

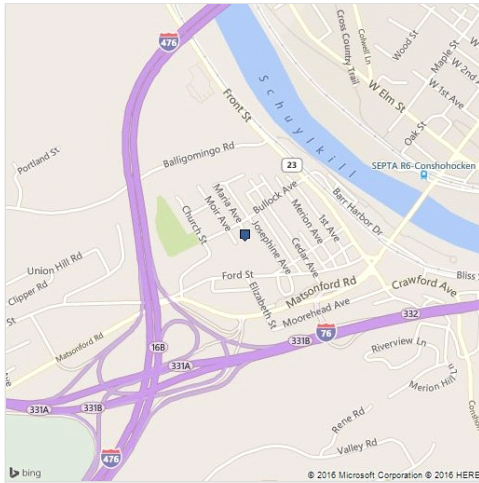
Parcel 360 Property View

142 Moir Ave, Conshohocken, PA 19428 2844

West
Conshohocken Boro

Tax ID 24-00-01720-002

Public Records



Summary Information

Owner:	Ls Realty Associates Llc	Property Class:	Vacant
Owner Address:	10 Balligomongo Rd Apt A2	Annual Tax:	\$287
Owner City State:	Conshohocken Pa	Record Date:	04/25/11
Owner Zip+4:	19428-2738	Settle Date:	04/05/11
Owner Carrier Rt:	C016	Sale Amount:	\$375,000

Geographic Information

County:	Montgomery	Lot:	043
Municipality:	West Conshohocken Boro	Census:	2042.002
High Sch Dist:	Upper Merion Area	Annex:	
Tax ID:	24-00-01720-002	Qual Code:	
Tax Map:	005		

Assessment & Tax Information

Tax Year:	2016	Annual Tax (Est):	\$287	Total Asmt:	\$12,000
County Tax:	\$42			Taxable Total Asmt:	\$12,000
Municipal Tax:	\$18				
School Tax (Est):	\$228				

Lot Characteristics

Sq Ft:	26,705	Zoning:	R2
Acres:	0.61	Traffic:	Light
Roads:	Paved		

Building Characteristics

Codes & Descriptions

Land Use: 2104 Vac: Res Land, 20001-30000 Sq Ft

MLS History

MLS Number	Category	Status	Status Date	Price
5571702	LOT	Expired	06/30/10	\$1,600,000
5497411	LOT	Expired Relisted	07/11/09	\$1,600,000

Tax History

Annual Tax Amounts					Annual Assessment			
Year	County	Municipal	School	Annual	Land	Building	Ttl Taxable	Total Land Total Bldg Total Asmt
2016	\$42	\$18	\$228	\$287			\$12,000	\$12,000
2015	\$38	\$18	\$228	\$284			\$12,000	\$12,000

2014	\$38	\$18	\$216	\$272		\$12,000		\$12,000
2013	\$38	\$17	\$216	\$271		\$12,000		\$12,000
2012	\$38	\$17	\$210	\$265		\$12,000		\$12,000
2011	\$32	\$17	\$206	\$256		\$12,000		\$12,000
2010	\$32	\$20	\$191	\$244		\$12,000		\$12,000
2009	\$32	\$20	\$183	\$235		\$12,000		\$12,000
2008	\$32	\$20	\$176	\$228		\$12,000		\$12,000
2007	\$34	\$25	\$169	\$228		\$12,000		\$12,000
2006	\$35	\$23	\$162	\$219	\$12,000	\$12,000	\$12,000	\$12,000
2005	\$35	\$23	\$153	\$210	\$12,000	\$12,000	\$12,000	\$12,000
2004	\$34	\$17	\$141	\$192	\$12,000	\$12,000	\$12,000	\$12,000
2003	\$34	\$17	\$133	\$184	\$12,000	\$12,000	\$12,000	\$12,000

Sale & Mortgage

Record Date: 04/25/2011 Book: 5799
 Settle Date: 04/05/2011 Page: 167
 Sales Amt: \$375,000 Doc Num: 38536
 Sale Remarks: Blanket Deed
 Owner Names: Ls Realty Associates Llc

