

**APPENDIX E  
REAL ESTATE PLAN  
FOR THE  
SECTION 205, TOOKANY CREEK  
FLOOD RISK MANAGEMENT FEASIBILITY STUDY  
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY  
PENNSYLVANIA**

1. GENERAL
2. REAL ESTATE REQUIREMENTS
  - a. Description of Land, Easements, Rights of Way and Roadway Requirements for Project
  - b. Standard Estates
  - c. Non-Standard Estates
  - d. Current Ownership
  - e. Real Estate Mapping
3. EXISTING FEDERAL PROJECTS
4. EXISTING FEDERALLY OWNED LANDS
5. LANDS OWNED BY THE NON-FEDERAL PARTNER
6. NAVIGATIONAL SERVITUDE
7. INDUCED FLOODING
8. BASELINE COST ESTIMATE FOR REAL ESTATE
9. PUBLIC LAW 91-646 RELOCATIONS
10. MINERAL ACTIVITY
11. TIMBER RIGHTS
12. ASSESSMENT OF NON-FEDERAL PARTNER ACQUISITION CAPABILITY
13. ZONING
14. ACQUISITION SCHEDULE
15. UTILITY AND FACILITY RELOCATIONS
16. ENVIRONMENTAL CONCERNS
17. ATTITUDES OF THE LANDOWNERS
18. NOTIFICATION TO NON-FEDERAL PARTNER
19. RISK ANALYSIS

## 1. GENERAL

This Real Estate Plan is for the Tookany Creek, Pennsylvania Flood Risk Management Feasibility Study. This study was conducted under the authority of Section 205, Flood Control Act of 1948, as amended. The Township of Cheltenham, located in Montgomery County, Pennsylvania, is the Non-Federal Sponsor (NFS).

The project is located in Montgomery County, Pennsylvania within the Tookany Creek watershed within the boundaries of Cheltenham and Abington Township, Pennsylvania. Cheltenham Township is just north of Philadelphia within the Philadelphia Consolidated Metropolitan Statistical Area, on the southeastern edge of Montgomery County in southeastern Pennsylvania. Abington, a neighboring township of Cheltenham will include the project footprint, although the benefits of the project will only be seen in Cheltenham Township.

The Tookany Creek project consists of the construction of 9 detention basins in the Tookany Creek Watershed to improve flood risk management by attenuating peak flows throughout portions of Tookany Creek.

## 2. REAL ESTATE REQUIREMENTS

a. Description of Land, Easements, Rights of Way and Roadway Requirements for Project: The NFS currently owns in fee approximately 7.08 acres of required projects land within the area required for the channel improvement easement. The additional area required for the channel improvement easement is approximately 22.29 acres of private, commercial and industrial parcels owned by approximately 46 owners. The project may also require a Temporary Work Area Easement for staging areas for a duration of two (2) years.

b. Standard Estates: The minimum estates required for this project are a Permanent Channel Improvement Estate for a permanent right of way on approximately 29.37 acres of land (Estate No. 8) and a Temporary Work Area Easement in which acreage will be determined in the future for staging, work and disposal areas (Estate No. 15).

### CHANNEL IMPROVEMENT EASEMENT (Estate No. 8)

A perpetual and assignable right and easement to construct, operate, and maintain channel improvement works on, over, and across (that land described in Schedule A) (Tract Nos. \_\_\_\_\_) for the purposes as authorized by the Act of Congress approved \_\_\_\_\_, including the right to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush, buildings, improvements and/or other obstructions there from; to excavate, dredge, cut away and remove any or all said land and to place thereon dredge or spoil material; and for such other purposes as may be required in connection with said

work of improvement; reserving, however, to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

#### TEMPORARY WORK AREA EASEMENT (Estate No.15)

A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tract Nos. \_\_\_\_), for a period not to exceed one (1) year, beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a work area, including the right to move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the Tookany Creek Flood Risk Reduction Project, together with the right to trim, cut, fell and remove there from all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however to existing easements for public roads and highways, public utilities, railroads and pipelines.

c. Non-Standard Estates: There are no Non-Standard Estates necessary for this project.

d. Current Ownership: The lands that are required for this project consist of 46 Tracts, two of which are owned by the NFS, the remaining 44 tracts are owned by private, commercial or industrial owners. Ownership information for the project area is indicated in Exhibit B.

e. Real Estate Mapping: A Real Estate Map delineating the area required for this project is attached as Exhibit A.

### **3. EXISTING FEDERAL PROJECTS**

There are no Federal projects within the project area.

### **4. EXISTING FEDERALLY OWNED LANDS**

There are no Federally owned lands contained within or adjacent to the project area.

### **5. LANDS OWNED BY THE NON-FEDERAL SPONSOR**

The NFS owns approximately 7.08 acres in fee simple of the lands required for this project.

### **6. NAVIGATIONAL SERVITUDE**

Navigational servitude is not applicable to this project.

### **7. INDUCED FLOODING**

The proposed project feature will not cause induced flooding.

**8. BASELINE COST ESTIMATE FOR REAL ESTATE**

The Baseline Cost Estimate for Real Estate, in MCACES format, is attached as Exhibit C. The estimated LERRD cost is, \$902,663 including contingency.

**9. PUBLIC LAW 91-646 RELOCATIONS**

There will not be any relocations under Public Law 91-646, as amended, associated with this project.

**10. MINERAL ACTIVITY**

There is no present or anticipated mineral activity within the project area.

**11. TIMBER RIGHTS**

There is no present or anticipated timber activity within the project area.

**12. ASSESSMENT OF NON-FEDERAL SPONSER ACQUISITION CAPABILITY**

The NFS, the Township of Cheltenham, Montgomery County, Pennsylvania are the Non-Federal Sponsors. The Township of Cheltenham will primarily be responsible for acquisition of the real estate interests. The Township has the necessary experience and resources, including quick take authority, to acquire the real estate interests required for the project. The assessment of the NFS’s real estate acquisition capability is included in Exhibit D.

**13. ZONING**

The enactment of zoning ordinances is not proposed to facilitate real estate acquisition for this project.

**14. ACQUISITION SCHEDULE**

The following is the estimated acquisition schedule based on the NFS’s continued and frequent dialogue with property owners in preparation for the beginning of the actual acquisition.

The following estimated acquisition schedule indicates the length of time required for each step in the standard acquisition process. Based on the start date of an executed PPA, the following is an estimated real estate timeline:

	<u>End Date</u>
a. PPA Execution	Start Date
b. Forward Maps to Sponsor	Within 1 week of Start Date
c. Plats and Owner Verification	Within 12 weeks of Sponsor map receipt
d. Appraisal receipt	Within 8 weeks of plats/owners
e. Review Appraisals	Within 4 weeks of Appraisal receipt
f. Negotiations review	Within 8 weeks after Appraisal

g. Closings	Within 6 weeks of completion of Negotiations
h. Possession	Within 1 day of Closings
i. Certification of Real Estate	Within 1 week of Possession; requires the transmittal of the Non-Federal Sponsor's Authorization for Entry for Construction and Certificate of Authority
Approximate Total	1 year
j. Condemnation/Eminent Domain Negotiations	Within 1 year of failure of Negotiations

## 15. UTILITY AND FACILITY RELOCATIONS

There are no utility or facility relocations identified with this project at present.

## 16. ENVIRONMENTAL CONCERNS

The watershed is severely urbanized and offers limited open space and ecologically valuable habitat for fish and wildlife. Most of the project area has been built out and impacts from this urban development have severely impacted the streams and associated processes (sediment transport, etc.) of these aquatic systems.

The Philadelphia Water Department (PWD) conducted a comprehensive, multi-year assessment of the Tookany/Tacony-Frankford Watershed. Results of the watershed-wide assessment suggests that sometimes during dry weather periods, bacterial contamination of the Tookany/Tacony-Frankford's waters prevents the achievement of water quality standards that would support swimming or other forms of primary contact recreation in the creek. Stream aesthetics, accessibility, and safety are compromised due a number of factors, including litter and illegal dumping, trash from stormwater discharges, channelization of portions of the stream, and bank deterioration along stream corridors. The existing aquatic and riparian habitats have been degraded by urban runoff, limiting the diversity of fish and other aquatic life and preventing the development of healthy living resource conditions necessary to support recreational activities such as fishing. Wet weather water quality is limited by bacteria discharged from combined and separate storm sewers. High rates of urban runoff cause flooding during larger storms, and flood flows that erode the stream banks and bottoms and have subsequently exposed and compromised utility infrastructure (PWD 2005).

## 17. ATTITUDES OF THE LANDOWNERS

The attitudes of the adjacent landowners are generally positive toward this project. The landowners are concerned about the continued flooding and erosion within the area and support this project.

