

Broker/Agent Registration

And

Absentee Bid Registration

W 8th Ave. Conshohocken PA 19428

Tax ID # 05-00-00776-002 (.44 acres)

Tax ID #05-00-00768-001 (.88 Acres)

Parcel 3

Auction Date: July 22, 2021 @4:00PM

Checklist for submission:

Signed Registration Form

Signed Terms and Conditions_____

Signed Broker Participation Completed (If Applicable)_____

By registering to bid in this auction, I acknowledge and agree to the Terms and Conditions of Sale in the BIDDERS TERMS AND CONDITIONS.

Partial Auction Terms:

- The winning bidder will hand deliver the Certified funds or cash for **\$10,000.00 Thousand Dollars (Ten Thousand Dollars)** within 24 hours after the auction date. Certified Check made out to Alderfer Auction. Wire Transfer is also available.
- Balance due at settlement. **Settle on or before September 30, 2021.**
- There is a 6% buyer's premium paid by the buyer on the winning bid. The winning bid plus the 6% buyer's premium shall comprise the final purchase price.
- The real estate transfer tax will be calculated based on the purchase price and will divided equally between Buyer and Seller.
- Alderfer Auction will pay a 2% commission to a real estate brokerage securing the winning bidder. The 2% commission is calculated on the final hammer bid amount excluding the buyer's premium on this signed Broker/Agent form

submitted to Alderfer Auction from a buyer represented by a broker and submitted 24 hours prior to the start of the live auction. ***The highest received opening bid will be the first bid at the live auction.*** All agent registration sheets will be marked with a date and time of arrival by Alderfer Auction.

- Real Estate Professional must register with Auctioneer, and executed the following checklist within twenty-four (24) hours prior to the start of the Auction.
- No participation fee will be earned, or paid if: the buyer is a broker, realtor, or other real estate professional licensed in the Commonwealth of Pennsylvania.
- Auction Company and its employees, licensees, and representatives are **Agents for the Seller only.**

Bid Amount: \$ _____

Bidder Name Printed: _____

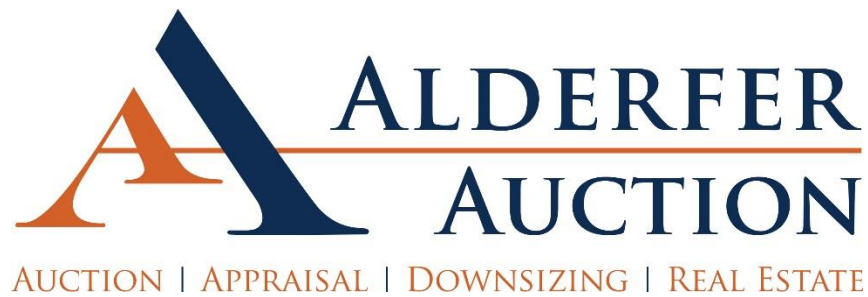
Bidder Signature: _____ Date: _____

Broker/Agent Name (If Applicable): _____

Brokerage: _____

***Highest and Best Bid is defined as the actual bid price and DOES NOT include 6% Buyers Premium.**

Please submit form and certified funds to Sherry Russell at 501 Fairgrounds Rd. Hatfield, PA 19440. Phone 215 393 3005. Send information to realestate@alderferauction.com. For Wire Transfer information please contact Cathy Fenley 215-393-3021.



BIDDER TERMS AND CONDITIONS These Bidder Terms and Conditions apply to the sale by auction, conducted by Alderfer Auction, 501 Fairgrounds Road, Hatfield, PA 19440, PA License No. AY002260 (“Auctioneer”), of the following real property, of approximately in combination of 1.32 acres, with any and all buildings and improvements thereon (the “Property”):

Street: W 8th Ave. Conshohocken PA 19428

Tax ID # 05-00-00776-002 (.44 acres)

Tax ID #05-00-00768-001 (.88 Acres)

Municipality: Conshohocken Boro County: Montgomery

These Bidder Terms and Conditions constitute a legal, valid, binding, and enforceable contract between Auctioneer and each person participating in the Auction, whether as a bidder, buyer, or otherwise. These bidder terms and conditions also form the basis for the contract of sale between the Seller and the buyer.

1. Auction Conducted Under and In Accordance with These Bidder Terms and Conditions, Additional Terms and Conditions Posted by Auctioneer, and Announcements Made at the Time of the Auction, and Applicable Law. The Auction is conducted under and in accordance with these Bidder Terms and Conditions, any and all other terms and conditions posted by Auctioneer (whether at the Property or online), any announcements or corrections made by Auctioneer at the time of the Auction (whether at the Property or online), and applicable law.

By participating in the Auction, whether at the Property, online, telephonically, or through any other means (including absentee bid), each participant agrees to be bound by, and to abide by, these Bidder Terms and Conditions.

2. Bidder Registration; Bidder Qualification. All persons desiring to bid at the Auction, must register to bid. In order to register to bid, each potential bidder must provide such information (including identifying information and qualifications) as requested by Auctioneer. Each person registering to bid represents to the Auctioneer that such person is legally able to enter into a contract. Auctioneer may refuse to accept a bidder registration from any potential bidder, may refuse to issue a bidder number or online bidder account to any potential bidder, and may revoke any bidder registration, number, or account. Each person registering to bid, or otherwise participating, at the Auction acknowledges and agrees that such person has read, understands, and agrees to be bound by, these Bidder Terms and Conditions. In Auctioneer's discretion, bids may be received from a person who has not registered to bid, and/or who has not satisfied all requirements for bidder registration, and/or who has not been issued a bidder number or established a bidder account, and, by bidding, such person will be bound by these Bidder Terms and Conditions. Auctioneer may establish such Bidder qualifications as Auctioneer determines, in Auctioneer's discretion, are reasonably necessary or appropriate. Bidder qualification provisions (which may include proof of the availability of funds) are intended for the benefit of Auctioneer and Seller, and create no rights or interests in any other persons, including competing Bidders. Auctioneer and/or Seller may (but will not be required to) waive any Bidder qualifications, either globally or on a case-by-case basis.

3. Auction Conducted in the Commonwealth of Pennsylvania. The Auction is conducted in the Commonwealth of Pennsylvania. The Property is offered for sale in the Commonwealth of Pennsylvania, these Bidder Terms and Conditions are entered into in the Commonwealth of Pennsylvania, all bids and payments are received in the Commonwealth of Pennsylvania, and all contracts between Seller and buyer are formed and entered into in the Commonwealth of Pennsylvania.

4. Buyer's Premium. The Property is subject to a Buyer's Premium, which will be paid by the winning bidder to Auctioneer for Auctioneer's own account. The Buyer's Premium will be an amount equal to **6 percent (6%)** of the high bid amount, and will be added to the high bid amount to determine the final Purchase Price.

5. Access to Property and/or Online Auction Platform. Participants assume all risks associated with their presence at the Property and/or their access to any online auction platform utilized by Auctioneer. Any person may be denied access to the Auction, the Property, and any Online auction platform utilized by Auctioneer, and may be removed at Auctioneer's discretion.

6. Nature of the Auction.

X The property(s) will be sold Subject to Confirmation. This means that after the highest bid is determined at the Auction, Seller may decide to (i) accept such bid or (ii) reject such bid.

