



Property Information		Request Information		Update Information
File#:	BS-X01567-1055780629	Requested Date:	02/14/2024	Update Requested:
Owner:	WILLIAM LAUGHLIN & RHONDA K LAUGHLIN	Branch:		Requested By:
Address 1:	51 MALLARD DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PITTSBURGH, PA	# of Parcel(s):	1	

Notes

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

Collector: Indiana Township
Payable: 3710 Saxonburg Boulevard, Pittsburgh, PA 15238
Business# (412) 767-5333 Ext. 312

PERMITS Per Indiana Township Building Department there is No Open Building Permit on this property.

Collector: Indiana Township
Payable: 3710 Saxonburg Boulevard, Pittsburgh, PA 15238
Business# (412) 767-5333 Ext. 312

SPECIAL ASSESSMENTS Per Indiana Township there are No Special Assessments/liens on the property.

Collector: Indiana Township
Payable: 3710 Saxonburg Boulevard, Pittsburgh, PA 15238
Business# (412) 767-5333 Ext. 312

DEMOLITION NO



UTILITIES

WATER

Account#: 0619-R-00199-0000-00
Status: Pvt - Lienable
Amount: \$85.39
Due Date: 02/29/2024
Payment Status: Delinquent
Account Active: Yes
Collector: Hampton/Shaler Water Authority
Payable Address: 3101 McCully Road, Allison Park, PA 15101
Business#: (412) 486-4867

SEWER

Account#:4129 62104810
Status: Pvt - Lienable
Amount: \$127.33
Due Date: 03/06/2024
Payment Status: Due
Account Active: Yes
Collector: Deer Creek Drainage Basin Authority
Payable Address: 945 Little Deer Creek Valley Rd, Russellton, PA 15076
Business#: (724) 265-5315

GARBAGE:

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

From: Daniel Anderson <danderson@indianatownship.com>

Subject: RE: 51 MALLARD DRIVE // Right to Know Request - Code, Permit & Special Assessments

Some people who received this message don't often get email from danderson@indianatownship.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.

1. None
2. None
3. None

Thank you,
Dan

Daniel L. Anderson
Manager, Indiana Township
3710 Saxonburg Boulevard
Pittsburgh, PA 15238
(412) 767-5333 Ext. 312
danderson@indianatownship.com

NOTICE - This electronic message and any attached files, in their entirety, are intended for the use of the individual and/or entity referenced above and may contain information that is privileged, confidential, and/or exempt from disclosure by Pennsylvania Law. You are hereby notified that any disclosure, copying, distribution or taking any action in reliance on the contents of this transmission is strictly prohibited. If the reader of this message is not the intended recipient, please notify the sender via the most expedient means available.

To: Daniel Anderson <danderson@indianatownship.com>

Subject: 51 MALLARD DRIVE // Right to Know Request - Code, Permit & Special Assessments

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: 51 MALLARD DRIVE
Parcel: 0619R00199000000
Owner: WILLIAM LAUGHLIN & RHONDA K LAUGHLIN

1. Please advise if the below 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/special assessments due.



DEER CREEK DRAINAGE BASIN AUTHORITY
P O Box 148, 945 Little Deer Creek Valley Road, Russellton, PA 15076
Phone: 724-265-5315 FAX: 724-265-2144
www.deercreekauthority.com

February 26, 2024

Via Fax 407-210-3113

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

**Re: William Laughlin and Rhonda K Laughlin
51 Mallard Drive
Pittsburgh, PA 15239
Block & Lot: 619-R-199
Account: 4129 62104810**

Dear Sir or Madam:

Please be advised that as of the date of this letter, the records of the Deer Creek Drainage Basin Authority show that there is no lien on the referenced property.

Sewer service charge for the January 2024 billing period, with service from November 15, 2023, to January 15, 2024, are due in the amount of \$127.33. We will not estimate a final bill as this is a refinance. Please forward the amount of \$127.33.

This letter does not reference any other claims, liens or encumbrances that may be identified with reference to the subject property through a review of records maintained by the Township, Allegheny County or other public bodies.

Before the Authority can provide service to the new owner, a dye test on the property's downspouts must be performed. **Please have the property owner contact the Authority office to schedule the dye test a minimum of 24 hours in advance.** The property must pass the dye test and any corrections must be made prior to closing. Failure to make the required corrections could subject the property owner to remedies provided for in the Ordinance adopted by the Township, which can include a fine up to \$600 plus court costs.

Sincerely,

DEER CREEK DRAINAGE BASIN AUTHORITY

bnk