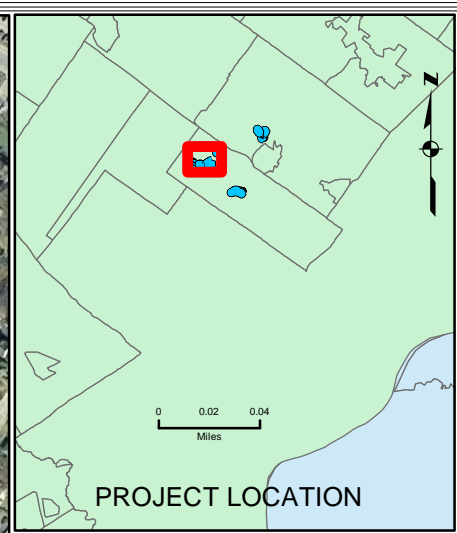
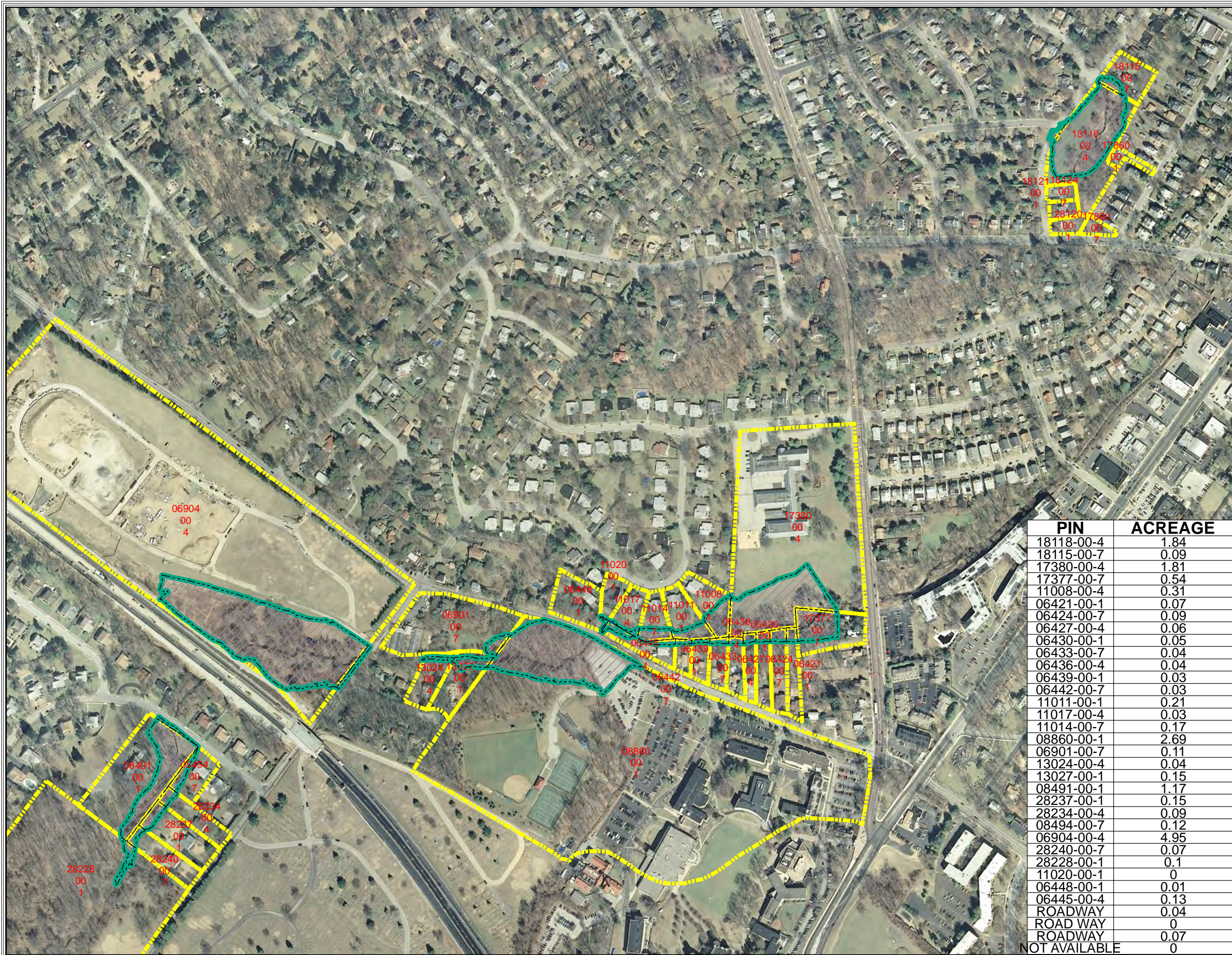
## 18. NOTIFICATION TO NON-FEDERAL SPONSOR

Notification has not yet been coordinated with the NFS, but notice of their responsibilities for cost sharing, real estate acquisition, crediting requirements under PL 91-646, and operation and maintenance for the project will be coordinated soon.

**19. RISK ANALYSIS**

There appears to be low real estate risks associated with this project.

END OF REPORT



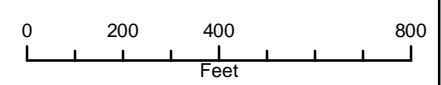
**REAL ESTATE PROJECT  
PLANNING MAP**

**TOOKANY**

**FEASIBILITY PROJECT**



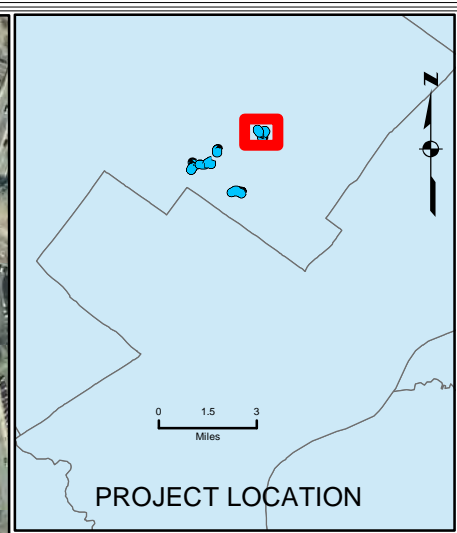
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18118-00-4	1.84
18115-00-7	0.09
17380-00-4	1.81
17377-00-7	0.54
11008-00-4	0.31
06421-00-1	0.07
06424-00-7	0.09
06427-00-4	0.06
06430-00-1	0.05
06433-00-7	0.04
06436-00-4	0.04
06439-00-1	0.03
06442-00-7	0.03
11011-00-1	0.21
11017-00-4	0.03
11014-00-7	0.17
08860-00-1	2.69
06901-00-7	0.11
13024-00-4	0.04
13027-00-1	0.15
08491-00-1	1.17
28237-00-1	0.15
28234-00-4	0.09
08494-00-7	0.12
06904-00-4	4.95
28240-00-7	0.07
28228-00-1	0.1
11020-00-1	0
06448-00-1	0.01
06445-00-4	0.13
ROADWAY	0.04
ROAD WAY	0
ROADWAY	0.07
NOT AVAILABLE	0



**U.S. ARMY CORPS OF ENGINEERS**  
**BALTIMORE DISTRICT**  
**REAL ESTATE DIVISION**  
**BALTIMORE, MARYLAND**

PROJECT FILE:tookany\_rep.mxd  
 CREATED BY: rts  
 DATE: 21 NOV 2014  
 SCALE: AS SHOWN

PLATE: **R-1**



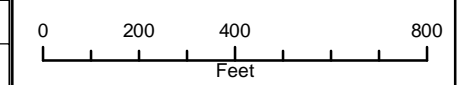
**REAL ESTATE PROJECT  
PLANNING MAP**

**TOOKANY**

**FEASIBILITY PROJECT**



**NOTES:**  
 (1) 2.632 AC AREA TAX-ID ONLY 30192 055  
 (2) 0.04 AC AREA P/O 73112-00-1  
 (TAX-ID 30182 020)



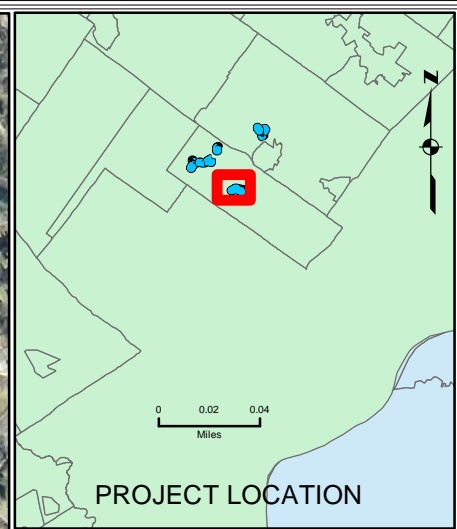
**U.S. ARMY CORPS OF ENGINEERS**  
**BALTIMORE DISTRICT**  
**REAL ESTATE DIVISION**  
**BALTIMORE, MARYLAND**

PROJECT FILE:tookany\_rep.mxd  
 CREATED BY: rts  
 DATE: 21 NOV 2014  
 SCALE: AS SHOWN