Mort Rec Date: 04/25/2011 Lender Name: FULTON BK
 Mort Date: 04/25/2011 Term: 0
 Mort Amt: \$275,000 Due Date:
 Remarks: ARM, Blanket Mortgage, Conv, Home Equity Loan

Record Date: 02/14/2011 Book: 5793
 Settle Date: 02/14/2011 Page: 480
 Sales Amt: \$7,475 Doc Num: 16811
 Sale Remarks: Blanket Deed, Sheriff
 Owner Names: CONESTOGA BK

Record Date: 11/08/2004 Book: 5531
 Settle Date: 10/29/2004 Page: 2307
 Sales Amt: \$500,000 Doc Num: 217067
 Sale Remarks: Blanket Deed
 Owner Names: PA GRANT CO

Mort Rec Date: 12/01/2006 Lender Name: CONESTOGA BK
 Mort Date: 11/17/2006 Term: 2
 Mort Amt: \$680,000 Due Date: 11/17/2008
 Remarks: ARM, Conv, Refinance

Mort Rec Date: 11/08/2004 Lender Name: SUSQUEHANNA PATRIOT B
 Mort Date: 10/29/2004 Term: 0
 Mort Amt: \$400,000 Due Date:
 Remarks: ARM, Conv

Record Date: 08/28/1978 Book: 4340
 Settle Date: 08/28/1978 Page: 571
 Sales Amt: \$3,500 Doc Num:
 Sale Remarks:
 Owner Names: John T & Lois A Lawless

Flood Report

Flood Zone Code: **X** Community Name:
 Flood Zone Panel: **42091C0354G** Special Flood Hazard Area (SFHA):
 Panel Date: **2016-03-02** Within 250 feet of multiple flood zone:
 Flood Code Desc: **Zone X-An area that is determined to be outside the 100- and 500-year floodplains.**
 SFHA Definition: **Out**

Most Recent Listing

142 Moir Ave, West Conshohocken, PA 19428

Lots/Land/Farms Expired

↓ \$1,600,000



Price / Acre: \$761,904.76
 Aprox Acres / Lot SqFt: 2.10 / 87,500
 Lot Dimensions: 200x400
 MLS #: 5571702
 Tax ID #: 24-00-01720-002
 Ownership: Fee Simple
 Lease in Effect:
 Land Type: Unimproved Ground
 Farm Type:
 Land Use / Zoning: Resid
 Waterfront: No
 Subdivision:

Location

County: Montgomery
 MLS Area: West Conshohocken Boro (10624)
 Subdiv / Neigh: None Available
 School District: [Upper Merion](#)

Additional Information

Structures:
 Farmhouse:
 Farmhouse Age:
 Rooms:

Tax Information

Taxes / Year: \$ / 2009
 Assessment: \$12,000
 Block / Lot: - / 043
 Land Assessment:

Condo/HOA Association

Condo / HOA: No / No
 Recurring Fee:
 One-Time Fee:
 Adult 55+/62+ Community:

Features

Utilities: Public Water, Public Sewer, Sewer, Water, No Septic Approved

Remarks

Public: Also included Parcel Numbers 24-00-01664-004, 24-00-01724-007, 24-00-01728-003, 24-00-01948-008. Total 2.04 acres. Sixteen 16 Lot Townhouse Sub-division. Call for Info.

Showing

Appointment Phone: (267) 210-7230
 Showing Features: Call To Show
 Cross Street: Church Map Grid: 7844C7

Listing Office

Listing Agent: [James Gallagher \(Lic#RM421187\)](#)
 (215) 542-7700
 Listing Office: [Bristol Real Estate](#) (BRSTLRE)
 598 Skippack Pike, Blue Bell, PA 19422
 Office Phone: (215) 542-7700 Office Fax: (215) 542-7770

