



Property Information		Request Information		Update Information
File#:	BS-X01542-4731723472	Requested Date:	01/18/2024	Update Requested:
Owner:	BRYAN WATSON	Branch:		Requested By:
Address 1:	1120 FRONT ST	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	CATASAUQUA, PA	# of Parcel(s):	1	

## Notes

**CODE VIOLATIONS** Per Borough of North Catasauqua Department of Zoning there are Code Violation cases on this property.

Collector: Borough of North Catasauqua  
Payable: 1066 Fourth Street, N. Catasauqua, PA 18032  
Business# 610-264-1504

Comments: Certificate of Occupancy is still pending, list of outstanding repairs attached. It should be written in the settlement agreement that the buyer accepts responsibility for outstanding repairs and all fees associated with inspections from that date forward. These repairs will need to be completed and all additional fees paid one year from inspection date. Please find attached Document for detailed information.

**PERMITS** Per Borough of North Catasauqua Building Department there are multiple Building Permit on this property.

Collector: Borough of North Catasauqua  
Payable: 1066 Fourth Street, N. Catasauqua, PA 18032  
Business# 610-264-1504

Comments: Certificate of Occupancy is still pending, list of outstanding repairs attached. It should be written in the settlement agreement that the buyer accepts responsibility for outstanding repairs and all fees associated with inspections from that date forward. These repairs will need to be completed and all additional fees paid one year from inspection date. Please find attached Document for detailed information

**SPECIAL ASSESSMENTS** Per Borough of North Catasauqua Finance Department there are No special assessment dues on the property.

Collector: Borough of North Catasauqua  
Payable: 1066 Fourth Street, N. Catasauqua, PA 18032  
Business# 610-264-1504

**DEMOLITION** NO



UTILITIES

WATER

Account#: 390400

Status: Lienable

Amount: \$13.50

Due Date: 03/20/2024

Payment Status: Paid

Account Active: Active

Collector: The Northampton Borough Municipal Authority

Payable Address: 1 Clear Springs Drive, Northampton, PA 18067

Business#: (610) 262-6711.

SEWER & GARBAGE

Account#: 390400

Status: Pvt and Lienable / Pvt and not lienable

Amount: \$417.00 (Garbage Bill)

Due Date: 02/28/2024

Payment Status: Due

Account Active: Yes

Collector: BOROUGH OF NORTH CATASAUQUA

Payable Address: 1066 Fourth Street North Catasauqua, PA 18032.

Business#: (610) 264-1504



P.O. Box 391  
 Bethlehem, PA 18016-0391  
 Phone (610) 866-9663 Fax (610) 866-2664

Wednesday, Jan 03, 2024

Page 4 of 5

**Inspection Status Report**  
**Municipality: North Catasauqua Borough**  
**Inspections performed between 1/2/2024 and 1/2/2024**

Owner	Address	Municipality	Contractor
4 Bryan Watson	1120 Front Street	North Catasauqua Borough	OWNER
	CO Inspection	Tracking Number:	136855
<b>Description:</b>	Rental Inspections	PO Number:	CO Inspection
		Card Number:	A136855
		Permit Number:	CO Inspection

**Inspections: 1/2/2024 M-Building Final - Residential (Not Approved - Suzanne Borzak)**

- WH to vent per code
- Total rehab of ext property needed
- Attic - storage only
- Have roof checked - handrails
- Smoke det all floors all bedrooms
- Remove paper on ceiling
- CO det - basement - 1st floor, handrail, sleeping area
- Windows must operate
- Remove rubbish - ext
- Ground outlets
- Repair kitchen
- Rear porch - repair or replace
- Guard/handrail to basement
- GFCI protect basement outlets
- Upgrade to min 100 amp
- TP on WH
- Walls/ceilings - repair

# BOROUGH OF NORTH CATASAUQUA

1066 FOURTH STREET  
NORTH CATASAUQUA, PA 18032  
OFFICE: 610-264-1504 § FAX: 610-264-0158  
E-mail: Office@northcatasauqua.org

## Tax Certification Information

<b>Parcel ID:</b>	m4se4d 8 9 0923
<b>Property Address:</b>	1120 Front Street, North Catasauqua PA 18032
<b>Date:</b>	2/5/2024
<b>To:</b>	Stellar Innovations
<b>From:</b>	Annette Englert
<b>Owners/Sellers:</b>	Elias Daboura-sold on 1/15/24 previous owner was Bryan Watson
<b>New Owners/Buyers:</b>	
<b>Sewer Account Number:</b>	390400
<b>Balance Due:</b>	\$.00 Usage is paid in full until January 15, 2024
<b>Garbage Account Number:</b>	4667
<b>Balance Due:</b>	\$417.00 Balance for 2024 Annual Service

