



Property Information Request Information Update Information

File#:	BS-W01469-1507541496	Requested Date:	10/25/2023	Update Requested:
Owner:	MICHELE MASTROIANNI	Branch:		Requested By:
Address 1:	207 Frances Ln	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	McDonald, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Cecil Township Department of Zoning there are no Code Violation cases on this property.

Collector: Cecil Township
 Payable Address: 3599 Millers Run Road, Cecil, PA 15321
 Business# (724) 745-2227

PERMITS Per Cecil Township Department of Building there are no Open/ Pending/ Expired Permit on this property.

Collector: Cecil Township
 Payable Address: 3599 Millers Run Road, Cecil, PA 15321
 Business# (724) 745-2227

SPECIAL ASSESSMENTS Per Cecil Township Department of Finance there are no Special Assessments/liens on the property.

Collector: Cecil Township
 Payable Address: 3599 Millers Run Road, Cecil, PA 15321
 Business# (724) 745-2227

DEMOLITION NO

UTILITIES

Water:
 Account #: N/A
 Payment Status: N/A
 Status: Pvt & Non- Liable
 Amount: N/A
 Good Thru: N/A
 Account Active: YES
 Collector: Pennsylvania American Water
 Payable Address: 852 Wesley Drive Mechanicsburg, PA 17055
 Business # (800) 565-7292

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

Sewer:
 Account #: 169961.01
 Payment Status: DUE
 Status: Pvt & Liable
 Amount: \$77.90
 Good Thru: 12/5/2023
 Account Active: YES
 Collector: Cecil Township Municipal Authority
 Payable Address: 375 Southpointe Blvd #350 Canonsburg, PA 15317
 Business # (724) 746-4848

Garbage:
 GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

Parcel Information

Parcel ID 140-006-21-00-0033-00
 Property Address 207 FRANCES LN
 Property City/State MC DONALD PA
 Property Zip Code 15057
 Class R - RESIDENTIAL
 District 140-CECIL(13356)
 Utilities 1-ALL PUBLIC
 Front Footage 58
 Depth 159
 Calculated Cama Acres .24
 Description LOT 133 .24 AC
 HSE 2 STY/GAR
 School District S01 - CANON-MCMILLAN SCHOOL DISTRICT(12295)

Owner

Name MASTROIANNI MICHELE
 In Care Of
 Percent Owned
 Address 207 FRANCES LANE
 MCDONALD PA 15057

Current Assessed Values

Assessment Year 2023
 Land Value 78,400
 Building Value 257,300
 Total Value 335,700

Sales

Date 25-JUN-20
 Instrument No. 202014603
 Deed Book
 Deed Page
 Instrument Type DD
 Additional Instrument #2
 Additional Instrument #3
 Additional Instrument #4
 Price \$344,025.00
 Grantor NVR INC
 Grantee MASTROIANNI MICHELE

Sales Summary

Date	Price	Deed Type	Grantor	Grantee
25-JUN-20	\$344,025.00	DD	NVR INC	MASTROIANNI MICHELE
03-JAN-20	\$81,000.00	DD	MCCONNELL TRAILS LLC	NVR INC

Exemptions

Homestead* : Noreponse
 Farmstead :

* If this property had a recent sale or deed change the 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 website <https://www.co.washington.pa.us/220/Assessments>

Structure

Stories 2
 Exterior Walls ALUMINUM/VINYL
 Year Built 2020
 Style COLONIAL

Total Area	1852
Finished Bsmt Living Area	700
Rec Room Area	
Bsmt Garage # Cars	

Residential Features

Total Rooms	8
Bedrooms	4
Full Baths	2
Half Baths	1
Wood Burning Fireplace	
Prefab Fireplace	
Heating	CENTRAL A/C
Heating Fuel Type	GAS
Heating System	FORCED AIR
Attic Code	NONE
Basement	FULL

Error generating sketch



Board Members & Officers

Chairperson

CINDY FISHER

Vice-Chairman

FRANK A. EGIZIO

Board Members

THOMAS A. CASCIOLA

RONALDA. FLEEHER

DARLENE BARNI



Cecil Township

Washington County - Commonwealth of Pennsylvania
3599 Millers Run Road, Suite 101, Cecil, PA 15321

www.ceciltownship-pa.gov

Township Manager
DONALD A. GENNUSO

(724) 745-2227

(724) 745-2905

March 15, 2023

To be valid, this certificate must be signed by Cecil Township

Seller: Michelle Mastroianni

207 Frances Lane

McDonald, PA 15057

Parcel # 140-006-21-00-0033-00

Cecil Township of Washington County Pennsylvania does hereby certify that there are no unrecorded municipal liens, ordinances, and/or improvements affecting this property. Property situated in Cecil Township, Washington County Pennsylvania for grading, paving, curbing, sewers, water and/or any other municipal installation or improvement.

Witness my hand on _____

S. Munger
Witness

[Signature]

Donald A. Gennuso, Manager Cecil Township

Please note, for the final sewer estimate & dye test, please call the Cecil Township Municipal Authority @ 724-746-4848.

561-353-5010

Sunep T Jamir

From: Theresa Mungar <tmunger@ceciltownship.com>
Sent: Tuesday, November 28, 2023 1:03 PM
To: MLS
Cc: Sunep T Jamir
Subject: 207 Frances Lane
Attachments: Theresa-11282023125750.pdf

Some people who received this message don't often get email from tmunger@ceciltownship.com. [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.

This is the FINAL lien letter for 207 Frances Lane.

There are NO liens, or code violations on this property.

Theresa Mungar

*Cecil Township
3599 Millers Run Road
Cecil, PA 15321
724-745-2227-p
724-745-2905-f*



Cecil Township Municipal Authority
375 Southpointe Boulevard, Suite 350
Canonsburg, PA 15317

Phone: (724) 746-4848
Fax: (724) 746-3856

Cecil Township Municipal Authority Lien Letter

December 5, 2023

207 Frances Lane
McDonald, PA 15057

Premise Number: 169961.01

Cecil Township Municipal Authority does hereby certify that there are **no unrecorded sewage liens filed against the property.**

May it be known that the following estimated sewage charges are pending against the above property in the amount of \$77.90, which are due December 5, 2023.

This lien letter is only valid for 30 days from the date of this letter. Please call for a revised estimate.

Cecil Township Municipal Authority