Compensation

Buyer Broker: 3% Transaction Broker:
 Dual/Var Comm: No

Listing Information

Original Price: \$1,950,000 PMP: 459
 List Contract Date: 07/30/2009 DOM: 336
 Last Modified: 07/01/2010 Short Sale/REO: /No
 Off Market Date: 06/30/2010 Broker Interest: No
 List Expire Date: 06/30/2010 Sign: No
 Agreement Type: ER Prospects Excluded: No
 Earliest Possession: Owner: PA GRANT CO

History

142 Moir Ave, West Conshohocken, PA 19428

West Conshohocken Boro
(10624)

Property History

Source	Category	Status	Date	Price	Owner
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Public Records	Settle Date	04/05/2011	\$375,000	Ls Realty Associates Llc
Public Records Sheriff	Settle Date	02/14/2011	\$7,475	CONESTOGA BK
Public Records	Settle Date	10/29/2004	\$500,000	PA GRANT CO
Public Records	Settle Date	08/28/1978	\$3,500	John T & Lois A Lawless

MLS History Details							
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5668184	RNT	Sold	06/22/2010	06/23/2010	Bristol Real Estate	\$1,200	90
	RNT	Pending	06/01/2010	06/21/2010		\$1,350	
	RNT	New Listing	03/04/2010	03/04/2010		\$1,350	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5571702	LOT	Expired	06/30/2010	07/01/2010	Bristol Real Estate	\$1,600,000	336
	LOT	Extended	12/24/2009	12/24/2009		\$1,600,000	
	LOT	Extended	10/29/2009	10/29/2009		\$1,600,000	
	LOT	Price Decrease	07/31/2009	07/31/2009		\$1,600,000	
	LOT	New Listing	07/30/2009	07/30/2009		\$1,950,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5497411	LOT	Expired Relisted	07/11/2009	07/31/2009	Bristol Real Estate	\$1,600,000	123
	LOT	Expired	07/11/2009	07/12/2009		\$1,600,000	
	LOT	New Listing	03/11/2009	03/11/2009		\$1,600,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5403266	RNT	Sold	02/01/2009	02/10/2009	Harvard Realty Exchange Inc	\$1,300	172
	RNT	Extended	12/08/2008	12/08/2008		\$1,300	
	RNT	Price Increase	10/13/2008	10/13/2008		\$1,300	
	RNT	New Listing	08/14/2008	08/14/2008		\$1,100	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4506065	RNT	Withdrawn	09/07/2005	09/07/2005	Harvard Realty Exchange Inc	\$1,200	161
	RNT	New Listing	03/31/2005	03/31/2005		\$1,200	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4199292	RES	Expired	07/03/2003	07/04/2003	L&F - Wayne*	\$480,000	88
	RES	New Listing	04/07/2003	04/07/2003		\$480,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4199296	LOT	Expired	07/03/2003	07/04/2003	L&F - Wayne*	\$480,000	88
	LOT	New Listing	04/07/2003	04/07/2003		\$480,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4169296	RES	Withdrawn	04/06/2003	04/07/2003	L&F - Wayne*	\$480,000	93
	RES	New Listing	01/04/2003	01/20/2003		\$480,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4169503	LOT	Withdrawn	04/06/2003	04/07/2003	L&F - Wayne*	\$480,000	93
	LOT	New Listing	01/04/2003	01/20/2003		\$480,000	

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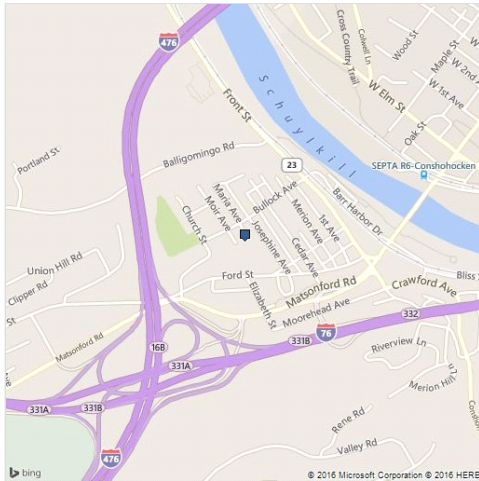
Parcel 360 Property View

