



Property Information		Request Information		Update Information
File#:	BS-X01542-5126761133	Requested Date:	01/18/2024	Update Requested:
Owner:	DAVID CROMER	Branch:		Requested By:
Address 1:	504 CARTERS GROVE DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	GIBSONIA, PA	# of Parcel(s):	1	

Notes

- CODE VIOLATIONS** Per Richland Township Department of Zoning there are No Code Violation cases on this property.

Collector: Richland Township
Payable: 4019 Dickey Road Gibsonia, PA 15044
Business# (724) 443-5921
- PERMITS** Per Richland Township Building Department there is No Open/Expired Building Permit on this property.

Collector: Richland Township
Payable: 4019 Dickey Road Gibsonia, PA 15044
Business# (724) 443-5921
- SPECIAL ASSESSMENTS** Per Richland Township Finance Department there are No special assessment dues on the property.

Collector: Richland Township
Payable: 4019 Dickey Road Gibsonia, PA 15044
Business# (724) 443-5921
- DEMOLITION** No



UTILITIES

WATER

Account #: 170504
Amount : \$0.00
Payment Status: Paid
Good Thru: 03/01/2024
Account Active: Active
LIENABLE/ NON LIENABLE : Liable
Collector: Richland Township Water Authority
Payable Address: 2012 Kramer Road Gibsonia, PA 15044
Phone: 724-443-9100

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

SEWER

Account #: 302362
Amount : \$0.00
Payment Status: Paid
Good Thru: NA
Account Active: Active
LIENABLE/ NON LIENABLE : Liable
Collector: Richland Township Sewer Department
Payable Address: 4019 Dickey Road Gibsonia, PA 15044
Phone# 724-443-5921

Garbage:

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN



Right-To-Know Response Form

John Falls
2605 Maitland Center Parkway, Suite C
Maitland, FL 32751
mls@stellaripl.com

Re: RTK Request Received 1/22/24

January 23, 2024

Dear Mr. Falls :

Thank you for writing to the Richland Township with your request for information pursuant to the Pennsylvania Right-To-Know law.

On request dated January 21, 2024, you requested if “Address 504 Carters Grove Dr., Gibsonia, PA 15044, Parcel 1507-P-9, owner David Cromer, has any 1) open/pending/expired permits and demolition permits that need attention and any fees due currently; 2) any open code violation or fines due; 3) any unrecorded liens/fines/special assessments due.” Your request is denied for the following reasons, as permitted by Section 708 of the Right-to-Know Law.

The Richland Township has denied your request because requested documents do not exist on file. In Section 705 of the PA Right to Know Law states that “When responding to a request for access, an agency shall not be required to create a record which does not currently exist or to compile, maintain, format or organize a record in a manner in which the agency does not currently compile, maintain, format or organize the record.”


You have a right to appeal this denial of information in writing to Erik Arneson, Executive Director, Office of Open Records, Commonwealth Keystone Building, 400 North Street, 4th Floor, Harrisburg, PA 17120.

For Criminal Records, appeal to the District Attorney Stephen A Zappala, Room 303 Courthouse, 436 Grant St, Pittsburgh, PA 15219, 412-350-4400.

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 Right-to-Know request and this denial letter must be included when filing an appeal. The law also requires that you state the reasons why the record is a public record and address each of the reasons the Agency denies your request. Visit the Office of Open Records website at <http://www.openrecords.pa.gov> for further information on filing an appeal. If you have further questions, please call Natalie Thiess. Please be advised that this correspondence will serve to close this record with our office as permitted by law.

Respectfully,

AGENCY OPEN RECORDS OFFICER’S NAME: Natalie Thiess
BUSINESS ADDRESS: 4019 Dickey Road, Gibsonia, PA 15044
BUSINESS TELEPHONE 724-443-5921



Supervisors:

Raymond P. Kendrick, Chairman

George P. Allen, Vice Chairman

John A. Marshall

Ann M. Miller

Donna L. Snyder



4019 Dickey Road • Gibsonia, PA 15044

(724) 443-5921 • Fax: (724) 443-8860 • www.richland.pa.us

February 14, 2024

Stellar Innovations Pvt. Ltd.
2605 Maitland Center Parkway
Suite C
Maitland, FL 32751

Property: 504 Carters Grove Drive, Gibsonia, PA 15044
Owner: David W. Cromer
Buyers: Refinance
Lot & Block: 1507-P-9-C

To Whom It May Concern:

This is to certify that there are no liened or unliened municipal claims for public improvements against property now owned by David W. Cromer and situate at 504 Carters Grove Drive, Gibsonia, in the Township of Richland, County of Allegheny, and Commonwealth of Pennsylvania.

The sewer billing department shows a past due balance of \$0.00 for account #302362. The next billing will occur in March. Please notify RTSA of any changes to the billing address.

Please be advised that a dye test is required for the refinance of this property to confirm that the property is in compliance with Richland Township Ordinance No. 293.

Sincerely,

A handwritten signature in blue ink that reads "Suzanne Owens".

Suzanne Owens
Richland Township Sanitary Sewer Department