PLATE: **R-2**

PIN	ACREAGE
SEE NOTES	2.632
72748-00-5	0.163
29040-00-9	2.914
73108-00-5	0.037
73104-00-9	0.265
73112-00-1	0.061
SEE NOTES	0.043
29664-00-6	0.225
28840-00-2	0.047
42128-02-5	0.763
42128-00-7	0.126
72740-00-4	0.169
42128-01-6	0.271
42136-00-8	0.271
42132-00-3	0.172

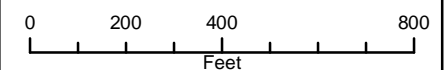




**REAL ESTATE PROJECT  
PLANNING MAP**

TOOKANY

FEASIBILITY PROJECT



PIN	ACREAGE
06859-00-4	5.24
NOT AVAILABLE	0.18
01249-00-7	0.01

**U.S. ARMY CORPS OF ENGINEERS  
BALTIMORE DISTRICT  
REAL ESTATE DIVISION  
BALTIMORE, MARYLAND**

PROJECT FILE:tookany\_rep.mxd  
CREATED BY: rts  
DATE: 21 NOV 2014  
SCALE: AS SHOWN

PLATE: **R-3**

## Parcel

TaxMapID 31137 034  
Parid 31-00-06448-00-1  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY  
Property Location 2535 W CHURCH RD  
Lot # 4  
Lot Size 50400 SF  
Zoning R4  
Front Feet 166  
Municipality CHELTENHAM  
School District CHELTENHAM TOWNSHIP  
Utilities ALL PUBLIC//

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## Owner

Name(s) GREEN DAVID R & LAGAN JOAN  
Name(s)  
Mailing Address PO BOX 1199  
Care Of  
Mailing Address  
Mailing Address GLENSIDE PA 19038 3208

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## Current Assessment

Appraised Value	Assessed Value	Restrict Code
148,500	148,500	

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## Estimated Taxes

County 468  
Municipality 1,111  
School District 6,487  
Total 8,066  
Tax Lien No

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## Last Sale

Sale Date 11-SEP-89  
Sale Price \$1  
Tax Stamps 0  
Deed Book and Page 4923-01433  
Grantor  
Grantee GREEN DAVID R & LAGAN JOAN  
Date Recorded 18-SEP-89

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## Parcel

TaxMapID 31137A022  
Parid 31-00-11020-00-1  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY  
Property Location 542 GENERAL PATTERSON DR  
Lot # 22  
Lot Size 16400 SF  
Zoning R4

Front Feet	137
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

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### Owner

Name(s)	WRIGHT MALACHI S SR & BARBARA E
Name(s)	
Mailing Address	542 GENERAL PATTERSON DR
Care Of	
Mailing Address	
Mailing Address	GLENSIDE PA 19038

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### Current Assessment

Appraised Value	Assessed Value	Restrict Code
156,820	156,820	

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### Estimated Taxes

County	494
Municipality	1,173
School District	6,851
Total	8,518
Tax Lien	No

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### Last Sale

Sale Date	11-JUL-94
Sale Price	\$179,000
Tax Stamps	1790
Deed Book and Page	5084-2246
Grantor	
Grantee	WRIGHT MALACHI S SR & BARBARA E
Date Recorded	21-JUL-94

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**PARID: 310028228001**

**STONEMOR PENNSYLVANIA LLC**

**W WAVERLY RD**

### Parcel

TaxMapID	31115 005
Parid	31-00-28228-00-1
Land Use Code	5120
Land Use Description	C - TAXABLE CEMETERIES (RELIGIOUS)
Property Location	W WAVERLY RD
Lot #	
Lot Size	15.13 ACRES
Zoning	R3
Front Feet	751
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	NONE//

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## Owner

Name(s)	STONEMOR PENNSYLVANIA LLC
Name(s)	
Mailing Address	311 VETERANS HWY STE B
Care Of	STONEMOR OPERATING LLC
Mailing Address	
Mailing Address	LEVITTOWN PA 19056

## Current Assessment

Appraised Value	Assessed Value	Restrict Code
674,520	674,520	

## Estimated Taxes

County	2,126
Municipality	5,045
School District	29,467
Total	36,638
Tax Lien	No

## Last Sale

Sale Date	27-MAY-14
Sale Price	\$750,000
Tax Stamps	7500
Deed Book and Page	5914-02268
Grantor	ARCHDIOCESE OF PHILADELPHIA
Grantee	STONEMOR PENNSYLVANIA LLC
Date Recorded	30-MAY-14

PARID: 310028240007

TROISI CARMEN A JR & MARY G

1915 WAVERLY RD

## Parcel

TaxMapID	31115 072
Parid	31-00-28240-00-7
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	1915 WAVERLY RD
Lot #	26
Lot Size	36800 SF
Zoning	R3
Front Feet	100
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

## Owner

Name(s)	TROISI CARMEN A JR & MARY G
Name(s)	
Mailing Address	1915 WAVERLY RD
Care Of	
Mailing Address	

Mailing Address

LAVEROCK PA 19038

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
194,670	194,670	

### Estimated Taxes

County	614
Municipality	1,456
School District	8,504
Total	10,574
Tax Lien	No

### Last Sale

Sale Date	01-JAN-69
Sale Price	\$0
Tax Stamps	0
Deed Book and Page	-
Grantor	
Grantee	TROISI CARMEN A JR & MARY G
Date Recorded	

PARID: 310006904004

PHILADELPHIA CATHOLIC CEMETERIES LLC

W CHURCH RD

### Parcel

TaxMapID	31115 003
Parid	31-00-06904-00-4
Land Use Code	5120
Land Use Description	C - TAXABLE CEMETERIES (RELIGIOUS)
Property Location	W CHURCH RD
Lot #	
Lot Size	34.15 ACRES
Zoning	R3
Front Feet	689
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

### Owner

Name(s)	PHILADELPHIA CATHOLIC CEMETERIES LLC
Name(s)	
Mailing Address	222 N 17TH ST
Care Of	
Mailing Address	
Mailing Address	PHILADELPHIA PA 19103

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
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1,534,720

1,534,720

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### Estimated Taxes

County	4,837
Municipality	11,480
School District	67,045
Total	83,362
Tax Lien	No

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### Last Sale

Sale Date	28-MAY-14
Sale Price	\$10
Tax Stamps	0
Deed Book and Page	5917-01502
Grantor	ARCHDIOCESE OF PHILADELPHIA
Grantee	PHILADELPHIA CATHOLIC CEMETERIES LLC
Date Recorded	23-JUN-14

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**PARID: 310008494007**

**BOWEN CHARLES & AUDREY E**

**7708 DOE LN**

### Parcel

TaxMapID	31115 074
Parid	31-00-08494-00-7
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	7708 DOE LN
Lot #	23
Lot Size	27170 SF
Zoning	R3
Front Feet	130
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

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### Owner

Name(s)	BOWEN CHARLES & AUDREY E
Name(s)	
Mailing Address	7708 DOE LN
Care Of	
Mailing Address	
Mailing Address	GLENSIDE PA 19038

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### Current Assessment

Appraised Value	Assessed Value	Restrict Code
183,970	183,970	

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### Estimated Taxes

County	580
Municipality	1,376
School District	8,037
Total	9,993
Tax Lien	No

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### Last Sale

Sale Date	16-JUN-00
Sale Price	\$214,000
Tax Stamps	2140
Deed Book and Page	5324-00558
Grantor	
Grantee	BOWEN CHARLES & AUDREY E
Date Recorded	21-JUL-00

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**PARID: 310028234004**

**ANDERSON THOMAS JR & RUTH**

**1923 WAVERLY RD**

### Parcel

TaxMapID	31115 070
Parid	31-00-28234-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	1923 WAVERLY RD
Lot #	24
Lot Size	34800 SF
Zoning	R3
Front Feet	100
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

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### Owner

Name(s)	ANDERSON THOMAS JR & RUTH
Name(s)	
Mailing Address	1923 WAVERLY RD
Care Of	
Mailing Address	
Mailing Address	LAVEROCK PA 19038

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### Current Assessment

Appraised Value	Assessed Value	Restrict Code
189,620	189,620	

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### Estimated Taxes

County	598
Municipality	1,418
School District	8,284
Total	10,300
Tax Lien	No

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## Last Sale

Sale Date	15-DEC-87
Sale Price	\$167,000
Tax Stamps	1670
Deed Book and Page	4861-00704
Grantor	
Grantee	ANDERSON THOMAS JR & RUTH
Date Recorded	23-DEC-87

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PARID: 310028237001

WEINBERG MARTIN & ROSALIE

1919 WAVERLY RD

## Parcel

TaxMapID	31115 071
Parid	31-00-28237-00-1
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	1919 WAVERLY RD
Lot #	25
Lot Size	36400 SF
Zoning	R3
Front Feet	100
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