7. No Bid Retraction. No bidder may retract a bid that has been acknowledged by Auctioneer or that has been submitted online. Each bidder acknowledges and agrees that Auctioneer is acting in reliance on tendered bids in the conduct of the Auction, and that bid retraction is disruptive and interferes with the Auction, and that, as an inducement for Auctioneer to accept such bidder's registration and for such bidder to bid at the Auction, each bidder agrees not to withdraw or to attempt to withdraw any tendered bid.

8. Absentee Bids; Remote Bidding. In Auctioneer's discretion, Auctioneer may receive absentee bids and/or bids tendered by remote bidders (whether telephonically or otherwise). Absentee bids may be initiated and advanced in accordance with Auctioneer's policies and procedures. Auctioneer will make reasonable efforts to execute absentee bids, but Auctioneer will have no liability to any absentee bidder for the failure to execute any absentee bids for any reason whatsoever. Each absentee bidder acknowledges and agrees that the Property may be sold to another bidder for the maximum amount of the absentee bid based on a bidding sequence that causes another bidder to reach the such

amount first. If the execution of an absentee bid at its maximum amount would require Auctioneer to accept a bid that is less than a full bidding increment, Auctioneer has the sole and absolute discretion to acknowledge or reject such bid. An absentee bidder may authorize Auctioneer to advance the bid by one or more bidding increments after the maximum amount of the absentee bid is, or would be, reached. Auctioneer acts as the agent of the Seller only, and the receipt and/or execution of absentee bids will not create an agency relationship between Auctioneer and any Absentee Bidder.

9. Bid Increments. Bid increments are established and controlled by Auctioneer, and may be adjusted or modified in Auctioneer's sole and absolute discretion.

10. Registered Bidders Responsible for Bids. Each registered bidder is responsible for all bids made using such registered bidder's bidder number or bidder account. Auctioneer is not responsible for monitoring or policing the use of bidder numbers or bidder accounts. Absent a clerical error, Auctioneer's records will be conclusive.

11. Withdrawal of Property by Auctioneer. Unless the Property is, in express written terms, put up at Absolute Auction, Auctioneer has the right to withdraw any Property from the Auction at any time prior to declaring the property sold to the highest bidder. Property put up at Absolute Auction may be withdrawn by Auctioneer if no bid is received within a reasonable time.

12. Property Sold "AS IS" and "WITH ALL FAULTS". THE PROPERTY IS BEING OFFERED AND SOLD IN ITS "AS IS" CONDITION AT THE TIME OF THE AUCTION, WITH ALL FAULTS, INCLUDING ANY HIDDEN DEFECTS OF ANY NATURE. NEITHER AUCTIONEER NOR SELLER MAKES ANY REPRESENTATIONS, WARRANTIES, OR GUARANTEES WHATSOEVER, EXPRESS OR IMPLIED, REGARDING THE NATURE, VALUE, SOURCE, AUTHENTICITY, FITNESS, MERCHANTABILITY, AND/OR ANY OTHER ASPECT OR CHARACTERISTICS OF SUCH PROPERTY. NO STATEMENT ANYWHERE, WHETHER EXPRESS OR IMPLIED, INCLUDING VERBAL STATEMENTS MADE BY AUCTIONEER, WILL BE DEEMED A WARRANTY OR REPRESENTATION BY AUCTIONEER OR SELLER. EACH BIDDER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER CANNOT RELY, AND HAS NOT RELIED, ON ANY REPRESENTATION,

WARRANTY, OR GUARANTY MADE BY THE SELLER OR ANYONE ACTING AS AGENT OF THE SELLER, ORALLY OR IN WRITING, ABOUT THE PROPERTY, OR ANY OF IT. BY BIDDING, EACH BIDDER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER HAS HAD A FULL AND FAIR OPPORTUNITY TO INSPECT THE PROPERTY, AND IS RELYING SOLELY ON, OR HAS WAIVED, SUCH BIDDER'S INSPECTION AND INVESTIGATION (i) IN DETERMINING WHETHER TO BID, (ii) IN DETERMINING THE AMOUNT OF A BID, AND (iii) IN BIDDING.

12A. The property is service for **Public Water and Public Sewer**.

12B. Any required Certificate of Occupancy from the local Municipality for the property will be the responsibility of the buyer. The buyer is also responsible for any repairs that are required by the Municipality.

13. Announcements. Subject to the limitation set forth in these Bidder Terms and Conditions, all terms and conditions and other announcements made by Auctioneer on the day of the Auction are binding and take precedence over any advertisements or listings.

14. Bidder's Inspection. By bidding, each bidder acknowledges and agrees that such bidder has had a full and fair opportunity to inspect the Property, and is relying solely on, or has waived, such bidder's inspection and investigation (i) in determining whether to bid, (ii) in determining the amount of a bid, and (iii) in bidding.

15. Description of Property. Unless otherwise expressly stated otherwise in writing, any description of Property is based solely on visual impression, and is given solely for identification purposes, and does not create any warranty, expressed or implied, or representation by Auctioneer.

16. Registration Deposit. In Auctioneer's discretion, Auctioneer may require bidders to make a registration deposit in order to bid on the real Property. Any registration deposit of the winning bidder will be applied against the Purchase Price for the Property, and registration deposits made by others will be returned at the conclusion of the Auction.

17. Separately Deeded Parcels. If the Property consists of two or more separately deeded parcels, Auctioneer may, in Auctioneer's discretion, put the parcels up for bid individually, as an entire group, and by various combinations, and the bids received by each method will be held until it is determined which method yields the highest aggregate Purchase Price. Bidding may be conducted in multiple rounds, and in a round robin fashion, and methods or combinations may be eliminated until the final method or grouping yielding the highest aggregate Purchase Price is determined.

18. Breaks and Recesses. Auctioneer may take breaks or recesses during the bidding on the Property, and such breaks or recesses will not terminate the bidding unless expressly stated. Auctioneer may suspend bidding on the Property without declaring a "No Sale." A "No Sale" will only occur if Auctioneer expressly declares a "No Sale" in those terms, or if the Auction concludes in its entirety without a winning bid or a high bid subject to confirmation being acknowledged by Auctioneer. If announced by Auctioneer, the Auction may continue for a stated period of time, during which period Auctioneer may receive bids in person, telephonically, electronically, online, or by other means.

19. Purchase and Sale Agreement. At the close of the bidding the winning bidder, or the bidder making the high bid subject to confirmation, will execute the Purchase and Sale Agreement for the Property (made available prior to the Auction). If the Auction is Subject to Seller's Confirmation, Seller will execute the Purchase and Sale Agreement on Seller's confirmation and acceptance of the high bid amount within 1 (1) hour after the Auction, and, if the Purchase and Sale Agreement is not signed by Seller within such period, the high bid amount will be deemed to have been rejected. The Purchase and Sale Agreement is available for review prior to the Property being offered, and is incorporated in and made a part of these Bidder terms and Conditions.

20. Deposit. A deposit of **\$10000.00 (Ten Thousand Dollars) per parcel** will be held in certified funds made out to Alderfer Auction. Deposit will be held in a non-interest-bearing account. The winning bidder, or the bidder making the high bid subject to confirmation, will make a Deposit on execution of the Purchase and

Sale of the Real Estate at the end of the Auction. If the Property is offered Subject to Seller's Confirmation and Seller does not confirm high bid amount and sign the Purchase and Sale Agreement within One (1) hours after the Auction, the Deposit will be returned to bidder who made the high bid. If the winning bidder/buyer defaults, the Deposit will be forfeited.