142 Moir Ave, Conshohocken, PA 19428 2844

West
Conshohocken Boro

Tax ID 24-00-01948-008

Public Records



Summary Information

Owner:	Ls Realty Associates Llc	Property Class:	Residential
Owner Address:	10 Balligomingo Rd Apt A2	Annual Tax:	\$2,035
Owner City State:	Conshohocken Pa	Record Date:	04/25/11
Owner Zip+4:	19428-2738	Settle Date:	04/05/11
Owner Carrier Rt:	C016	Sale Amount:	\$375,000

Geographic Information

County:	Montgomery	Lot:	015
Municipality:	West Conshohocken Boro	Census:	2042.002
High Sch Dist:	Upper Merion Area	Annex:	
Tax ID:	24-00-01948-008	Qual Code:	
Tax Map:	005		

Assessment & Tax Information

Tax Year:	2016	Annual Tax (Est):	\$2,035	Total Asmt:	\$85,000
County Tax:	\$294	Total Out Bldg Asmt:	\$2,120	Taxable Total Asmt:	\$85,000
Municipal Tax:	\$130				
School Tax (Est):	\$1,612				

Lot Characteristics

Frontage:	166.00	Sq Ft:	18,738	Zoning:	R2
		Acres:	0.43	Traffic:	Light
		Roads:	Paved		

Building Characteristics

Bldg Sq Ft:	1,380	Total Rooms:	5	Basement Type:	Full
Residential Type:	Single/Det	Bed Rooms:	3	Gas:	Public
Stories:	2.00	Full Baths:	1	Water:	Public
Total Units:	1	Total Baths:	1.1	Sewer:	Public
Part Baths:	1	Exterior:	Brick	Year Built:	1880
Prefab Fireplace:	1	Residential Style:	Colonial	Heat Fuel:	Oil
Bldg Condition:	Average	Fireplace:	Yes		

Codes & Descriptions

Land Use: 1101 Res: 1 Fam
County Legal Desc: INCLUDES B5 U16(7038 SF) 11700 SF

MLS History

MLS Number	Category	Status	Status Date	Price
5668184	RNT	Settled	06/22/10	\$1,200
5403266	RNT	Settled	02/01/09	\$1,300
4506065	RNT	Withdrawn	09/07/05	\$1,200

Tax History

Annual Tax Amounts					Annual Assessment					
Year	County	Municipal	School	Annual	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2016	\$294	\$130	\$1,612	\$2,035			\$85,000			\$85,000
2015	\$268	\$130	\$1,612	\$2,009			\$85,000			\$85,000
2014	\$268	\$130	\$1,529	\$1,927			\$85,000			\$85,000
2013	\$268	\$120	\$1,529	\$1,918			\$85,000			\$85,000
2012	\$268	\$120	\$1,487	\$1,875			\$85,000			\$85,000
2011	\$229	\$120	\$1,461	\$1,811			\$85,000			\$85,000
2010	\$229	\$143	\$1,354	\$1,726			\$85,000			\$85,000
2009	\$229	\$143	\$1,295	\$1,668			\$85,000			\$85,000
2008	\$229	\$143	\$1,244	\$1,617			\$85,000			\$85,000
2007	\$241	\$175	\$1,198	\$1,614			\$85,000			\$85,000
2006	\$246	\$161	\$1,146	\$1,552	\$42,660	\$42,340	\$85,000	\$42,660	\$42,340	\$85,000
2005	\$246	\$161	\$1,080	\$1,487	\$42,660	\$42,340	\$85,000	\$42,660	\$42,340	\$85,000
2004	\$241	\$119	\$998	\$1,358	\$42,660	\$42,340	\$85,000	\$42,660	\$42,340	\$85,000
2003	\$241	\$119	\$941	\$1,301	\$42,660	\$42,340	\$85,000	\$42,660	\$42,340	\$85,000

Sale & Mortgage

Record Date: 04/25/2011 Book: 5799
 Settle Date: 04/05/2011 Page: 167
 Sales Amt: \$375,000 Doc Num: 38536
 Sale Remarks: Blanket Deed
 Owner Names: Ls Realty Associates Llc