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## Owner

Name(s)	WEINBERG MARTIN & ROSALIE
Name(s)	
Mailing Address	1919 WAVERLY RD
Care Of	
Mailing Address	
Mailing Address	LAVEROCK PA 19038

---

## Current Assessment

Appraised Value	Assessed Value	Restrict Code
190,810	190,810	

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## Estimated Taxes

County	601
Municipality	1,427
School District	8,336
Total	10,364
Tax Lien	No

---

## Last Sale

Sale Date	01-JAN-69
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Sale Price	\$0
Tax Stamps	0
Deed Book and Page	-
Grantor	
Grantee	WEINBERG MARTIN & ROSALIE
Date Recorded	

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**PARID: 310008491001**

**BROTHERS OF CHARITY INC**

**7720 DOE LN**

**Parcel**

TaxMapID	31115 075
Parid	31-00-08491-00-1
Land Use Code	5906
Land Use Description	E - EXEMPT OTHER RELIGIOUS ORGANIZATION
Property Location	7720 DOE LN
Lot #	
Lot Size	4.44 ACRES
Zoning	R3
Front Feet	394
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

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**Owner**

Name(s)	BROTHERS OF CHARITY INC
Name(s)	
Mailing Address	13 WREN CT
Care Of	
Mailing Address	
Mailing Address	EDISON NJ 08820 2713

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**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
572,400	572,400	Exempt

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**Estimated Taxes**

County	0
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Municipality	0
School District	0
Total	0
Tax Lien	No

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### Last Sale

Sale Date	01-JAN-63
Sale Price	\$0
Tax Stamps	0
Deed Book and Page	-
Grantor	
Grantee	BROTHERS OF CHARITY INC
Date Recorded	

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PARID: 310013027001

ARCADIA UNIVERSITY 501 (C) (3)

2539 GYPSY LN

### Parcel

TaxMapID	31137 055
Parid	31-00-13027-00-1
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	2539 GYPSY LN
Lot #	7
Lot Size	39200 SF
Zoning	R3
Front Feet	128
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

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### Owner

Name(s)	ARCADIA UNIVERSITY 501 (C) (3)
Name(s)	
Mailing Address	450 S EASTON RD
Care Of	
Mailing Address	
Mailing Address	GLENSIDE PA 19038

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### Current Assessment

Appraised Value	Assessed Value	Restrict Code
189,060	189,060	

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### Estimated Taxes

County	596
Municipality	1,414
School District	8,259
Total	10,269
Tax Lien	No

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## Last Sale

Sale Date	11-FEB-08
Sale Price	\$340,000
Tax Stamps	3400
Deed Book and Page	5683-02457
Grantor	WESTERMAN GEORGE W & ROSA H
Grantee	ARCADIA UNIVERSITY 501 (C) (3)
Date Recorded	28-FEB-08

PARID: 310013024004

LECH DAVID & SUSAN M

2541 GYPSY LN

## Parcel

TaxMapID	31137 045
Parid	31-00-13024-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	2541 GYPSY LN
Lot #	5
Lot Size	31200 SF
Zoning	R3
Front Feet	103
Municipality	CHELLENHAM
School District	CHELLENHAM TOWNSHIP
Utilities	ALL PUBLIC//

## Owner

Name(s)	LECH DAVID & SUSAN M
Name(s)	
Mailing Address	2541 GYPSY LN
Care Of	
Mailing Address	
Mailing Address	GLENSIDE PA 19038

## Current Assessment

Appraised Value	Assessed Value	Restrict Code
173,920	173,920	

## Estimated Taxes

County	548
Municipality	1,301
School District	7,598
Total	9,447
Tax Lien	No

## Last Sale

Sale Date	12-MAY-86
Sale Price	\$92,500
Tax Stamps	925
Deed Book and Page	-
Grantor	

Grantee

LECH DAVID & SUSAN M

**PARID: 310006901007**

**ARCADIA UNIVERSITY**

**W CHURCH RD**

### Parcel

TaxMapID	31137 043
Parid	31-00-06901-00-7
Land Use Code	4262
Land Use Description	C - GREENHOUSES, NURSERIES
Property Location	W CHURCH RD
Lot #	
Lot Size	1 ACRES
Zoning	R3
Front Feet	
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

### Owner

Name(s)	ARCADIA UNIVERSITY
Name(s)	
Mailing Address	450 S EASTON RD
Care Of	
Mailing Address	
Mailing Address	GLENSIDE PA 19038

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
227,670	227,670	

### Estimated Taxes

County	718
Municipality	1,703
School District	9,946
Total	12,367
Tax Lien	No

### Last Sale

Sale Date	31-AUG-06
Sale Price	\$905,000
Tax Stamps	9050
Deed Book and Page	5620-01314
Grantor	KANAME ROY T & JUDY S & SATO MAY M
Grantee	ARCADIA UNIVERSITY
Date Recorded	18-OCT-06

**PARID: 310008860001**

**ARCADIA UNIVERSITY**

**S EASTON RD**

### Parcel

TaxMapID 31137 026E  
Parid 31-00-08860-00-1  
Land Use Code 5978  
Land Use Description E - EXEMPT SCHOOLS-SPECIAL PURPOSE  
Property Location S EASTON RD  
Lot #  
Lot Size 55.03 ACRES  
Zoning R1  
Front Feet 1765  
Municipality CHELTENHAM  
School District CHELTENHAM TOWNSHIP  
Utilities ALL PUBLIC//

---

### Owner

Name(s) ARCADIA UNIVERSITY  
Name(s)  
Mailing Address 450 S EASTON RD  
Care Of MIMI BASSETTI  
Mailing Address  
Mailing Address GLENSIDE PA 19038

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
43,127,940	43,127,940	Exempt

---

### Estimated Taxes

County 0  
Municipality 0  
School District 0  
Total 0  
Tax Lien No

---

### Last Sale

Sale Date 01-JAN-47  
Sale Price \$0  
Tax Stamps 0  
Deed Book and Page -  
Grantor  
Grantee ARCADIA UNIVERSITY

---

**PARID: 310011014007**

**COWELL ALCYNTHIA**

**534 GENERAL PATTERSON DR**

### Parcel

TaxMapID 31137A020  
Parid 31-00-11014-00-7  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY  
Property Location 534 GENERAL PATTERSON DR  
Lot # 20  
Lot Size 22800 SF  
Zoning R4

Front Feet	70
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

---

### Owner

Name(s)	COWELL ALCYNTHIA
Name(s)	
Mailing Address	534 GENERAL PATTERSON DR
Care Of	
Mailing Address	
Mailing Address	GLENSIDE PA 19038

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
168,290	168,290	

---

### Estimated Taxes

County	530
Municipality	1,259
School District	7,352
Total	9,141
Tax Lien	No

---

### Last Sale

Sale Date	28-JUN-13
Sale Price	\$289,000
Tax Stamps	2890
Deed Book and Page	5880-00454
Grantor	ROZYCKI EDWARD & CAROLE J
Grantee	COWELL ALCYNTHIA
Date Recorded	10-JUL-13

---

**PARID: 310011017004**

**LEE DUK**

**538 GENERAL PATTERSON DR**

---

### Parcel

TaxMapID	31137A021
Parid	31-00-11017-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	538 GENERAL PATTERSON DR
Lot #	21
Lot Size	21800 SF
Zoning	R4
Front Feet	70
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

---

### Owner

Name(s)	LEE DUK
Name(s)	

Mailing Address 538 GENERAL PATTERSON DR  
Care Of  
Mailing Address  
Mailing Address GLENSIDE PA 19038

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
183,020	183,020	

---

### Estimated Taxes

County	577
Municipality	1,369
School District	7,995
Total	9,941
Tax Lien	No

---

### Last Sale

Sale Date	27-DEC-05
Sale Price	\$160,000
Tax Stamps	0
Deed Book and Page	5588-00207
Grantor	LEE HYUN JOO
Grantee	LEE DUK
Date Recorded	25-JAN-06

---

**PARID: 310011011001**

**GREENSTINE ALAN R & GILLARD MARIAN**

**530 GENERAL PATTERSON DR**

### Parcel

TaxMapID	31137A019
Parid	31-00-11011-00-1
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	530 GENERAL PATTERSON DR
Lot #	19
Lot Size	31500 SF
Zoning	R4
Front Feet	70
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

---

### Owner

Name(s)	GREENSTINE ALAN R & GILLARD MARIAN
Name(s)	
Mailing Address	530 GENERAL PATTERSON DR
Care Of	
Mailing Address	
Mailing Address	GLENSIDE PA 19038

---

## Current Assessment

Appraised Value	Assessed Value	Restrict Code
179,110	179,110	

## Estimated Taxes

County	565
Municipality	1,340
School District	7,825
Total	9,730
Tax Lien	No

## Last Sale

Sale Date	15-MAY-87
Sale Price	\$140,000
Tax Stamps	1400
Deed Book and Page	4839-01053
Grantor	
Grantee	GREENSTINE ALAN R & GILLARD MARIAN
Date Recorded	02-JUN-87

