

PARID: 44-015-070
GOLDEN PHEASANT LLC

MUN: 44 - TINICUM TWP
763 RIVER RD

Parcel

Included Parcel No
 Included Parcel Parent
 Has Included Parcel Y

Property Address 763 RIVER RD
 Unit Desc -
 Unit #
 City ERWINNA
 State PA
 Zip 18920

File Code 1 - Taxable
 Class C - Commercial
 LUC 4281 - Restaurant w/Liquor License
 Additional LUC -
 School District S10 - PALISADES SD
 Special Sch Dist -

Topo 1 - Level
 Utilities 5 - Well
 Roads 1 - Paved

Total Cards 2
 Living Units 0
 CAMA Acres 3.3

Parcel Mailing Details

In Care Of
 Mailing Address 763 RIVER RD
 ERWINNA PA 18920

Current Owner Details

Name GOLDEN PHEASANT LLC
 In Care Of
 Mailing Address 763 RIVER RD
 ERWINNA PA 18920

Book 6861
 Page 575

Owner History

Date	Owner Name 1	Owner Name 2	Address	Recorded Dt	Sale Date	Book	Page
23-NOV-11	GOLDEN PHEASANT INN		763 RIVER RD	15-NOV-11	14-NOV-11	6861	575
23-NOV-11	FAURE, MICHEL & BARBARA		763 RIVER RD	08-SEP-86	08-SEP-86	2698	0071
28-APR-11	GOLDEN PHEASANT INN INC			01-JAN-00	06-FEB-67	1855	706
28-APR-11	GOLDEN PHEASANT INN INC			01-JAN-00	06-FEB-67	1855	706
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01-JAN-00	GOLDEN PHEASANT INN INC			01-JAN-00	06-FEB-67	1855	706

Commercial

Card	Building Number	Year Built	# Units	Structure Code	Grade	Number of Identical Units	Improvement Name	Total Under Roof
1	001	1857		321 - 321	C - AVERAGE	1	GOLDEN PHEASANT INN	0
2	001	1940		321 - 321	C - AVERAGE	1	DINING ROOM	0

Interior/Exterior Details

Card 1
 Line 1
 Sect 1
 From Level 1
 To Level 1
 Year Built 1857
 Area 2,076
 Perimeter 182
 Use Type 031

Use Grp	16
Wall Height	10
Physical Dep.	
Functional Dep.	
Interior Finish %	100%

Summary of All Other Features

1 of 5

Card	1
Line	0
Int/Ext Line	1
Measurement 1	1,540
Measurement 2	1
Elevator Stops	
Ident Units	1
Sketch Area	

Land

Line Number	1
Frontage	
Depth	
Units	
CAMA Square Feet	143,748
CAMA Acres	3.3000

Legal Description

Municipality	44
School District	S10
Property Location	763 RIVER RD
Description	-
Building/Unit #	
Subdivision Parent Parcel	
Legal 1	@44-15-97 LOT 3.30A 2650
Legal 2	FT S LR09098 W S SR32
Legal 3	
Deeded Acres	
Deeded Sq Ft	

Values

Exempt Land	0
Exempt Building	0
Total Exempt Value	0
Assessed Land	21,400
Assessed Building	54,600
Total Assessed Value	76,000
Estimated Market Value	730,760

Assessment History

Date	Reason CD	Notice Date	Effective Date	Land Asmt	Bldg Asmt	Total Asmt	319 Land	319 Bldg	319 Total	Homestead Mailed?	Tax Year
26-JAN-19	999 - Year End Certification			\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2019
03-JUL-18	390 - School			\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2018
25-JAN-18	999 - Year End Certification			\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2018
30-JUN-17	390 - School			\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2017
06-JUL-16	390 - School			\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2016
01-JUL-15	390 - School			\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2015
07-JUL-14	390 - School			\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2014
27-JUN-13	999 - Year End Certification			\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2013
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2011
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2010
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2009
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2008
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2007
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$21,400	\$54,600	\$76,000	\$0	\$0	\$0		2005

ASSESSMENT HISTORY

Note: To find the current assessment for totally exempt parcels you MUST refer to the Values Tab. Parcels that are partially taxable and partially exempt will show the assessed taxable portion only in the Assessment History Tab.

Sales

