

09-00052-000

LEGAL INFORMATION
 2-7-30 4-A LAND 72.935A
 MAP-09-3000-01700
 SPLIT
 Acres:72.9400

OOB , CAUV: 256: 2000

PARKER KENNETH
 PARKER KENNETH D
 1112 SPRUCE ST
 AMBRIDGE, PA 15003-1635

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PARKER KENNETH D	1112 SPRUCE ST	AMBRIDGE	PA	15003-1635	10/15/2015	0	2:A2 : 1325	<input type="checkbox"/>	<input type="checkbox"/>
2	PARKER KENNETH D &						0	0: : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

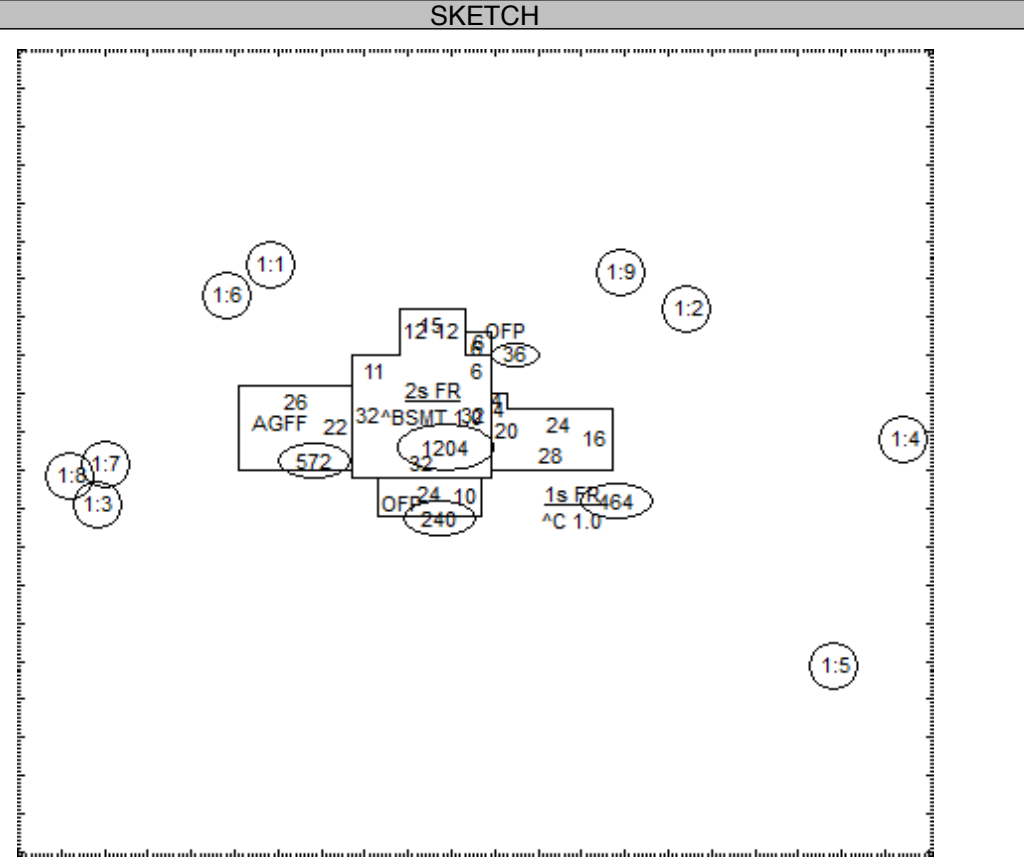
X: TTO LISTER: DATE: TIME: LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input checked="" type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. TOPGRHY <input type="checkbox"/> B. ACCESS <input type="checkbox"/> D. LOCATION <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> F. VACANCY	<input type="checkbox"/> G. RESTRICT <input type="checkbox"/> H. OTHER <input type="checkbox"/> I. Partial Interest <input type="checkbox"/> J. EX FRONT <input type="checkbox"/> R. REVAL	893 TR 344 , COMMENT PARKER , KENNETH@100% 18REVAL: CHG OUTBUILDINGS & DWLG SKETCH. PER MAILER: ADD YEAR BUILT & EXTRA FIXTURE. TriOB=95 (Mod SM:):70, (Mod CR:):70, (Mod WD:):70

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
A4:Lake/ Other:MNE	A 4.0000	1,100	500			4,400 2,000
A5:Tillable:MNE	A 25.0000	1,680	350			42,000 8,750
A7:Pasture:MNE	A 36.0000	1,680	350			60,480 12,600
A8:Woodland TOTAL	A 6.9400	1,680	230			11,660 1,600
MNE	A 1.9400	1,680	230			3,260 450
MNE	A 5.0000	1,680	230			8,400 1,150
AH:Homesite	A 1.0000	20,000	20,000			20,000 20,000
Total Acres: 72.9400					TOTAL	138,540 44,950

VALUATION SUMMARY					
VALUE YEAR	2021	2021	2019	2019	2018...
REASON FOR CHANGE	CAUV	TRI	CAUV	MISC	CAUV
APPRAISED	44,950	138,540	42,950	136,140	42,950
VALUE	IMPR	91,290	91,290	89,460	89,460
	TOTAL	136,240	229,830	132,410	132,410
ASSESSED	LAND	15,730	48,490	15,030	47,650
VALUE	IMPR	31,950	31,950	31,310	31,310
	TOTAL	47,680	80,440	46,340	46,340
CAUV TAX SAVINGS	2021=0.00, 2020=1300.02, 2019=1300.24: Total=2600.26				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1668	FR	165,330
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	1204	FR	67,830
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
FLOORS	B 1 2 3 U	BSMT	1204		12,040
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			245,200
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0
CARPET	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0
INT. FINISH	B 1 2 3 U	FIREPLACE #	0		0
PLASTER/DW	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	2,872 S.F.		4,310
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	4		3,200
ACCOMMODATIONS		GARAGES & CARPORTS			11,330
# OF ROOMS		EXTRA FEATURES			3,310
BEDROOMS		SUBTOTAL			267,350
FIREPLACES		GRADE FACTOR			100 %
HEAT & AC		UNADJUSTED VALUE			267,350
		FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,872	C		1898		A	267,350	76	64,160		64,160
1 Garage CB		32x20	640	C	14.00	1900		F	8,510	70	2,550		2,550
2 Stable		40x18	720	C	13.00	1900		F	8,890	70	2,670		2,670
3 Pool InGr		18x24	432	C	25.00	1990		P	10,260	75	2,570	USE30	1,800
4 Pole Bldg		0x0	3,470	C	7.70	1978		F	25,380	52	12,180		12,180
5 Garage CB		36x24	864	C	14.00	1988		A	11,490	38	7,120		7,120
6 Shed-Frame		12x18	216	C	7.00	1900		P	1,440	80	290		290
7 Patio		14x28	392	C	2.25	1990		A	840	38	520		520
8 Shed-Frame	NV*	6x10	60	C						100			0
9 Shed-Metal	NV*	10x16	160	C						100			0
10													
11													

09-00052-000 * Value Override Item TOTAL 91,290

COMMENTS
 (240SF OFP=\$2,880),(36SF OFP=\$430),(572SF AGFF=\$11,330) (Rollback Basis=\$84,160)