21. No Buyer Contingencies. There will be no Buyer conditions or contingencies to the sale of the Property, except Seller's delivery of good and marketable title.

22. Settlement. Unless otherwise agreed, the Settlement or Closing at which all of Seller's rights, title, and interest in the Property will be transferred to the buyer, and at which the buyer will pay the Purchase Price, will occur on or before **September 30, 2021**.

23. Broker Participation. Alderfer Auction will pay a 2% commission to a real estate brokerage securing the winning bidder. The 2% commission is calculated on the final hammer bid amount on the signed Bidder/Broker form submitted to Alderfer Auction from a buyer represented by a broker and submitted 24 hours prior to start of the live auction. The highest received bid will be the opening bid at the live auction. All agent registration sheets will be marked with a date and time of arrival.

24. Real Estate Transfer Tax. Real estate transfer taxes will be calculated based on the Purchase Price (i.e., the high bid amount plus the Buyer's Premium), and will be paid:

Divided equally between buyer and Seller.

25. Recording Fees. Buyer will pay the fees for recording the deed for the Property.

26. Settlement Fees and Expenses. Buyer will pay any and all settlement fees and expenses, including, without being limited to, title searches, title insurance charges, and survey costs.

26.1 Appliances left on premise at the time of the Auction will be sold with the real estate.

27. Apportionment. Taxes and all other periodic realty costs, if any, will be apportioned pro rata as of the date of the Closing. Seller will pay for all days up to and including the date of the Closing, and buyer will pay for all days following the date of the Closing.

28. Zoning; Land Use. Neither auctioneer nor seller makes any representations or warranties as to the zoning of the real property or any other land use restrictions affecting the real property. It is the responsibility of each bidder to make such inquiries and investigations as may be necessary to confirm the applicable zoning and land use restrictions affecting the real property. The purchase of the real property will not be contingent in any way on zoning or land use restrictions, or on whether a bidder or buyer may put the real property to any desired use. Each bidder acknowledges and agrees that such bidder is not relying on any representations by seller or auctioneer concerning zoning or other land use restrictions affecting the real property.

29. Lead-based Paint Disclosure. If the Property includes residential improvements constructed prior to 1978, Seller will complete a Lead-based Paint Disclosure Statement, if applicable.

30. **Online Auction.** The following terms and conditions apply if the Auction is conducted, in whole or in part, online:

30.1. Posted Times. All times are based on the Eastern Standard Time zone unless stated otherwise. Posted closing times and time displays are approximate.

Auctioneer reserves the right to close early or extend the Auction at any time at Auctioneer's sole and absolute discretion.

30.2. Records of Online Activity. Absent clerical errors, Auctioneer's records will be final and conclusive.

30.3. Technology Disruptions. Auctioneer will not be responsible for technology disruptions, errors, or failures (including disruptions to bidding or the failure to execute, recognize, or record online bids), whether caused by (i) loss of connectivity, breakdown, disruption, or failure of any online auction platform, (ii) breakdown, disruption, or failure of a Bidder's internet connection, computer, or system, or (iii) otherwise. Auctioneer may, but will not be required to, continue,

suspend, delay, extend, reschedule, or close the Auction because of disruptions caused by technology failures, even after bidding has commenced.

30.4. Failures by Online Auction Platform Provider and its Affiliates or Contractors. Under no circumstances will Auctioneer be liable for any failure of any provider of an online auction platform to perform all or any of such provider's obligations, or for the failure of any affiliates, employees, agents, representatives, or contractors of an online auction platform provider to perform their obligations regardless of whether such obligations are owing, directly or indirectly, to Auctioneer, or to Seller, or otherwise.

30.5. Auto Extend Feature. The auto-extend feature will be activated in the case of bids placed in the last 3 minutes prior to the closing of each lot. This prohibits all sniping software and activity. It is necessary to constantly refresh your browser during the last few minutes of the sale so that you are aware of any lot time extensions, as well as during the time extensions as they will continue to extend in 3-minute intervals until competitive bidding ends.

It is recommended that customers use the maximum bid option to avoid confusion at the close of the sale, however, if two customers place the same maximum amount, the computer will automatically take the first one placed.

30.6. Disclaimer. Auctioneer makes no representations or warranties, and disclaims any representations or warranties, (i) that any online auction platform or any related website or technology will be uninterrupted, error free or virus free, (ii) as to the results that may be obtained by using an online auction platform or any related website or technology, or (iii) as to the accuracy, completeness, reliability, security, or current nature of any online auction platform or any related website technology.

30.7. Winning Bidder Subject to Certification by Auctioneer. The final determination of the winning bidder is subject to certification by Auctioneer; and any email or electronic message (whether generated manually or automatically) is subject to such certification.

31. Pennsylvania Auction Law Applies. Auctioneer is acting as a licensed Pennsylvania Auction Company under and subject to the Pennsylvania Auctioneer Licensing and Trading Assistant Registration Act, 63 P.S. § 734.1, et seq.

32. Breach.

32.1. Seller's Breach. If Seller breaches any of Seller's obligations with respect to the Purchase and Sale Agreement, buyer's sole and exclusive remedy will be return of the Deposit and any other monies actually paid by the buyer. Under no circumstances will Auctioneer or Seller be liable for incidental or consequential damages, including, without being limited to lost profits or reduced productivity. Specific performance is not available as a remedy to buyer.

32.2. Buyer's Breach. If buyer breaches any of buyer's obligations, buyer will forfeit the Deposit and any other monies actually paid to Seller or Auctioneer, and will pay all of Seller's and Auctioneers costs and expenses (including reasonable attorneys' fees and costs of litigation). If the Property is subsequently offered for sale (at auction or otherwise), buyer will be responsible for any and all costs and expenses incurred with respect there to, including, without being limited to, advertising and labor. Buyer will also be responsible for any shortfall between the Purchase Price established at the Auction and any subsequent lower purchase price for which the Property may be sold.

33. Risk of Loss. The risk of loss or damage to the Real Property is assumed by the Seller until Settlement, except for in the event of loss or damage to the Real Property exceeding ten percent (10%) of the Purchase Price, then Seller may elect to either repair the damages, provide credit at Settlement, or terminate the Purchase and Sale Agreement.

34. Time is Of the Essence. Time is of the Essence with respect to the purchase and sale of the Real Property.

35. Bidder and Bidder's heirs, transferees, administrators, personal representatives, trustees, successors and assigns, forever waive, release, discharge and hold Alderfer Auction harmless, from any claim it has, might have had, or may have against Alderfer Auction with respect to:

35.1. The condition of the Premises, either patent or latent, of any nature whatsoever, including environmental contamination;

35.2. Buyer's ability or inability to obtain or maintain building permits, temporary or final certificates of occupancy or other licenses for the use or operation of the Premises, and/or certificates of compliance for the Premises;

35.3. The actual or potential income or profits to be derived from the Premises;

35.4 Any other state of facts which exist with respect to the Premises which at the time of closing were not the subject of actual knowledge on the part of Seller.