PARID: 310006445004

ARCADIA UNIVERSITY

2063 W CHURCH RD

## Parcel

TaxMapID	31137A026
Parid	31-00-06445-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	2063 W CHURCH RD
Lot #	
Lot Size	27500 SF
Zoning	R4
Front Feet	334
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

## Owner

Name(s)	ARCADIA UNIVERSITY
Name(s)	
Mailing Address	450 S EASTON RD
Care Of	
Mailing Address	
Mailing Address	GLENSIDE PA 19038

## Current Assessment

Appraised Value	Assessed Value	Restrict Code
160,000	160,000	

## Estimated Taxes



County	504
Municipality	1,197
School District	6,990
Total	8,691
Tax Lien	No

---

### Last Sale

Sale Date	09-OCT-03
Sale Price	\$260,000
Tax Stamps	2600
Deed Book and Page	5486-02111
Grantor	YEUNG WING & TANG XIN ZHAN
Grantee	ARCADIA UNIVERSITY
Date Recorded	22-DEC-03

**PARID: 310006442007**

**ARCADIA UNIVERSITY**

**2059 W CHURCH RD**

### Parcel

TaxMapID	31137A025
Parid	31-00-06442-00-7
Land Use Code	5958
Land Use Description	E - EXEMPT SCHLS-PAROCHIAL COLLEGE, UNIV
Property Location	2059 W CHURCH RD
Lot #	25
Lot Size	13000 SF
Zoning	R4
Front Feet	82
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

---

### Owner

Name(s)	ARCADIA UNIVERSITY
Name(s)	
Mailing Address	450 S EASTON RD
Care Of	TREASURER OFFICE
Mailing Address	
Mailing Address	GLENSIDE PA 19038

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
147,160	147,160	Exempt

---

### Estimated Taxes

County	0
Municipality	0
School District	0
Total	0
Tax Lien	No

---

## Last Sale

Sale Date	31-MAR-97
Sale Price	\$130,000
Tax Stamps	1300
Deed Book and Page	5181-01237
Grantor	
Grantee	BEAVER COLLEGE
Date Recorded	03-APR-97

PARID: 310006439001

JPMORGAN CHASE BANK

2053 W CHURCH RD

## Parcel

TaxMapID	31137A024
Parid	31-00-06439-00-1
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	2053 W CHURCH RD
Lot #	24
Lot Size	16600 SF
Zoning	R4
Front Feet	82
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

## Owner

Name(s)	JPMORGAN CHASE BANK
Name(s)	
Mailing Address	450 S EASTON RD
Care Of	
Mailing Address	
Mailing Address	GLENSIDE PA 19038

## Current Assessment

Appraised Value	Assessed Value	Restrict Code
151,870	151,870	

## Estimated Taxes

County	479
Municipality	1,136
School District	6,635
Total	8,250
Tax Lien	No

## Last Sale

Sale Date	05-OCT-06
Sale Price	\$1,971
Tax Stamps	
Deed Book and Page	5621-00257
Grantor	CARRINGTON RICHARD
Grantee	JPMORGAN CHASE BANK
Date Recorded	23-OCT-06

PARID: 310006436004

LUKER VICTORIA G & WAYNE & MARK S

2047 W CHURCH RD

### Parcel

TaxMapID	31137A023
Parid	31-00-06436-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	2047 W CHURCH RD
Lot #	23
Lot Size	17900 SF
Zoning	R4
Front Feet	82
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

### Owner

Name(s)	LUKER VICTORIA G & WAYNE & MARK S
Name(s)	
Mailing Address	2047 W CHURCH RD
Care Of	
Mailing Address	
Mailing Address	GLENSIDE PA 19038

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
146,310	146,310	

### Estimated Taxes

County	461
Municipality	1,094
School District	6,392
Total	7,947
Tax Lien	No

### Last Sale

Sale Date	22-APR-14
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5912-00620
Grantor	LUKER HAROLD H & VICTORIA G
Grantee	LUKER VICTORIA G & WAYNE & MARK S
Date Recorded	06-MAY-14

PARID: 310006433007

YANCEY VICTORIA W

2041 W CHURCH RD

### Parcel

TaxMapID	31137 050
----------	-----------

Parid 31-00-06433-00-7  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY  
Property Location 2041 W CHURCH RD  
Lot # 1  
Lot Size 16400 SF  
Zoning R4  
Front Feet 73  
Municipality CHELTENHAM  
School District CHELTENHAM TOWNSHIP  
Utilities ALL PUBLIC//

---

### Owner

Name(s) YANCEY VICTORIA W  
Name(s)  
Mailing Address 2041 W CHURCH RD  
Care Of  
Mailing Address  
Mailing Address GLENSIDE PA 19038

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
127,550	127,550	

---

### Estimated Taxes

County 402  
Municipality 954  
School District 5,572  
Total 6,928  
Tax Lien No

---

### Last Sale

Sale Date 07-JUL-90  
Sale Price \$125,000  
Tax Stamps 1250  
Deed Book and Page 4952-01196  
Grantor  
Grantee YANCEY VICTORIA W  
Date Recorded 20-JUL-90

---

**PARID: 310006430001**  
**ARCADIA UNIVERSITY**

**2035 W CHURCH RD**

### Parcel

TaxMapID 31137 052  
Parid 31-00-06430-00-1  
Land Use Code 5974  
Land Use Description E - EXEMPT SCHOOLS-PRIVATE COLLEGE-UNIV.  
Property Location 2035 W CHURCH RD  
Lot # 2  
Lot Size 20800 SF

Zoning R4  
Front Feet 73  
Municipality CHELTENHAM  
School District CHELTENHAM TOWNSHIP  
Utilities ALL PUBLIC//

---

### Owner

Name(s) ARCADIA UNIVERSITY  
Name(s)  
Mailing Address 450 S EASTON RD  
Care Of  
Mailing Address  
Mailing Address GLENSIDE PA 19038

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
136,220	136,220	Exempt

---

### Estimated Taxes

County 0  
Municipality 0  
School District 0  
Total 0  
Tax Lien No

---

### Last Sale

Sale Date 13-FEB-01  
Sale Price \$141,500  
Tax Stamps 1415  
Deed Book and Page 5352-00963  
Grantor  
Grantee ARCADIA UNIVERSITY  
Date Recorded 08-MAR-01

---

**PARID: 310006427004**

**GROCE KEVIN**

**2029 W CHURCH RD**

### Parcel

TaxMapID 31137 048  
Parid 31-00-06427-00-4  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY  
Property Location 2029 W CHURCH RD  
Lot # 3  
Lot Size 22000 SF  
Zoning R4  
Front Feet 73  
Municipality CHELTENHAM  
School District CHELTENHAM TOWNSHIP  
Utilities ALL PUBLIC//

---

### Owner

Name(s) GROCE KEVIN  
Name(s)

Mailing Address 2029 W CHURCH RD  
Care Of  
Mailing Address  
Mailing Address GLENSIDE PA 19038

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
140,730	140,730	

### Estimated Taxes

County	444
Municipality	1,053
School District	6,148
Total	7,645
Tax Lien	No

### Last Sale

Sale Date	18-FEB-99
Sale Price	\$144,500
Tax Stamps	1445
Deed Book and Page	5262-01077
Grantor	
Grantee	GROCE KEVIN
Date Recorded	08-MAR-99

PARID: 310006424007

LIGHTFOOT ROBERT JR & GRACE D

2023 W CHURCH RD

### Parcel

TaxMapID	31137 051
Parid	31-00-06424-00-7
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	2023 W CHURCH RD
Lot #	4
Lot Size	26000 SF
Zoning	R4
Front Feet	73
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

### Owner

Name(s)	LIGHTFOOT ROBERT JR & GRACE D
Name(s)	
Mailing Address	2023 W CHURCH RD
Care Of	
Mailing Address	
Mailing Address	GLENSIDE PA 19038

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
143,340	143,340	

### Estimated Taxes

County	452
Municipality	1,072
School District	6,262
Total	7,786

Tax Lien No

### Last Sale

Sale Date 14-SEP-76  
Sale Price \$54,900  
Tax Stamps 549  
Deed Book and Page -  
Grantor  
Grantee LIGHTFOOT ROBERT JR & GRACE D  
Date Recorded

PARID: 310006421001

ADOM EDWIN N A & MARGARET O

2017 W CHURCH RD

### Parcel

TaxMapID 31137 049  
Parid 31-00-06421-00-1  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY  
Property Location 2017 W CHURCH RD  
Lot # 5  
Lot Size 24800 SF  
Zoning R4  
Front Feet 49  
Municipality CHELTENHAM  
School District CHELTENHAM TOWNSHIP  
Utilities ALL PUBLIC//

### Owner

Name(s) ADOM EDWIN N A & MARGARET O  
Name(s)  
Mailing Address 2017 W CHURCH RD  
Care Of  
Mailing Address  
Mailing Address GLENSIDE PA 19038