Mort Rec Date: 04/25/2011 Lender Name: FULTON BK
 Mort Date: 04/25/2011 Term: 0
 Mort Amt: \$275,000 Due Date:
 Remarks: ARM, Blanket Mortgage, Conv, Home Equity Loan

Record Date: 02/14/2011 Book: 5793
 Settle Date: 02/14/2011 Page: 480
 Sales Amt: \$7,475 Doc Num: 16811
 Sale Remarks: Blanket Deed, Sheriff
 Owner Names: CONESTOGA BK

Record Date: 11/08/2004 Book: 5531
 Settle Date: 10/29/2004 Page: 2307
 Sales Amt: \$500,000 Doc Num: 217067
 Sale Remarks: Blanket Deed
 Owner Names: PA GRANT CO

Mort Rec Date: 11/08/2004 Lender Name: SUSQUEHANNA PATRIOT B
 Mort Date: 10/29/2004 Term: 0
 Mort Amt: \$400,000 Due Date:
 Remarks: ARM, Conv

Record Date: 01/31/1978 Book: 4279
 Settle Date: 01/31/1978 Page: 527
 Sales Amt: \$36,000 Doc Num:
 Sale Remarks:
 Owner Names: John T & Lois A Lawless

Flood Report

Flood Zone Code: **X** Community Name:
 Flood Zone Panel: **42091C0354G** Special Flood Hazard Area (SFHA):
 Panel Date: **2016-03-02** Within 250 feet of multiple flood zone:
 Flood Code Desc: **Zone X-An area that is determined to be outside the 100- and 500-year floodplains.**
 SFHA Definition: **Out**

Most Recent Listing

**142 Moir Ave, West Conshohocken, PA
19428**

Residential Rentals Settled

↓ \$1,200



Beds: 3
Baths: 1 / 1
MLS #: 5668184
Tax ID #: 24-00-01948-008
Building:
Floor Number:
Age: 130
New Construct:
Condition:
Ownership:
Interior Sq Ft: 1,380 / Assessor
Type: Single/Detached
Style: Colonial
Design: 2 Story
Central Air: No
Also For Sale: No

Location

County: Montgomery
MLS Area: West Conshohocken Boro
(10624)
Subdiv / Neigh: None Available
School District: [Upper Merion](#)
- High: Upper Merion
- Middle: Upper Merion

Lot Information

Acres / Lot Sq Ft: .43 / 18,738
Lot Dimensions: 166
Waterfront: No

Rental Information

Date Available: 04/01/2010
Minimum Term (Mo): 12
Maximum Term (Mo):
Security Deposit: \$1,350
Application Fee:
Month's Rent Upfront:
Section 8 Approved:
Purchase Option:
Tenant Responsible For Cable TV, Electric, Heat, Lawn Maintenance, Water

Furnished: No
Smoking Prohibited:
Condo / HOA: No / No
Recurring Fee:
One-Time Fee:
Adult 55+/62+ CommunNo
Pets Allowed: Yes
Pets Deposit:

Rooms

Full Baths: 0 Main, 0 Up, 0 Low
Living/Great Room: 0 x 0 Main
Main Bedroom: 0 x 0 Upper
Third Bedroom: 0 x 0 Upper
Part Baths: 0 Main, 0 Up, 0 Low
Kitchen: 0 x 0 Main
Second Bedroom: 0 x 0 Upper

Features

Exterior: Corner Lot, Open Lot
Interior: No/Unknown Accessibility Modifications, One Fireplace, Basement Laundry
Kitchen: Eat-In Kitchen, Range
Basement: Full Basement
Parking: No Garage, Street Parking
Utilities: No Air Conditioning, Oil Heating, Public Water

Remarks

Public: Great location and view Bright Kitchen, Spacious Living Room. Easy to show.