PLEASE PAY WITH SEPARATE CHECKS FOR EACH AMOUNT

Customer History Report

From: / / To: 02/14/2024

Customer

390400 - Sewer  
ELIAS DABOURA  
1906 SOMERSET RD  
WHITEHALL PA 18052-

Service Address 1120 FRONT ST

Transaction Date	Description	Reference	Transaction Amount	Consumption	Due Date	Balance Due
01/05/2021	Adjustment		661.81		01/05/2021	
01/07/2021	Billing		117.38		02/11/2021	
03/11/2021	Penalty		5.87			
04/12/2021	Billing		107.63		05/12/2021	
05/28/2021	Penalty		5.38			
07/12/2021	Billing		166.13		08/11/2021	
07/26/2021	Payment	cash	-100.00			
08/06/2021	Payment	cash	-100.00			
08/16/2021	Payment	CASH	-100.00			
08/23/2021	Penalty		8.31			
10/13/2021	Billing		132.00		11/12/2021	
11/19/2021	Penalty		6.60			
12/07/2021	Adjustment		70.00		12/14/2021	
12/13/2021	Payment	CASH	-100.00			
12/13/2021	Adjustment	REMOVE SO	-70.00		12/13/2021	
01/10/2022	Billing		93.00		02/10/2022	
02/17/2022	Payment	Cash	-50.00			
02/18/2022	Penalty		4.65			
03/31/2022	Payment	CK1242	-100.00			
04/11/2022	Billing		117.38		05/11/2022	
05/17/2022	Penalty		5.87			
06/13/2022	Payment	CASH	-50.00			
07/07/2022	Billing		151.50		08/08/2022	
08/24/2022	Penalty		7.58			
10/11/2022	Billing		185.63		11/11/2022	
11/18/2022	Penalty		9.28			
12/15/2022	Payment	Cash	-100.00			
01/11/2023	Billing		161.25		02/13/2023	
02/22/2023	Penalty		8.06			
04/10/2023	Billing		127.13		05/10/2023	
05/16/2023	Penalty		6.36			
07/05/2023	Billing		100.13		08/10/2023	
08/21/2023	Penalty		5.01			
10/10/2023	Billing	(Revised)	185.63		11/10/2023	
11/29/2023	Adjustment	Billing	-102.38		11/10/2023	
11/29/2023	Penalty		4.16			
01/11/2024	Billing		83.25		02/12/2024	
01/15/2024	Billing		100.00		02/10/2024	

Customer History Report  
From: / / To: 02/14/2024

Customer

390400  
ELIAS DABOURA  
1906 SOMERSET RD  
WHITEHALL PA 18052-

Service Address 1120 FRONT ST

---

<u>Transaction Date</u>	<u>Description</u>	<u>Reference</u>	<u>Transaction Amount</u>	<u>Consumption</u>	<u>Due Date</u>	<u>Balance Due</u>
01/17/2024	Payment	CK81939	-1764.60			

*Paid in full  
until settlement date*

Customer History Report

From: / / To: 02/14/2024

Customer

4667 - *Garbage*  
ELIAS DABOURA  
1906 SOMERSET RD  
WHITEHALL PA 18052-

Service Address 1120 FRONT ST

Transaction Date	Description	Reference	Transaction Amount	Consumption	Due Date	Balance Due
01/05/2021	Adjustment		321.75		01/05/2021	
02/15/2021	Billing		400.00		04/30/2021	
05/25/2021	Penalty		20.00			
07/26/2021	Payment	Cash	-100.00			
08/06/2021	Payment	cash	-100.00			
08/17/2021	Payment	CASH	-100.00			
12/13/2021	Payment	CASH	-100.00			
01/06/2022	Billing		400.00		03/31/2022	
01/07/2022	Adjustment	add interest	1.50		01/07/2022	
02/17/2022	Payment	Caxh	-50.00			
04/21/2022	Penalty		20.00			
06/13/2022	Payment	CASH	-50.00			
12/29/2022	Adjustment	add interest	1.50		12/29/2022	
01/10/2023	Billing		400.00		03/31/2023	
04/25/2023	Penalty		20.00			
01/12/2024	Billing		435.00		03/31/2024	417.00
01/15/2024	Adjustment	add atty & fees	424.50		01/15/2024	
01/16/2024	Adjustment	ADD INTEREST	162.72		01/16/2024	
01/17/2024	Payment	CK81939	-1689.97			

417.00 -  
*Balance of  
2024  
Annual Fee*

---

**From:** Office <office@northcatasauqua.org>  
**Cc:** MLS  
**Subject:** RE: 1120 Front St // BS-X01542-4731723472 // - RIGHT TO KNOW RESPONSE  
1-24-2024  
**Attachments:** 1120 Front CO repairs due.pdf  
**Importance:** High

Some people who received this message don't often get email from office@northcatasauqua.org. [Learn why this is important](#)

**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.

Please see below and attached.

Thank you. Tasha Jandrisovits  
Borough Secretary

Borough of North Catasauqua  
1066 Fourth Street  
N. Catasauqua, PA 18032  
610-264-1504

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: 1120 Front St, Catasauqua, PA 18032**  
**Parcel: M4SE4D 8 9 0923**  
**Owner: BRYAN WATSON**

1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently. **Certificate of Occupancy is still pending, list of outstanding repairs attached. It should be written into the settlement agreement that buyer accepts responsibility for outstanding repairs and all fees associated with inspections from that date forward. These repairs will need to be completed and all additional fees paid by one year from inspection date.**

2. Also advise if there are any open Code Violation or fines due that needs attention currently. **Please see above.**



3. Advise if there are any unrecorded liens/fines/special assessments due. The 2024 Garbage bill is due – amount due if paid prior to 2/28/2024 is \$407.00 - \$417.00 if paid after. Payment can be assessed at settlement or paid prior. Check payable to the Borough of North Catasauqua.