



| Property Information |   | Request Information   |            | Update Information |
|----------------------|---|-----------------------|------------|--------------------|
| File#:               | BS-X01567-2018026895                      | Requested Date:       | 02/14/2024 | Update Requested:  |
| Owner:               | R. TIMOTHY STAUFFER & LINDA<br>J STAUFFER | Branch:               |            | Requested By:      |
| Address 1:           | 473 JENNY DR                              | Date Completed:       | 03/04/2024 | Update Completed:  |
| Address 2:           |   | # of Jurisdiction(s): |            |                    |
| City, State Zip:     | GIBSONIA, PA                              | # of Parcel(s):       | 1          |                    |

**Notes**

- CODE VIOLATIONS** Per Town of Richland Department of Zoning there are No Code Violation cases on this property.  
  
Collector: Town of Richland  
Payable: 9955 Grubbs Road, Wexford, PA 15090  
Business# 412-364-2214
- PERMITS** Per Town of Richland Building Department there are No Open/Expired Building Permit on this property.  
  
Collector: Town of Richland  
Payable: 9955 Grubbs Road, Wexford, PA 15090  
Business# 412-364-2214
- SPECIAL ASSESSMENTS** Per Town of Richland Finance Department there are No Special Assessments due on the property.  
  
Collector: Town of Richland  
Payable: 9955 Grubbs Road, Wexford, PA 15090  
Business# 412-364-2214
- DEMOLITION** NO



UTILITIES

SEWER

Account#:215069  
Status: Pvt and Liable  
Amount: \$0.00  
Due Date: NA  
Payment Status: Paid  
Account Active: Yes  
Collector: Richland Township Sewer Department  
Payable Address: 4019 Dickey Road Gibsonia, PA 15044  
Phone: 724-443-5921

WATER

Account#: 19200473-0  
Status: Pvt and Liable  
Amount: \$0.00  
Due Date: NA  
Payment Status: Paid  
Account Active: Active  
Collector: Richland Township Water Authority  
Payable Address: 1200 Penn Avenue Pittsburgh, PA 15222  
Business#: 412-255-2423

GARBAGE:

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

  
**RICHLAND TOWNSHIP**  
**ALLEGHENY COUNTY PA**

GRANT OF REQUEST TO REVIEW AND/OR DUPLICATE  
RIGHT TO KNOW REQUEST RESPONSE

Date: February 22, 2024  
Requester's Name: Sunep T Jamir  
Requester's Address: 2605 Maitland Center Parkway, Suite C  
Maitland, FL 32751  
CLS@stellaripl.com

Re: Request to Review and/or Duplicate Records

Date of Request: February 21, 2024  
Request No.: 3-2024

Dear Mr. Jamir,

Thank you for submitting your request to Richland Township. The Township has reviewed your request for access to the following records:

*Address: 473 JENNY DRIVE  
Parcel: 1507C00131000000  
Owner: R. TIMOTHY STAUFFER & LINDA J STAUFFER*

- 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.*

Please be advised the Township has **GRANTED** you access to the following records:

- There are no open, pending, or expired demo permits that need attention or fees due
- There are no known Code Violations or fines due currently
- There are no liens or fines—there is a sewer bill in the amount of \$158.07 due 3/11/24

**Appeal Information:**

You have the right to appeal any denial of information in writing to Liz Wagenseller, Executive Director, Commonwealth of Pennsylvania, Office of Open Records, 333 Market Street, 16<sup>th</sup> Floor, Harrisburg, PA 17101-2234. If you choose to file an appeal you must do so within fifteen business (15) days of the mailing date of this response as outlined in Section 1101 of the Right To Know Law.

Please note that a copy of your original Right-to-Know Law Request and this 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 the reasons the Township denies your request.

Sincerely,



Natalie Thiess, Right-to-Know Officer

**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](http://www.richland.pa.us)

March 5, 2024

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

**Property:** 473 Jenny Drive, Gibsonia, PA 15044  
**Owner:** R. Timothy Stauffer and Linda J. Stauffer  
**Buyers:** Refinance  
**Lot & Block:** 1507-C-131

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 R. Timothy Stauffer and Linda J. Stauffer and situate at 473 Jenny 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 #215069. The next billing will occur in May. 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