36. Conduct of the Auction. Auctioneer will regulate all matters relating to the conduct of the Auction and Auctioneer's decisions will be final and binding. Auctioneer will have control over bidding, and Auctioneer will resolve any and all disputes. Auctioneer may, in Auctioneer's sole and absolute discretion, reopen the bidding (but will not be required to) if (i) a bid is made while the hammer is falling in acceptance of a prior bid or while bidding is otherwise being terminated, or (ii) promptly after the Property is declared sold or other termination of the bidding Auctioneer is made aware of a bid that was unnoticed prior to termination of the bidding, and it is demonstrated to Auctioneer's satisfaction that such bid was, in fact, timely made, or (iii) promptly after the Property is declared sold or other termination of the bidding Auctioneer is made aware that Auctioneer and a bid assistant or ringman, or multiple bid assistants or ringmen, have acknowledged bids in the same amount bid from different bidders, or (iv) Auctioneer is made aware that one or more online bids were timely tendered but not posted, or (v) some other bid dispute arises. Any contract formed with the fall of the hammer will be subject to the conditions set forth in this Section. If bidding is reopened pursuant to this Section, the bid recognized by Auctioneer prior to the reopening of the bidding will be held, and may not be retracted, and, if no further bids are received, such bid will be the winning bid.

37. Indemnification. Each Bidder agrees to indemnify and hold Auctioneer and Seller harmless from any current or future claim regarding the Auction or the Property, including, without being limited to, fitness, use, damage, safety, or injuries to persons or property.

38. Private Sale. Any participant or registered bidder who enters into an agreement with Seller for the purchase of the Property prior to or during the

Auction, or within sixty (60) days after the date of the Auction, agrees to pay Auctioneer an amount equal to Auctioneer's Buyer's Premium (calculated as a percentage of the agreed purchase price or the fair market value of the Property, whichever is greater).

39. Waiver. Certain provisions of these Bidder Terms and Conditions are for the exclusive benefit of Auctioneer and/or Seller(s). Such provisions, including, without being limited to, bidder registration and qualification requirements, deposit and payment terms (including the method, form, and timing of payment), and Property inspection terms), do not create, and will not be deemed to create, any benefits or rights in favor of any other persons, including competing bidders, and may not be enforced by any other persons. Either globally or on a case-by-case basis Auctioneer and/or Seller may (but will not be required to) waive any provisions of these Bidder Terms and Conditions that are intended for the benefit of Auctioneer and/or Seller.

40. Governing Law; Jurisdiction; Venue; Waiver of Jury Trial. These Bidder Terms and Conditions will be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania, including its statutes of limitations, but without regard to its rules governing conflict of laws. All claims, disputes, and other matters between the parties will be brought in the state or federal courts sitting in and for the Montgomery County, Pennsylvania, which courts will have exclusive jurisdiction, and will be the exclusive venue, for any and all such claims, disputes, and other matters. By submitting a Bidder Registration and accepting a Bidder Number each Registered Bidder irrevocably and unconditionally (i) agrees that any claim, suit or cause of action relating to these Bidder Terms and Conditions, or the transactions contemplated hereby, will be brought in the state or federal courts sitting in and for the Montgomery County, Pennsylvania; (ii) consents to the jurisdiction of such courts for any such claim, suit or cause of action; (iii) waives any objection that such party may have to the laying of venue of any such claim, suit or cause of action in such courts; and (iv) waives any objection to the bringing of such claim, suit or cause of action in such courts on the grounds of forum non conveniens. Each Bidder, Buyer, and other Participant waives the right to a jury trial.

41. Attorneys' Fees. If any Participant breaches such Participant's obligations under these Bidder Terms and Conditions, Auctioneer and/or Seller will be entitled to recover all costs and expenses, including attorneys' fees incurred in enforcing their respective rights hereunder.

42. Electronic or Digital Signature. This Agreement may be executed by way of facsimile or electronic or digital signature, and each such signature will be deemed an original signature, with the same force and effect as if applied manually.

43. As of June 17, 2021, Alderfer Auction could not confirm the ingress and egress for any of the properties listed for the auction on July 22, 2021:

- Tract 1: 6-unit apartment complex at 714 Maple Ave. (Parcel #050006268009)
- Tract 2: Garage – (Parcel #05000628054)
- Tract 3: Vacant Lot 1 (Parcel #050000576001) and Lot 2 (Parcel #050000776002)

It is the buyer's responsibility to do their due diligence for any zoning and ordinance requirements for the stated properties.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on,
July 22, 2021.

_____SELLER

_____SELLER

_____BUYER_____SSN

_____BUYER_____SSN



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PARID: 05000768001
GRECO RONALD R & BEVERLY A

W EIGHTH AVE

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Parcel

TaxMapID 05030 051
Parid 05-00-00768-00-1
Land Use Code 2105
Land Use Description R - RES VAC LAND 30001-40000 SQ FT
Property Location W EIGHTH AVE
Lot # 1
Lot Size 38400 SF
Front Feet 250
Municipality CONSHOHOCKEN
School District COLONIAL
Utilities ALL PUBLIC//

Owner

Name(s) GRECO RONALD R & BEVERLY A
Name(s)
Mailing Address PO BOX 534
Care Of
Mailing Address
Mailing Address VALLEY FORGE PA 19481

Current Assessment

Appraised Value	Assessed Value	Restrict Code
29,980	29,980	

Estimated Taxes

County	109
Montco Community College	12
Municipality	135
School District	700
Total	951
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date 30-DEC-92
Sale Price \$0
Tax Stamps 0
Deed Book and Page 5079-00044
Grantor
Grantee GRECO RONALD R & BEVERLY A
Date Recorded 26-MAY-94

Actions

- [Printable Summary](#)
- [Printable Version](#)

Montgomery County
 Department of Assessment & Appeals
 P.O. Box 111
 Norristown PA 19381-0111

[Contact Us](#)
 Phone: (610) 278-1322
 Email: taxhelp@montcopa.org
 Hours: Monday-Friday 8:30AM-4:15PM

[Location](#) [Google Map](#)

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Parcel Search Result 1 of 1

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Parcel Number: 05-00-00768-00-1
Deed Book - Page: 5079-00044
Name: GRECO RONALD R & BEVERLY A
Address: PO BOX 534
 VALLEY FORGE PA 19481
Location: W EIGHTH AVE
District: Conshohocken (Borough)
Description: RES VAC LAND 30001-40000 SQ FT
Assessed Value: 29,980

No taxes due

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH
YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE
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P.O. Box 311, Norristown, PA 19404-0311 Ph: 610-278-3000 Courthouse Hours 8:30 a.m.- 4:15 p.m. [Driving Directions](#) [Login](#)

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PARID: 05000776002
GRECO RONALD R & BEVERLY A

W EIGHTH AVE

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Parcel

TaxMapID 05030 049
Parid 05-00-00776-00-2
Land Use Code 2103
Land Use Description R - RES VAC LAND 10001-20000 SQ FT
Property Location W EIGHTH AVE
Lot #
Lot Size 19200 SF
Front Feet 120
Municipality CONSHOHOCKEN
School District COLONIAL
Utilities ALL PUBLIC//

Owner

Name(s) GRECO RONALD R & BEVERLY A
Name(s)
Mailing Address PO BOX 534
Care Of
Mailing Address
Mailing Address VALLEY FORGE PA 19481

Current Assessment

Appraised Value	Assessed Value	Restrict Code
8,550	8,550	

Estimated Taxes

County	31
Montco Community College	3
Municipality	38
School District	200
Total	272
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date 30-DEC-92
Sale Price \$0
Tax Stamps 0
Deed Book and Page 5079-00044
Grantor
Grantee GRECO RONALD R & BEVERLY A
Date Recorded 26-MAY-94