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
146,120	146,120	

### Estimated Taxes

County 461  
Municipality 1,093  
School District 6,383  
Total 7,937  
Tax Lien No

### Last Sale

Sale Date 29-JUN-79  
Sale Price \$64,000  
Tax Stamps 640  
Deed Book and Page -  
Grantor  
Grantee ADOM EDWIN N A & MARGARET O  
Date Recorded

[Return to Search Results](#)

Printable Summary

Printable Version

**Parcel**

TaxMapID 31137A018  
 Parid 31-00-11008-00-4  
 Land Use Code 1101  
 Land Use Description R - SINGLE FAMILY  
 Property Location 526 GENERAL PATTERSON DR  
 Lot # 18  
 Lot Size 34700 SF  
 Zoning R4  
 Front Feet 70  
 Municipality CHELTENHAM  
 School District CHELTENHAM TOWNSHIP  
 Utilities ALL PUBLIC//

**Owner**

Name(s) DOUGLAS CHARLES & C BARBARA  
 Name(s)  
 Mailing Address 526 GENERAL PATTERSON DR  
 Care Of  
 Mailing Address  
 Mailing Address GLENSIDE PA 19038

**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
179,530	179,530	

**Estimated Taxes**

County 566  
 Municipality 1,343  
 School District 7,843  
 Total 9,752  
 Tax Lien No

**Last Sale**

Sale Date 31-OCT-90  
 Sale Price \$175,000  
 Tax Stamps 1750  
 Deed Book and Page 4962-02160  
 Grantor  
 Grantee DOUGLAS CHARLES & C BARBARA  
 Date Recorded 09-NOV-90

**Parcel**



TaxMapID 31137 013  
Parid 31-00-17377-00-7  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY  
Property Location 746 LIMEKILN PIKE  
Lot #  
Lot Size 49600 SF  
Zoning R5  
Front Feet 131  
Municipality CHELTENHAM  
School District CHELTENHAM TOWNSHIP  
Utilities ALL PUBLIC//

---

### Owner

Name(s) HOOVER JOHN R JR & MARTHA JANE  
Name(s)  
Mailing Address 746 LIMEKILN PIKE  
Care Of  
Mailing Address  
Mailing Address GLENSIDE PA 19038

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
135,000	135,000	

---

### Estimated Taxes

County 426  
Municipality 1,010  
School District 5,898  
Total 7,334  
Tax Lien No

---

### Last Sale

Sale Date 01-JAN-62  
Sale Price \$0  
Tax Stamps 0  
Deed Book and Page -  
Grantor  
Grantee HOOVER JOHN R JR & MARTHA JANE

---

**PARID: 310017380004**

**SCHOOL DISTRICT OF CHELTENHAM TOWNSHIP**

**LIMEKILN PIKE**

### Parcel

TaxMapID 31137 039  
Parid 31-00-17380-00-4  
Land Use Code 9950  
Land Use Description E - EXEMPT - BD OF ED, PRIMARY  
Property Location LIMEKILN PIKE  
Lot #  
Lot Size 9.6 ACRES  
Zoning R4

Front Feet	868
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

### Owner

Name(s)	SCHOOL DISTRICT OF CHELTENHAM TOWNSHIP
Name(s)	
Mailing Address	2000 ASHBOURNE AVE
Care Of	
Mailing Address	
Mailing Address	ELKINS PARK PA 19027

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
8,668,080	8,668,080	Exempt

### Estimated Taxes

County	0
Municipality	0
School District	0
Total	0
Tax Lien	No

### Last Sale

Sale Date	12-MAR-96
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5143-01519
Grantor	
Grantee	SCHOOL DISTRICT OF CHELTENHAM TOWNSHIP
Date Recorded	29-MAR-96

**PARID: 310018118004**  
**CHELTENHAM TOWNSHIP**

**LYNNWOOD AVE**

### Parcel

TaxMapID	31126 029
Parid	31-00-18118-00-4
Land Use Code	9940
Land Use Description	E - EXEMPT - LOCAL MUNICIPALITY
Property Location	LYNNWOOD AVE
Lot #	
Lot Size	2.9 ACRES
Zoning	R5
Front Feet	564
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP

Utilities

ALL PUBLIC//

---

### Owner

Name(s) CHELTENHAM TOWNSHIP  
Name(s)  
Mailing Address 8230 YORK RD  
Care Of  
Mailing Address  
Mailing Address ELKINS PARK PA 19027

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
172,470	172,470	Exempt

---

### Estimated Taxes

County	0
Municipality	0
School District	0
Total	0
Tax Lien	No

---

### Last Sale

Sale Date 01-JAN-00  
Sale Price \$0  
Tax Stamps  
Deed Book and Page -  
Grantor CHELTENHAM TWP  
Grantee CHELTENHAM TOWNSHIP  
Date Recorded

R-2

PARID: 300072748005

BICKLEY VIRGINIA C & JAMES E

758 WINDING RD

### Parcel

TaxMapID	30186 003
Parid	30-00-72748-00-5
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	758 WINDING RD
Lot #	
Lot Size	67200 SF
Zoning	RC
Front Feet	155
Municipality	ABINGTON
School District	ABINGTON
Utilities	ALL PUBLIC//

### Owner

Name(s)	BICKLEY VIRGINIA C & JAMES E
Name(s)	
Mailing Address	758 WINDING RD
Care Of	
Mailing Address	
Mailing Address	JENKINTOWN PA 19046

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
289,660	289,660	

### Estimated Taxes

County	913
Municipality	1,150
School District	8,418
Total	10,481
Tax Lien	No

### Last Sale

Sale Date	09-JUL-02
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5421-02228
Grantor	BICKLEY VIRGINIA C
Grantee	BICKLEY VIRGINIA C & JAMES E
Date Recorded	29-AUG-02

PARID: 300029040009

ABINGTON TOWNSHIP

HIGHLAND AVE

### Parcel

TaxMapID	30186 002
Parid	30-00-29040-00-9
Land Use Code	9940
Land Use Description	E - EXEMPT - LOCAL MUNICIPALITY
Property Location	HIGHLAND AVE
Lot #	
Lot Size	24.44 ACRES
Zoning	RC
Front Feet	1900
Municipality	ABINGTON
School District	ABINGTON
Utilities	ALL PUBLIC//

### Owner

Name(s)	ABINGTON TOWNSHIP
Name(s)	
Mailing Address	1176 OLD YORK RD
Care Of	
Mailing Address	
Mailing Address	ABINGTON PA 19001

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
210,550	210,550	Exempt

### Estimated Taxes

County	0
Municipality	0
School District	0
Total	0
Tax Lien	No

### Last Sale

Sale Date	01-JAN-65
Sale Price	\$0
Tax Stamps	0
Deed Book and Page	-
Grantor	
Grantee	ABINGTON TOWNSHIP
Date Recorded	

PARID: 300073108005

JUNKIN ANDREW & DEBORAH

782 WOODED RD

### Parcel

TaxMapID 30182 022  
Parid 30-00-73108-00-5  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY  
Property Location 782 WOODDED RD  
Lot #  
Lot Size 37129 SF  
Zoning R  
Front Feet 178  
Municipality ABINGTON  
School District ABINGTON  
Utilities ALL PUBLIC//

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### Owner

Name(s) JUNKIN ANDREW & DEBORAH  
Name(s)  
Mailing Address 782 WOODDED RD  
Care Of  
Mailing Address  
Mailing Address JENKINTOWN PA 19046

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
316,770	316,770	

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### Estimated Taxes

County 998  
Municipality 1,258  
School District 9,205  
Total 11,461  
Tax Lien No

---

### Last Sale

Sale Date 05-FEB-07  
Sale Price \$830,000  
Tax Stamps 8300  
Deed Book and Page 5639-01911  
Grantor DIMARCO JANICE  
Grantee JUNKIN ANDREW & DEBORAH  
Date Recorded 19-MAR-07

---

**PARID: 300073104009**

**NEJMAN JOSEPH H & MICHELLE P**

**772 WOODDED RD**

### Parcel

TaxMapID 30182 001  
Parid 30-00-73104-00-9  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY

Property Location	772 WOODED RD
Lot #	
Lot Size	38750 SF
Zoning	R
Front Feet	194
Municipality	ABINGTON
School District	ABINGTON
Utilities	ALL PUBLIC//

---

### Owner

Name(s)	NEJMAN JOSEPH H & MICHELLE P
Name(s)	
Mailing Address	772 WOODED RD
Care Of	
Mailing Address	
Mailing Address	JENKINTOWN PA 19046

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
299,630	299,630	

---

### Estimated Taxes

County	944
Municipality	1,190
School District	8,707
Total	10,841
Tax Lien	No

---

### Last Sale

Sale Date	24-SEP-01
Sale Price	\$210,000
Tax Stamps	2100
Deed Book and Page	5383-00446
Grantor	
Grantee	NEJMAN JOSEPH H & MICHELLE P
Date Recorded	29-OCT-01