Showing

Appointment Phone: (267) 210-7230
Showing Features: Call To Show, Combo Lockbox
Cross Street: Bullock
Directions: From River rd. south on Bullock to Left on Moir

Map Grid: 7844C7

Listing Office

Listing Agent: [James Gallagher \(Lic#RM421187\)](#)
 (215) 542-7700
 Listing Office: [Bristol Real Estate](#) (BRSTLRE)
 598 Skippack Pike , Blue Bell, PA 19422
 Office Phone: (215) 542-7700 Office Fax: (215) 542-7770

Compensation

Buyer Broker: 675 Transaction Broker:
 Dual/Var Comm: No

Listing Information

Original Price:	\$1,350	PMP:	90
List Contract Date:	03/04/2010	DOM:	90
Last Modified:	06/23/2010	Sign:	Yes
Off Market Date:	06/01/2010	Broker Interest:	No
List Expire Date:		Prospects Excluded:	No
Agreement Type:	ER	Owner:	PA GRANT CO

Contract/Settlement Information

Buyer's Office:	Bristol Real Estate (BRSTLRE)	(215) 542-7700
Buyer's Agent:	James Gallagher (Lic#RM421187)	(215) 542-7700
Rental Term (Mo):		Lease Signed Date: 06/01/2010
Price Before Sale:	\$1,350	Lease Effective Date: 06/22/2010

History

142 Moir Ave, West Conshohocken, PA 19428

**West Conshohocken Boro
(10624)**

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	04/05/2011	\$375,000	Ls Realty Associates Llc
Public Records	Sheriff	Settle Date	02/14/2011	\$7,475	CONESTOGA BK
Public Records		Settle Date	10/29/2004	\$500,000	PA GRANT CO
Public Records		Settle Date	01/31/1978	\$36,000	John T & Lois A Lawless

MLS History Details

MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5668184	RNT	Sold	06/22/2010	06/23/2010	Bristol Real Estate	\$1,200	90
	RNT	Pending	06/01/2010	06/21/2010		\$1,350	
	RNT	New Listing	03/04/2010	03/04/2010		\$1,350	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5571702	LOT	Expired	06/30/2010	07/01/2010	Bristol Real Estate	\$1,600,000	336
	LOT	Extended	12/24/2009	12/24/2009		\$1,600,000	
	LOT	Extended	10/29/2009	10/29/2009		\$1,600,000	
	LOT	Price Decrease	07/31/2009	07/31/2009		\$1,600,000	
	LOT	New Listing	07/30/2009	07/30/2009		\$1,950,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5497411	LOT	Expired Relisted	07/11/2009	07/31/2009	Bristol Real Estate	\$1,600,000	123
	LOT	Expired	07/11/2009	07/12/2009		\$1,600,000	
	LOT	New Listing	03/11/2009	03/11/2009		\$1,600,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5403266	RNT	Sold	02/01/2009	02/10/2009	Harvard Realty Exchange Inc	\$1,300	172
	RNT	Extended	12/08/2008	12/08/2008		\$1,300	
	RNT	Price Increase	10/13/2008	10/13/2008		\$1,300	
	RNT	New Listing	08/14/2008	08/14/2008		\$1,100	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4506065	RNT	Withdrawn	09/07/2005	09/07/2005	Harvard Realty Exchange Inc	\$1,200	161
	RNT	New Listing	03/31/2005	03/31/2005		\$1,200	

MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4199292	RES	Expired	07/03/2003	07/04/2003	L&F - Wayne*	\$480,000	88
	RES	New Listing	04/07/2003	04/07/2003		\$480,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4199296	LOT	Expired	07/03/2003	07/04/2003	L&F - Wayne*	\$480,000	88
	LOT	New Listing	04/07/2003	04/07/2003		\$480,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4169296	RES	Withdrawn	04/06/2003	04/07/2003	L&F - Wayne*	\$480,000	93
	RES	New Listing	01/04/2003	01/20/2003		\$480,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4169503	LOT	Withdrawn	04/06/2003	04/07/2003	L&F - Wayne*	\$480,000	93
	LOT	New Listing	01/04/2003	01/20/2003		\$480,000	

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