Actions

- [Printable Summary](#)
- [Printable Version](#)

Montgomery County
 Board of Assessment Appeals
 P.O. Box 311
 Leesport, PA 19444-0311

Contact Us
 Phone: 610-261-3800
 Email: boahelp@montcopa.org
 Hours: Monday - Friday 9:00am - 12pm

[Location - Google Map](#)

[Search Disclaimer](#)
[Privacy Policy](#)



You are here: [Home](#) > [Departments](#) > [County Administration](#) > [Tax Claim Bureau](#) > [Parcel Search](#) > [Parcel Details](#)

Parcel Search Result 1 of 1

[Return to Results](#) [Previous](#) [Next](#) [New Search](#) [Print Page](#)

Parcel Number: 05-00-00776-00-2
Deed Book - Page: 5079-00044
Name: GRECO RONALD R & BEVERLY A
Address: PO BOX 534
 VALLEY FORGE PA 19481
Location: W EIGHTH AVE
District: Conshohocken (Borough)
Description: RES VAC LAND 10001-20000 SQ FT
Assessed Value: 8,550

No taxes due

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH
YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE
PLEASE SEE OUR [CERTIFIED TAX SEARCH](#) FOR INSTRUCTION.

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P.O. Box 311, Norristown, PA 19404-0311 Ph: 610-278-3000 Courthouse Hours 8:30 a.m.- 4:15 p.m. [Driving Directions](#) [Login](#)

This Indenture Made the

50
13.50
13.50
6.00

3rd day of December in the year of our Lord
one thousand nine hundred and ninety-two (1992).

Between

ANTHONY GRECO and ELEDA GRECO, husband and wife; RONALD R. GRECO

(hereinafter called the Grantors).

and

RONALD R. GRECO and BEVERLY A. GRECO, husband and wife

(hereinafter called the Grantee).

Witnesseth, That in consideration of

One (\$1.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, their heirs and assigns, as Tenants by Entirety;

ALL THAT CERTAIN lot or piece of land, SITUATE in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Eighth Avenue at the distance of 390.00 feet Northwestery from the Westerly corner of Eighth Avenue and Maple Street, a corner of this and land about to be conveyed to Cosmo DiCiurcio, et ux; thence along said side of said Eighth Avenue North 49 degrees West 60.00 feet, more or less, to the Southerly corner of eighth Avenue and Wood Street; thence along the Southeasterly side of Wood Street South 41 degrees West 160.00 feet to a point; thence extending South 49 degrees East 60.00 feet, more or less, to a point a corner of land about to be conveyed to Cosmo DiCiurcio, et ux; thence along the Northwest margin of said Cosmo DiCiurcio's land North 41 degrees East 160.00 feet to the place of beginning.

BEING Parcel No. 05-00-00776-00-2 of the Montgomery County Commissioners Registry.

ALSO ALL THAT CERTAIN lot or piece of land, SITUATE in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Eighth Avenue, at the distance of 330.00 feet Northwestwardly from the Westerly corner of Eighth Avenue and Maple Street, a corner of this and land of Raffaele DeSantis; thence along said side of Eighth Avenue North 49 degrees West 60.00 feet, more or less, to a point a corner of land about to be conveyed to Albert DiCiurcio and Carmella DiCiurcio, his wife; thence along the Southeasterly side of said Albert DiCiurcio's land South 41 degrees West 160.00 feet to a point; thence South 49 degrees East 60.00 feet, more or less, to a point a corner of Raffaele Desantis land; thence North 41 degrees East 160.00 feet to the place of beginning.

BEING Parcel No. 05-00-00772-00-6 of the Montgomery County Commissioners Registry.

THE ABOVE TWO PARCELS BEING the same premises which Albert DiCiurcio and Carmella DiCiurcio, his wife and Cosmo DiCiurcio and Lillian DiCiurcio, his wife by Deed dated December 16, 1981 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4673 page 168 &c., granted and conveyed unto Anthony J. Greco and Eleda Greco, his wife and Ronald R. Greco, in fee.

ALSO ALL THAT CERTAIN lot or piece of land, SITUATE in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan for Anthony J. & Eleda Greco,

94 MAY 25 - PM 12:41

prepared by Conver and Smith Engineering, Inc., dated October 8, 1991, last revised March 13, 1992 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-53 page 318, as follows to wit:

BEGINNING at a iron pin on the Southwesterly side of Eighth Avenue (80.00 feet wide-not opened), a corner of this and lands of Edward P. & Roseann Ranalli, as shown on said Plan; thence extending from said point of beginning South 41 degrees, 00 minutes West along line of land of various owners 140.00 feet to a iron pin, a corner of Lot No. 2, as shown on said Plan; thence extending along line of Lot No. 2 the two following courses and distances: (1) North 49 degrees, 00 minutes West 80.00 feet to a iron pin (set), and (2) South 41 degrees, 00 minutes West 20.00 feet to a iron pin (set), a corner of land of Gerald & Ursula Monocella, as shown on said Plan; thence extending North 49 degrees, 00 minutes West along line of land of various owners 170.00 feet to a iron pin (set), a corner of other lands of Anthony J. & Eleda Greco and Ronald R. Greco, as shown on said Plan; thence extending North 41 degrees, 00 minutes East along land of said lands 160.00 feet to a iron pin (set) on the Southwesterly side of Eighth Avenue, aforesaid; thence extending South 49 degrees, 00 minutes East along the Southwesterly side of Eighth Avenue 250.00 feet, to the first mentioned point and place of beginning.

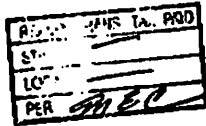
BEING Parcel No. 05-00-00768-00-1 of the Montgomery County Commissioners Registry.

BEING part of the same premises which Anthony DeSantis and Louise Delli Pizzi, Executors of the Last Will and Testament of Raffaele Desantis, Deceased by Deed dated September 12, 1977 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4238 page 310 &c., granted and conveyed unto Anthony Greco and Eleda Greco, his wife, in fee.

AND the present conveyance is that from Father, Mother and Son to Son and Daughter-in-Law; THEREFORE, same is exempt from Realty Transfer Tax Assessment.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-00776-00-2 CONSHOHOCKEN
W EIGHTH AVE
GRECO ANTHONY J & ELEDA &
B 030 U 049 L 2103 DATE: 05/26/94

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-00768-00-1 CONSHOHOCKEN
W EIGHTH AVE
GRECO ANTHONY & ELEDA
B 030 U 051 L 1 2105 DATE: 05/26/94



085079PG0045

And the said Grantor does hereby covenant and agree to and with the said Grantee that they the Grantor and for their heirs all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against the said Grantor and against all and every person and persons whomsoever lawfully claiming or to claim the same as any part thereof, by, from or under him, her, them, each, or any of them, shall and will subject to conditions of record specially WARRANT and forever DEFEND.

In the Event that there is more than one party named herein as Grantor or Grantee, the word "Grantor" or "Grantee" wherever occurring herein shall mean the plural. The masculine herein shall refer to and include the feminine as well as the corporate gender.

In Witness Whereof, said Grantor, has hereunto set their hand and seal the day and year first above written.