---

**PARID: 300073112001**

**HLADCZUK STEVEN M & APRIL L**

**792 WOODED RD**

### Parcel

TaxMapID	30182 020
Parid	30-00-73112-00-1
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	792 WOODED RD
Lot #	
Lot Size	28800 SF
Zoning	R

Front Feet 120  
Municipality ABINGTON  
School District ABINGTON  
Utilities ALL PUBLIC//

---

### Owner

Name(s) HLADCZUK STEVEN M & APRIL L  
Name(s)  
Mailing Address 792 WOODDED RD  
Care Of  
Mailing Address  
Mailing Address JENKINTOWN PA 19046

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
303,640	303,640	

---

### Estimated Taxes

County 957  
Municipality 1,206  
School District 8,824  
Total 10,987  
Tax Lien No

---

### Last Sale

Sale Date 27-SEP-96  
Sale Price \$250,000  
Tax Stamps 2500  
Deed Book and Page 5163-0241  
Grantor  
Grantee HLADCZUK STEVEN M & APRIL L  
Date Recorded 03-OCT-96

---

**PARID: 300029664006**

**BARRETT RICHARD P & LITTLE LAURA E**

**1931 HILLTOP RD**

### Parcel

TaxMapID 30182 023  
Parid 30-00-29664-00-6  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY  
Property Location 1931 HILLTOP RD  
Lot #  
Lot Size 50428 SF  
Zoning R  
Front Feet 65  
Municipality ABINGTON  
School District ABINGTON  
Utilities ALL PUBLIC//



---

### Owner

Name(s)	BARRETT RICHARD P & LITTLE LAURA E
Name(s)	
Mailing Address	1931 HILLTOP RD
Care Of	
Mailing Address	
Mailing Address	JENKINTOWN PA 19046

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
260,340	260,340	

---

### Estimated Taxes

County	821
Municipality	1,034
School District	7,565
Total	9,420
Tax Lien	No

---

### Last Sale

Sale Date	14-MAY-93
Sale Price	\$312,000
Tax Stamps	3120
Deed Book and Page	5042-0858
Grantor	
Grantee	BARRETT RICHARD P & LAURA E LITTLE
Date Recorded	26-MAY-93

---

**PARID: 300028840002**

**WATERVILLE PARTNERS LP**

**841 HIGHLAND AVE**

### Parcel

TaxMapID	30186 001
Parid	30-00-28840-00-2
Land Use Code	4205
Land Use Description	A - GARDEN(GROUP OF LOW RISE) > 101 UNIT
Property Location	841 HIGHLAND AVE
Lot #	51
Lot Size	7.42 ACRES
Zoning	AO
Front Feet	716
Municipality	ABINGTON
School District	ABINGTON
Utilities	ALL PUBLIC//

---

## Owner

Name(s)	WATERVILLE PARTNERS LP
Name(s)	
Mailing Address	90 CRICKET AVE
Care Of	
Mailing Address	
Mailing Address	ARDMORE PA 19003

---

## Current Assessment

Appraised Value	Assessed Value	Restrict Code
4,832,900	4,832,900	

---

## Estimated Taxes

County	15,233
Municipality	19,192
School District	140,444
Total	174,869
Tax Lien	No

---

## Last Sale

Sale Date	13-DEC-11
Sale Price	\$10,900,000
Tax Stamps	109000
Deed Book and Page	5822-01010
Grantor	MANOR JERICO L P
Grantee	WATERVILLE PARTNERS LP
Date Recorded	15-DEC-11

---

**PARID: 300042128025**

**ABINGTON TOWNSHIP**

**PLEASANT AVE**

## Parcel

TaxMapID	30187 007
Parid	30-00-42128-02-5
Land Use Code	2900
Land Use Description	R - ASSESSED WITH
Property Location	PLEASANT AVE
Lot #	
Lot Size	0 ACRES
Zoning	RC
Front Feet	
Municipality	ABINGTON
School District	ABINGTON
Utilities	ALL PUBLIC//

---

## Owner

Name(s)	ABINGTON TOWNSHIP
Name(s)	
Mailing Address	1176 OLD YORK RD

Care Of  
Mailing Address  
Mailing Address

ABINGTON PA 19001

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
0	0	Exempt

---

### Estimated Taxes

County	0
Municipality	0
School District	0
Total	0
Tax Lien	No

---

### Last Sale

Sale Date	27-AUG-13
Sale Price	
Tax Stamps	0
Deed Book and Page	5888-01314
Grantor	COATES J BOYD MEMORIAL FOUNDATION
Grantee	ABINGTON TOWNSHIP
Date Recorded	10-SEP-13

---

**PARID: 300042128007**

**ABINGTON TOWNSHIP**

**PLEASANT AVE**

### Parcel

TaxMapID	30185 001
Parid	30-00-42128-00-7
Land Use Code	9940
Land Use Description	E - EXEMPT - LOCAL MUNICIPALITY
Property Location	PLEASANT AVE
Lot #	
Lot Size	6.13 ACRES
Zoning	
Front Feet	1272
Municipality	ABINGTON
School District	ABINGTON
Utilities	ALL PUBLIC//

---

### Owner

Name(s)	ABINGTON TOWNSHIP
Name(s)	
Mailing Address	1176 OLD YORK RD
Care Of	
Mailing Address	
Mailing Address	ABINGTON PA 19001

---

## Current Assessment

Appraised Value	Assessed Value	Restrict Code
64,740	64,740	Exempt

## Estimated Taxes

County	0
Municipality	0
School District	0
Total	0
Tax Lien	No

## Last Sale

Sale Date	27-AUG-13
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5888-01314
Grantor	COATES J BOYD MEMORIAL FOUNDATION
Grantee	ABINGTON TOWNSHIP
Date Recorded	10-SEP-13

PARID: 300072740004

COATES PHILIP M & KATHERINE T

742 WINDING RD

## Parcel

TaxMapID	30185 021
Parid	30-00-72740-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	742 WINDING RD
Lot #	
Lot Size	31356 SF
Zoning	R
Front Feet	100
Municipality	ABINGTON
School District	ABINGTON
Utilities	ALL PUBLIC//

## Owner

Name(s)	COATES PHILIP M & KATHERINE T
Name(s)	
Mailing Address	742 WINDING RD
Care Of	
Mailing Address	
Mailing Address	JENKINTOWN PA 19046

## Current Assessment

Appraised Value	Assessed Value	Restrict Code
190,000	190,000	

### Estimated Taxes

County	599
Municipality	755
School District	5,521
Total	6,875
Tax Lien	No

### Last Sale

Sale Date	20-SEP-10
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5783-01231
Grantor	COATES PHILIP M
Grantee	COATES PHILIP M & KATHERINE T
Date Recorded	27-OCT-10

**PARID: 300042128016**  
**ABINGTON TOWNSHIP**

**PLEASANT AVE**

### Parcel

TaxMapID	30185 005
Parid	30-00-42128-01-6
Land Use Code	2900
Land Use Description	R - ASSESSED WITH
Property Location	PLEASANT AVE
Lot #	
Lot Size	0 SF
Zoning	RC
Front Feet	
Municipality	ABINGTON
School District	ABINGTON
Utilities	ALL PUBLIC//

### Owner

Name(s)	ABINGTON TOWNSHIP
Name(s)	
Mailing Address	1176 OLD YORK RD
Care Of	
Mailing Address	
Mailing Address	ABINGTON PA 19001

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
0	0	Exempt

### Estimated Taxes

County	0
Municipality	0
School District	0
Total	0
Tax Lien	No

---

### Last Sale

Sale Date	27-AUG-13
Sale Price	
Tax Stamps	
Deed Book and Page	5888-01314
Grantor	COATES J BOYD MEMORIAL FOUNDATION
Grantee	ABINGTON TOWNSHIP
Date Recorded	10-SEP-13

**PARID: 300042136008**

**SHANE ADAM B & ELIZABETH G**

**WINDING RD**

### Parcel

TaxMapID	30185 003
Parid	30-00-42136-00-8
Land Use Code	2103
Land Use Description	R - RES VAC LAND 10001-20000 SQ FT
Property Location	WINDING RD
Lot #	
Lot Size	17360 SF
Zoning	RC
Front Feet	112
Municipality	ABINGTON
School District	ABINGTON
Utilities	NONE//

---

### Owner

Name(s)	SHANE ADAM B & ELIZABETH G
Name(s)	
Mailing Address	734 WINDING RD
Care Of	
Mailing Address	
Mailing Address	JENKINTOWN PA 19046

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
4,080	4,080	

---

### Estimated Taxes

County	13
Municipality	16
School District	119
Total	148
Tax Lien	No

---

### Last Sale

Sale Date	17-NOV-14
Sale Price	
Tax Stamps	
Deed Book and Page	5935-01351
Grantor	QUIGG BENJ M JR & PATRICIA P
Grantee	SHANE ADAM B & ELIZABETH G
Date Recorded	19-NOV-14

