06-JUL-21 390	- School			\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2021
02-JUL-20 390	- School			\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2020
02-JUL-19 390	- School			\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2019
03-JUL-18 390	- School			\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2018
30-JUN-17 390	- School			\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2017
06-JUL-16 390	- School			\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2016
01-JUL-15 390	- School			\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2015
07-JUL-14 390	- School			\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2014
27-JUN-13 999	- Year End Certification			\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2013
28-APR-11 374	- Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2011
28-APR-11 374	- Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2010
28-APR-11 374	- Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2009
28-APR-11 374	- Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2008
28-APR-11 374	- Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2007
28-APR-11 374	- Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$6,920	\$30,680	\$37,600	\$0	\$0	\$0		2005

ASSESSMENT HISTORY

Note: To find the current assessment for totally exempt parcels you MUST refer to the Values Tab. Parcels that are partially taxable and partially exempt will show the assessed taxable portion only in the Assessment History Tab.

Sales

Sale Date	Sale Price	New Owner	Old Owner
03-JUN-22	395,000	MCNALLY, JESSE A & LISAA VASSO-	SNYDER, THOMAS G
15-APR-22	330,000	SNYDER, THOMAS G	TCHIMAYAN, ARTINE S & MARIE
16-MAY-85	110,900	TCHIMAYAN, ARTINE S & MARIE	KOCH, JOHN & MARGARETA
10-NOV-60	0	KOCH, JOHN & MARGARETA	

Sale Details

1 of 4

Sale Date	03-JUN-22
Sales Price	395,000
New Owner	MCNALLY, JESSE A & LISAA VASSO-
Previous Owner	SNYDER, THOMAS G
Transfer Tax	3950
Recorded Date	23-JUN-22
Instrument Type	Deed
Book	
Page	
Instrument No.	2022039891

Estimated Tax Information

County	\$1,032.12
Municipal	\$614.01
School	
Total	\$1,646.13

PLEASE NOTE THAT THE MUNICIPAL RATES DO NOT INCLUDE SPECIAL TAXES, IE: TRASH; ELECTRIC; FIRE HYDRANTS, ETC. THAT INFORMATION MAY BE OBTAINED FROM YOUR LOCAL TAX COLLECTOR DIRECTLY.