Sealed and Brought
IN THE PRESENCE OF

Anthony Greco (SEAL)
Anthony Greco
Eleda Greco (SEAL)
Eleda Greco
Ronald R. Greco (SEAL)
Ronald R. Greco

Commonwealth of Pennsylvania
County of Montgomery

On the *3rd* day of December, 1992, before me

the undersigned officer, personally appeared

Anthony Greco, Eleda Greco and Ronald R. Greco

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee
is Oakwood Lane, Box 534, Valley Forge,
Pennsylvania 19481

Kathleen V. Martin
NOTARIAL SEAL
KATHLEEN V. MARTIN, Notary Public
Upper Merion Twp., Montgomery Co.
My Commission Expires Feb. 10, 1997

Title of Officer

DB5079PG0046

Commonwealth of Pennsylvania

County of _____

On this, the _____ day of _____

, 19____, before me,

personally appeared
to be the _____

the undersigned officer,
who acknowledges himself (herself)

a corporation, and that he as such

of _____

, being authorized to do so, executed
the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself
(herself) as _____

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

REC'D.

Anthony Greco and Eleda Greco, H/W
and Ronald R. Greco

to

Ronald R. Greco and Beverly A. Greco,
H/W



Margaret B. [Signature]

COMMONWEALTH OF PENNSYLVANIA, } ss.
County of _____

Recorded on this _____

day of _____

A.D. 19____

, in the Recorder's Office of the said County, in

Deed Book _____

Vol. _____

Page _____

under my hand and the seal of the said office, the date

above written.

Recorder

DB5079PG0047

W 8Th Ave, Conshohocken, PA 19428

Agent 360
Conshohocken Boro

Tax ID 05-00-00768-001

Public Records



Summary Information

Owner:	Ronald R & Beverly A Greco	Property Class:	Vacant
Owner Address:		Annual Tax:	\$956
Owner City State:		Record Date:	05/26/94
Owner Zip+4:	19481-534	Settle Date:	12/30/92
No Mail(P):	No	Book:	5079
Owner Carrier Rt:	B012	Page:	44
		Tax Record Updated:	03/08/21

Geographic Information

County:	Montgomery, PA	Lot:	051
Municipality:	Conshohocken Boro		
High Sch Dist:	Colonial		
Tax ID:	05-00-00768-001		
Tax Map:	030		
Sub Lot Num:	1		

Assessment & Tax Information

Tax Year:	2021	Annual Tax (Est):	\$956	Total Asmt:	\$29,980
County Tax:	\$109			Taxable Total Asmt:	\$29,980
Municipal Tax:	\$135				
School Tax (Est):	\$712				

Lot Characteristics

Frontage:	250.00	Sq Ft:	38,400	Traffic:	Light
		Acres:	0.8815		
		Roads:	Paved		

Building Characteristics

Fireplace Total:	0	Family Room:	0	Gas:	Public
				Water:	Public
				Sewer:	Public

Codes & Descriptions

Land Use: 2105 Vac: Res Land, 30001-40000 Sq Ft
 County Legal Desc: 250 X IRR 38400 SF

MLS History

MLS Number	Category	Status	Status Date	Price
PAMC694908	LAND	Active	05/25/21	\$900,000

Tax History


Year	County	Annual Tax Amounts		
		Municipal	School	Annual
2021	\$109	\$135	\$712	\$956
2020	\$104	\$135	\$712	\$951
2019	\$104	\$105	\$694	\$903
2018	\$104	\$105	\$669	\$877
2017	\$104	\$105	\$653	\$862
2016	\$104	\$105	\$628	\$837
2015	\$94	\$105	\$615	\$814
2014	\$94	\$105	\$603	\$802
2013	\$94	\$105	\$588	\$787
2012	\$94	\$105	\$573	\$772
2011	\$81	\$105	\$554	\$740
2010	\$81	\$105	\$540	\$726
2009	\$81	\$120	\$517	\$718
2008	\$81	\$120	\$497	\$697
2007	\$85	\$57	\$479	\$621
2006	\$87	\$57	\$464	\$607
2005	\$87	\$57	\$447	\$590
2004	\$85	\$60	\$449	\$594
2003	\$85	\$60	\$427	\$572

Year	Land	Building	Annual Assessment			
			Ttl Taxable	Total Land	Total Bldg	
2021			\$29,980			\$29,980
2020			\$29,980			\$29,980
2019			\$29,980			\$29,980
2018			\$29,980			\$29,980
2017			\$29,980			\$29,980
2016			\$29,980			\$29,980
2015			\$29,980			\$29,980
2014			\$29,980			\$29,980
2013			\$29,980			\$29,980
2012			\$29,980			\$29,980
2011			\$29,980			\$29,980
2010			\$29,980			\$29,980
2009			\$29,980			\$29,980
2008			\$29,980			\$29,980
2007			\$29,980			\$29,980
2006	\$29,980		\$29,980	\$29,980		\$29,980
2005	\$29,980		\$29,980	\$29,980		\$29,980
2004	\$29,980		\$29,980	\$29,980		\$29,980
2003	\$29,980		\$29,980	\$29,980		\$29,980

Flood Report

Flood Zone in Center of Parcel: X
 Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
 Flood Zone Panel: 42091C0358G Panel Date: 03/02/2016
 Special Flood Hazard Area (SFHA): Out
 Within 250 feet of multiple flood zone: No

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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PARID: 050000768001
 GRECO RONALD R & BEVERLY A

W EIGHTH AVE

Parcel

TaxMapID	05030 051
Parid	05-00-00768-00-1
Land Use Code	2105
Land Use Description	R - RES VAC LAND 30001-40000 SQ FT
Property Location	W EIGHTH AVE
Lot #	1
Lot Size	38400 SF
Front Feet	250
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	GRECO RONALD R & BEVERLY A
Name(s)	
Mailing Address	
Care Of	
Mailing Address	
Mailing Address	

Current Assessment

Appraised Value	Assessed Value	Restrict Code
29,980	29,980	

Estimated Taxes

County	109
Montco Community College	12
Municipality	135
School District	700
Total	956
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	30-DEC-92
Sale Price	\$0
Tax Stamps	0
Deed Book and Page	5079-00044
Grantor	
Grantee	GRECO RONALD R & BEVERLY A
Date Recorded	26-MAY-94

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
12-30-1992	\$0	0	5079-00044		GRECO RONALD R & BEVERLY A	05-26-1994
09-12-1977	\$16,000	160	-		GRECO ANTHONY & ELEDA	

