



Property Information Request Information Update Information

File#:	BS-X01567-3042933318	Requested Date:	02/14/2024	Update Requested:
Owner:	THOMAS LANGDON & DANIELLE M LANGDON	Branch:		Requested By:
Address 1:	9904 W MOCCASIN TRL	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	WEXFORD, PA	# of Parcel(s):	1	

Notes

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

Collector: Town of McCandless
Payable: 9955 Grubbs Road, Wexford, PA 15090
Business# 412-364-2214

PERMITS Per Town of McCandless Building Department there are No Open/Expired Building Permit on this property.

Collector: South Fayette Township
Payable: 9955 Grubbs Road, Wexford, PA 15090
Business# 412-364-2214

SPECIAL ASSESSMENTS Per Town of McCandless Finance Department there are No Special Assessments due on the property.

Collector: Town of McCandless
Payable: 9955 Grubbs Road, Wexford, PA 15090
Business# 412-364-2214

DEMOLITION NO



UTILITIES

WATER

Account#:14600-1017000-007

Status: Pvt and Liable

Amount: \$0.00

Due Date: 03/03/2024

Payment Status: PAID

Account Active: Yes

Collector: West View Water Authority

Payable Address: 210 Perry Highway Pittsburgh, PA 15229

Business#: 412-931-3500

SEWER

Account#:1071-K-00368

Status: Pvt and Liable

Amount: \$0.00

Due Date: NA

Payment Status: PAID

Account Active: Yes

Collector: McCandless Township Sanitary Authority

Payable address: 418 Arcadia Drive, Pittsburgh, PA 15237

Phone: 412-366-8481

GARBAGE:

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

From: John Bojarski <jbojarski@townofmccandless.org>
Subject: Re: 9904 W MOCCASIN TRAIL // Right to Know Request - Code, Permit & Special Assessments
Attachments: Outlook-tiny faceb; Outlook-kvuajbad

Some people who received this message don't often get email from jbojarski@townofmccandless.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.

Thank you for submitting your request for records to the Town of McCandless (“Town”) pursuant to the Pennsylvania Right-To-Know Law (“RTKL”).

The Town has completed its review of your Request and your Request is **denied** because, after a reasonable investigation into records in the possession, custody and control of the Town and inquiries to relevant Town personnel, the Town has concluded that it does not possess any responsive records.

You have a right to appeal the Town’s determination in writing to Erik Arneson, Executive Director, Office of Open Records, 333 Market Street, 16th Floor, Harrisburg PA 17126-0333.

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 RTKL request and this denial letter must be included when filing an appeal. The RTKL also requires that you state the reasons why the record is a public record and address each of the reasons the Town denied your Request. Visit the Office of Open Records website at www.openrecords.pa.gov for further information on filing an appeal. If you have further questions, please contact me. Please be advised that this correspondence will serve to close this record with our office as permitted by law.

John Bojarski, Public Information Officer

Town of McCandless, 9955 Grubbs Road, Wexford, PA 15090

P: 412-364-2214 E: jbojarski@townofmccandless.org

 www.facebook.com/townofmccandless

 www.instagram.com/townofmccandless

To: John Bojarski <jbojarski@townofmccandless.org>

Subject: 9904 W MOCCASIN TRAIL // Right to Know Request - Code, Permit & Special Assessments



**IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender
Sunep.Jamir@stellaripl.com**

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: 9904 W MOCCASIN TRAIL

Parcel: 1071K00368000000

Owner: THOMAS LANGDON & DANIELLE M LANGDON

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.

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The McCandless Township Sanitary Authority

418 Arcadia Drive, Pittsburgh, Pennsylvania 15237-5597

(412) 366-8481

Sewer Service and Assessment Lien Determination Letter

Re: Property Owner: THOMAS LANGDON
Address: 9904 W MOCCASIN TRL
Lot + Block: 1071-K-00368
Date: Thursday February 22, 2024

To Whom It May Concern:

Please be advised that the above property is paid ___ is not paid x in full.
 Please be advised that the Authority has ___ has no x Sewer Service Liens on the above property.
 Please be advised that the Authority has ___ has no x Assessment Lien on the property.

Commercial Property may be subject to the terms and conditions of existing Tap Fee Monitoring Agreement(s). It is the seller's responsibility to disclose to any perspective buyer the existence of any and all such Tap Fee Monitoring Agreement(s).

Dye Test Town of McCandless, Franklin Park Borough and Marshall Township

The town of McCandless, Franklin Park Borough and Marshall Township have a dye test ordinance record. Prior to the sale of any property, the owner must have an internal and external dye test performed and certified by MTSA. This test has to be scheduled 14 days prior to the closing date and passed to complete the sale of the house. To apply for the inspections, please access our website at www.mtsaonline.org.
 If you have any questions please call (412) 366-3420.

Dye Test Passed on N/A

A Final Bill for the actual usage will be rendered to the above customer for the service period from the last meter reading to the date service is terminated in the customer's name.

Please withhold the last quarterly amount plus an additional \$100 for the estimated final bill.

Details:

[REDACTED]

The last quarterly bill for the service period through 02/15/2024 was in the amount of \$424.55

[REDACTED]

[REDACTED]

Total Outstanding Balance: \$-56.22