

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

August 29, 2019

VIA INTER-OFFICE MAIL AND EMAIL

Max Slater, Esq.  
Administrative Hearing Officer  
Allegheny Co. Health Dept.  
542 Fourth Avenue  
Pittsburgh, PA 15219

**RE: 1303 Oak Avenue (SR #: HCE-20190410-2518).**

Dear Hearing Officer Slater:

The Department has received Appellants' letter dated August 27, 2019 and would like to take this opportunity to respond. Appellants provided credit reports to prove that they do not own the property at 1303 Oak Avenue, Turtle Creek, PA 15145, parcel ID: 455-S-69 ("Property"). However, credit reports do not accurately confirm property ownership because mortgages are not always reported to credit bureaus. There are many reasons why mortgages may not appear on credit reports, including the lender failing or refusing to report mortgage information to the credit bureaus. Thus, Appellants' attachments, by themselves, are irrelevant in conclusively resolving *ownership* of the Property.

The purpose of attaching Exhibit "B" to the Department's previous correspondence to you was to show that according to tax records, Appellants are the current owners of the Property. Exhibit "B", the owner history, and the record identifying the responsible party for tax payment were all retrieved from the Allegheny County Property Assessment website and are attached hereto as Exhibit "A". The records state that Appellants are the current owners of the Property and that the tax bill is mailed to Appellant William Trozzo. Moreover, the Allegheny County Recorder of Deeds website for this Property is attached hereto as Exhibit "B" and it provides the information listed in the *current* deed for the Property, as there is no record that this Property has been transferred. Exhibit "B" identifies Appellants, the "Grantees", as the current owners of the Property. Both Exhibits state that Appellants have owned the Property since January 12, 2005. Moreover, both Exhibits list the same address and block and lot number for the Property in question, identify the same deed volume and page number, 12318/444, and include the same consideration paid by Appellants for ownership of the Property.

As Appellants have failed to provide any evidence that they do not *currently* own the Property, the ACHD requests that this tribunal make the following findings: Appellants own the Property, the ACHD properly issued notices of violations to Appellants for violations found at the Property, and dismiss the August 13, 2019 appeal. If you have any questions, I can be reached at 412-578-2653.



KAREN HACKER, MD, MPH, DIRECTOR  
ALLEGHENY COUNTY HEALTH DEPARTMENT  
542 FOURTH AVENUE • PITTSBURGH, PA 15219  
PHONE (412) 687-ACHD (2243) • FAX (412) 578-8325 • WWW.ACHD.NET

To: Max Slater, Esq.  
Re: 1303 Oak Avenue  
Date: August 29, 2019  
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Sincerely,

A handwritten signature in black ink, appearing to read "Vijyalakshmi Patel". The signature is written in a cursive, somewhat stylized font.

Vijyalakshmi Patel  
ACHD Assistant Solicitor

Enclosures

cc: David Namey, HCE Program Manager (via email)  
William and Jennifer Trozzo, Appellants (via first class mail)