Lot Information

Lot Size 38400 SF
Lot # 1
Remarks 250 X IRR 38400 SF
Remarks
Remarks

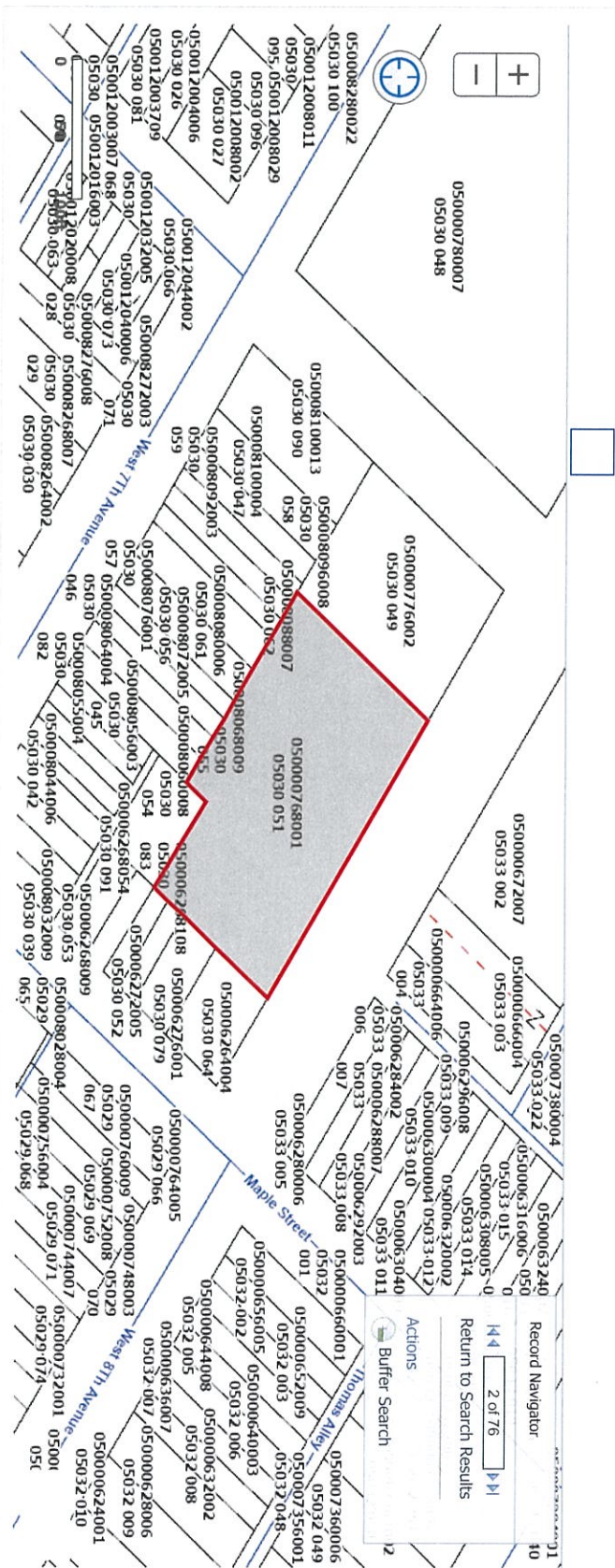
Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
29,980	29,980			O	16-MAY-97
	29,980		01-JAN-98	REASSESSMENT	
	1,900		01-JUL-92	SUBDIVISION	
	2,000		01-JAN-87		

Profile
Accessory Structures
Assessment
Breakdown
Assessment History
Commercial
Lot
Map
Permits
Photos
Residential
Sales
Sketch
Spills and Combinations

PARID: 050000768001
GRECO RONALD R & BEVERLY A

W EIGHTH AVE



W 8Th Ave, Conshohocken, PA 19428

Agent 360
Conshohocken Boro

Tax ID 05-00-00776-002

Public Records



Summary Information

Owner:	Ronald R & Beverlv A Greco	Property Class:	Vacant
Owner Address:		Annual Tax:	\$273
Owner City State:		Record Date:	05/26/94
Owner Zip+4:	19481-534	Settle Date:	12/30/92
No Mail(P):	No	Book:	5079
Owner Carrier Rt:	B012	Page:	44
		Tax Record Updated:	03/08/21

Geographic Information

County:	Montgomery, PA	Lot:	049
Municipality:	Conshohocken Boro		
High Sch Dist:	Colonial		
Tax ID:	05-00-00776-002		
Tax Map:	030		

Assessment & Tax Information

Tax Year:	2021	Annual Tax (Est):	\$273	Total Asmt:	\$8,550
County Tax:	\$31			Taxable Total Asmt:	\$8,550
Municipal Tax:	\$38				
School Tax (Est):	\$203				

Lot Characteristics

Frontage:	120.00	Sq Ft:	19,200	Traffic:	Light
		Acres:	0.4407		
		Roads:	Paved		

Building Characteristics

Fireplace Total:	0	Family Room:	0	Gas:	Public
				Water:	Public
				Sewer:	Public

Codes & Descriptions

Land Use: 2103 Vac: Res Land, 10001-20000 Sq Ft
 County Legal Desc: INCLUDES BK30 U50 9600 SF

MLS History

MLS Number	Category	Status	Status Date	Price
PAMC695020	LAND	Active	05/25/21	\$900,000

Tax History

Year	County	Annual Tax Amounts		
		Municipal	School	Annual
2021	\$31	\$38	\$203	\$273
2020	\$30	\$38	\$203	\$271
2019	\$30	\$30	\$198	\$258
2018	\$30	\$30	\$191	\$250
2017	\$30	\$30	\$186	\$246
2016	\$30	\$30	\$179	\$239
2015	\$27	\$30	\$175	\$232
2014	\$27	\$30	\$172	\$229
2013	\$27	\$30	\$168	\$224
2012	\$27	\$30	\$163	\$220
2011	\$23	\$30	\$158	\$211
2010	\$23	\$30	\$154	\$207
2009	\$23	\$34	\$147	\$205
2008	\$23	\$34	\$142	\$199
2007	\$24	\$16	\$137	\$177
2006	\$25	\$16	\$132	\$173
2005	\$25	\$16	\$127	\$168
2004	\$24	\$17	\$128	\$169
2003	\$24	\$17	\$122	\$163

Year	Land	Building	Annual Assessment		
			Ttl Taxable	Total Land	Total Bldg
2021			\$8,550		\$8,550
2020			\$8,550		\$8,550
2019			\$8,550		\$8,550
2018			\$8,550		\$8,550
2017			\$8,550		\$8,550
2016			\$8,550		\$8,550
2015			\$8,550		\$8,550
2014			\$8,550		\$8,550
2013			\$8,550		\$8,550
2012			\$8,550		\$8,550
2011			\$8,550		\$8,550
2010			\$8,550		\$8,550
2009			\$8,550		\$8,550
2008			\$8,550		\$8,550
2007			\$8,550		\$8,550
2006	\$8,550		\$8,550	\$8,550	\$8,550
2005	\$8,550		\$8,550	\$8,550	\$8,550
2004	\$8,550		\$8,550	\$8,550	\$8,550
2003	\$8,550		\$8,550	\$8,550	\$8,550

Flood Report

Flood Zone in Center of Parcel: X
 Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
 Flood Zone Panel: 42091C0358G Panel Date: 03/02/2016
 Special Flood Hazard Area (SFHA): Out
 Within 250 feet of multiple flood zone: No

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PARID: 050000776002
 GRECO RONALD R & BEVERLY A

W EIGHTH AVE

Parcel

TaxMapID	05030 049
Parid	05-00-00776-00-2
Land Use Code	2103
Land Use Description	R - RES VAC LAND 10001-20000 SQ FT
Property Location	W EIGHTH AVE
Lot #	
Lot Size	19200 SF
Front Feet	120
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	GRECO RONALD R & BEVERLY A
Name(s)	
Mailing Address	
Care Of	
Mailing Address	
Mailing Address	

Current Assessment

Appraised Value	Assessed Value	Restrict Code
8,550	8,550	

Estimated Taxes

County	31
Montco Community College	3
Municipality	38
School District	200
Total	272
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	30-DEC-92
Sale Price	\$0
Tax Stamps	0
Deed Book and Page	5079-00044
Grantor	
Grantee	GRECO RONALD R & BEVERLY A
Date Recorded	26-MAY-94