---

PARID: 300042132003

SYLBERT PAUL & DAMBROSIO-SYLBERT J

WINDING RD

### Parcel

TaxMapID	30185 004
Parid	30-00-42132-00-3
Land Use Code	2103
Land Use Description	R - RES VAC LAND 10001-20000 SQ FT
Property Location	WINDING RD
Lot #	
Lot Size	14328 SF
Zoning	RC
Front Feet	88
Municipality	ABINGTON
School District	ABINGTON
Utilities	NONE//

---

### Owner

Name(s)	SYLBERT PAUL & DAMBROSIO-SYLBERT J
Name(s)	
Mailing Address	724 WINDING RD
Care Of	
Mailing Address	
Mailing Address	JENKINTOWN PA 19046

---

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
4,040	4,040	

---

### Estimated Taxes

County	13
Municipality	16
School District	117
Total	146

Tax Lien

No

---

### Last Sale

Sale Date	14-JUL-89
Sale Price	\$0
Tax Stamps	0
Deed Book and Page	4918-01021
Grantor	
Grantee	SYLBERT PAUL & DAMBROSIO-SYLBERT J
Date Recorded	27-JUL-89



PARID: 310006859004  
CHELTENHAM TOWNSHIP

1250 W CHURCH RD

### Parcel

TaxMapID	31160 013
Parid	31-00-06859-00-4
Land Use Code	9940
Land Use Description	E - EXEMPT - LOCAL MUNICIPALITY
Property Location	1250 W CHURCH RD
Lot #	
Lot Size	48.04 ACRES
Zoning	R1
Front Feet	1774
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

### Owner

Name(s)	CHELTENHAM TOWNSHIP
Name(s)	
Mailing Address	8230 YORK RD
Care Of	
Mailing Address	
Mailing Address	ELKINS PARK PA 19027

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
1,688,870	1,688,870	Exempt

### Estimated Taxes

County	0
Municipality	0
School District	0
Total	0
Tax Lien	No

### Last Sale

Sale Date	06-AUG-74
Sale Price	\$258,250
Tax Stamps	0
Deed Book and Page	-
Grantor	
Grantee	CHELTENHAM TOWNSHIP
Date Recorded	

PARID: 310001249007  
SLOAN ROBERT L

2468 ASHBOURNE RD

### Parcel

TaxMapID	31161 016
Parid	31-00-01249-00-7
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY

Property Location	2468 ASHBOURNE RD
Lot #	
Lot Size	18496 SF
Zoning	R3
Front Feet	241
Municipality	CHELTENHAM
School District	CHELTENHAM TOWNSHIP
Utilities	ALL PUBLIC//

---

### Owner

Name(s)	SLOAN ROBERT L
Name(s)	
Mailing Address	2468 ASHBOURNE RD
Care Of	
Mailing Address	
Mailing Address	WYNCOTE PA 19095

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### Current Assessment

Appraised Value	Assessed Value	Restrict Code
150,230	150,230	

---

### Estimated Taxes

County	474
Municipality	1,124
School District	6,563
Total	8,161
Tax Lien	No

---

### Last Sale

Sale Date	10-AUG-10
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5779-00788
Grantor	SLOAN G WALLACE & GERTRUDE L
Grantee	SLOAN ROBERT L
Date Recorded	14-SEP-10



Feasibility Study Cost Estimate-MCACES Format  
Real Estate Acquisition Requirements  
Tookany Creek  
0

	Private			Commercial			Public			Requirement		
	#	\$ each	req	#	\$ each	req	#	\$ each	req	Base	Contingency	Total
<b>0102----- ACQUISITIONS</b>												
010201---	By Government											
010202---	By Non-Federal Sponsor (NFS)											
01020201	33	500	16,500	5	500	2,500	8	500	4,000	23,000	3,450	26,450
01020102	33	600	19,800	5	600	3,000	8	600	4,800	27,600	4,140	31,740
01020203	33	1,000	33,000	5	2,000	10,000	8	500	4,000	47,000	7,050	54,050
010203---	By Government on Behalf of NFS											
010204---	Review of NFS											
01020401	33	75	2,475	5	75	375	8	75	600	3,450	518	3,968
01020402	33	75	2,475	5	75	375	8	75	600	3,450	518	3,968
01020403	33	75	2,475	5	75	375	8	75	600	3,450	518	3,968
SUBTOTAL										107,950	16,193	124,143
<b>0103----- CONDEMNATIONS</b>												
010301---	By Government											
010302---	By Non-Federal Sponsor (NFS)											
010303---	0	10,000	0	0		0	0		0	0	0	
010303---	By Government on Behalf of NFS											
010304---	0	1,000	0	0		0		0	0	0	0	
SUBTOTAL										0	0	0
<b>0105----- APPRAISALS</b>												
010501---	By Government											
010502---	By Non-Federal Sponsor (NFS)											
010503---	33	2,500	82,500	5	5,000	25,000	8	2,500	20,000	127,500	19,125	146,625
010503---	By Government on Behalf of NFS											
010504---	0	0					0	0				
010504---	33	500	16,500	5	500	2,500	8	500	4,000	23,000	3,450	26,450
SUBTOTAL										150,500	22,575	173,075
<b>0106----- PL 91-646 ASSISTANCE</b>												
010601---	By Government											
010602---	By Non-Federal Sponsor (NFS)											
010603---	0	40,000	0			0		0	0	0	0	
010603---	By Government on Behalf of NFS											
010604---	0	500	0	0		0	0	0	0	0	0	
SUBTOTAL										0	0	0
<b>0107----- TEMPORARY PERMITS/LICENSES/RIGHTS-OF-WAY</b>												
010701---	By Government											
010702---	By Non-Federal Sponsor (NFS)											
010703---	By Government on Behalf of NFS											
010704---	0		0	0		0	0		0	0	0	
010704---	Review of NFS											
010705---	Other											
010706---	Damage Claims											
SUBTOTAL										0	0	0
<b>0115----- REAL ESTATE PAYMENTS</b>												
<b>011501--- Land Payments</b>												
01150101	By Government											
01150102	By Non-Federal Sponsor (NFS)											
01150103	33	10,869	358,677	5	10,869	54,345	8	10,869	86,952	499,974	74,996	574,970
01150103	By Government on Behalf of NFS											
01150104	33	500	20,000	5	500	2,500	8	500	4,000	26,500	3,975	30,475
SUBTOTAL										0	0	0
<b>011502--- PL 91-646 Assistance Payments</b>												
01150201	By Government											
01150202	By Non-Federal Sponsor (NFS)											
01150203	By Government on Behalf of NFS											
01150204	Review of NFS											
SUBTOTAL										0	0	0
<b>011503--- Damage Payments</b>												
01150301	By Government											
01150302	By Non-Federal Sponsor (NFS)											
01150303	By Government on Behalf of NFS											
01150304	Review of NFS											
SUBTOTAL										0	0	0
SUBTOTAL										526,474	78,971	605,445
Account 02 Facility/Utility Relocations (Construction cost only)											0	0
<b>REAL ESTATE ACQUISITION TOTAL</b>										<b>\$784,924</b>	<b>\$117,739</b>	<b>\$902,663</b>

ASSESSMENT OF NON-FEDERAL SPONSOR'S  
REAL ESTATE ACQUISITION CAPABILITY  
CHELTENHAM TOWNSHIP  
TOOKANY CREEK FLOOD RISK REDUCTION PROJECT,  
MONTGOMERY COUNTY, PENNSYLVANIA

1. Legal Authority

a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes?

Yes.

b. Does the sponsor have the power of eminent domain for this project?

c. Does the sponsor have "quick-take" authority for this project?

d. Are there any lands/interests in land required for the project located outside the sponsor's political boundary?

e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn?

No.

2. Human Resource Requirements:

a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended?

No.

b. If the answer to 2a is yes, has a reasonable plan been developed to provide such training?

N/A

c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project?

Yes.

d. Is the sponsor's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule?

Yes.

e. Can the sponsor obtain contractor support, if required, in a timely fashion?

N/A

f. Will the sponsor likely request USACE assistance in acquiring real estate?

No.

3. Other Project Variables:

a. Will the sponsor's staff be located within reasonable proximity to the project site?

Yes.

b. Has the sponsor approved the project/real estate schedule/milestones?

Yes.

4. Overall Assessment:

a. Has the sponsor performed satisfactorily on other USACE projects?

Yes. The NFP has performed satisfactorily on other projects.

b. With regard to this project, the sponsor is anticipated to be highly capable/fully capable/moderately capable/marginally capable/insufficiently capable?

Fully capable.

5. Coordination

a. Has this assessment been coordinated with the sponsor?

b. Does the sponsor concur with this assessment?

Prepared by:

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Nicole Robert  
Realty Specialist

Reviewed and approved by:

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Craig R. Homesley  
Chief, Civil-IIS Projects Support Branch