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
12-30-1992	\$0	0	5079-00044		GRECO RONALD R & BEVERLY A	05-26-1994
12-16-1981	\$2,750	27	-		GRECO ANTHONY J & ELEDA &	

Lot Information

Lot Size 19200 SF
Lot #
Remarks INCLUDES BK30 U50
Remarks 9600 SF
Remarks

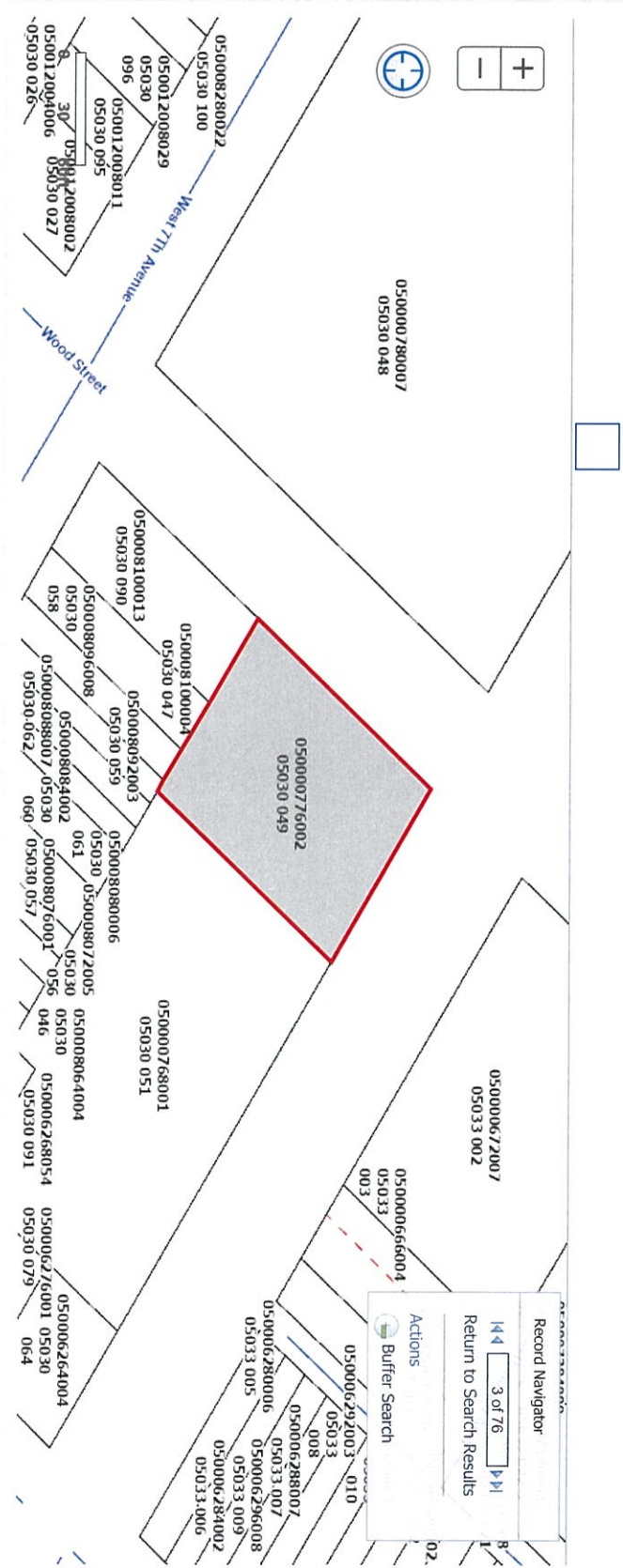
Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
8,550	8,550			O	16-MAY-97
	8,550		01-JAN-98	REASSESSMENT	
	400		01-JUL-92	SUBDIVISION	
	200		01-JAN-87		

PARID: 050000776002
GRECO RONALD R & BEVERLY A

W EIGHTH AVE

- Profile
- Accessory Structures
- Assessment
- Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and
- Combinations



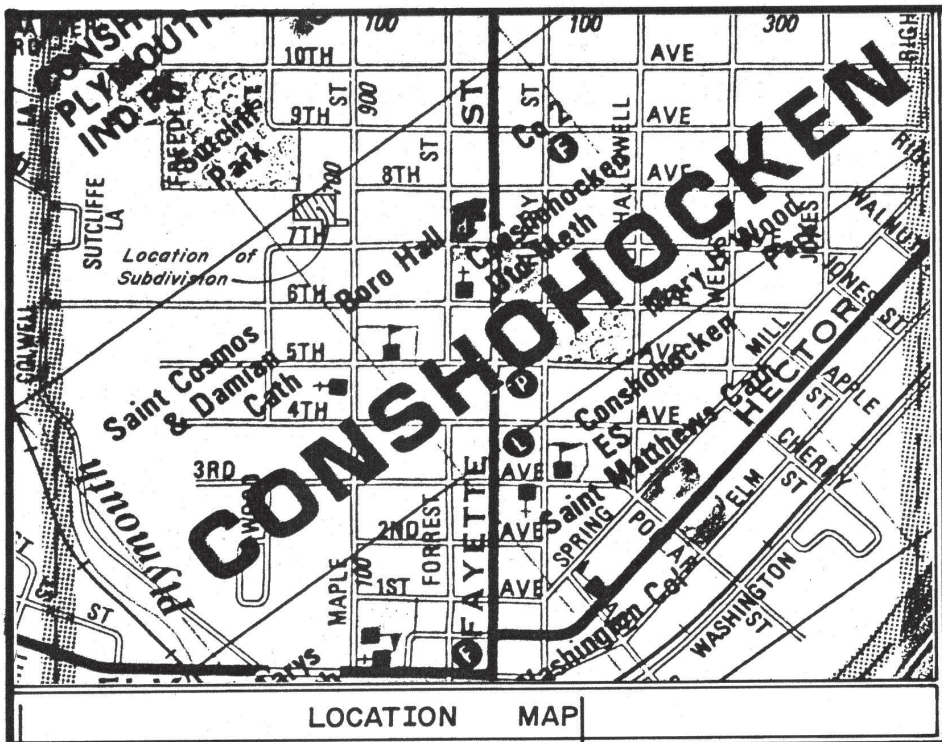
Record Navigator

3 of 76

Return to Search Results

Actions

- Buffer Search



WETLANDS

CONVER AND SMITH ENGINEERING, INC. HAS NOT PERFORMED A WETLANDS ANALYSIS OF THIS SITE. ANY DEVELOPMENT OR ACTIVITY PLANNED WITHIN ANY WETLAND AREA SHALL NOT BE CONDUCTED WITHOUT PRIOR CONSULTATION WITH AND APPROVAL FROM APPLICABLE GOVERNMENT AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL RESOURCES; THE COUNTY CONSERVATION DISTRICT; THE UNITED STATES DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE; AND/OR U. S. ARMY CORPS OF ENGINEERS.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this _____ day
me, the Subscriber, a Notary Public
Pennsylvania residing in _____
appeared _____
Law, acknowledge that they are
signing same, and that they own
land, that all necessary approvals
obtained and is endorsed thereon.
foregoing plan be duly recorded.

Notary Public _____ My _____

EIGHTH AVENUE
(NOT OPEN)

