

Parcel ID: 3947002286

Account: 8121

CARD NO. 1 of 1

Appraised By TAD on 06/18/2019

TWP: CRANBERRY

EX- LAST ACTION 20200720

CORRELATION OF VALUE																			
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB									
Residential		R-RESIDENTIAL		FR	4-FAIR		E+	1975		1975									
DWELLING DATA																			
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS								
			16-OTHER	1-FRAME	1.0	5	3		1	1	0								
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES								
1-NONE/SLAB	1-NONE		1-NONE			0.000		0.00	0.00		0.00								
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA								
		0/0								960.00	960.00								
SKETCH INFORMATION																			
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE									
		ONE STY FRM						960											
		OPN FRM PRCH						288											
		WD DECK						288											
NOTES																			
												CREDENCE TO				MARKET			
												PARCEL VALUATION SUMMARY							
												BILLABLE LAND VALUE						24,800	
												BILLABLE IMPROVEMENT VALUE						8100	
												TOTAL BILLABLE VALUE						32,900	
												PERMIT							
												CODE		DATE		NO.			
												SALES DATA							
												OFF. RECORD		DATE				TYPE	
												BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE	
00302	1253	1	2007	Q	V	0													
BUILDING VALUATION SUMMARY																			
Base Price												34050							
Plumbing												0							
Additions												3500							
Unfin. Area												0							
Basement												-4710							
Attic												0							
Heat / AC Adj.												-1640							
FBLA												0							
Rec Room												0							
Fireplace												0							
Basement Garage												0							
SUBTOTAL												0							
Grade Factor(E+)												0.60000							
C & D Factor												0.00000							
TOTAL RCN												0							
% Good												0.52000							
Market Adjustment Factor												0.00							
Market Value Per Sq. Ft.												34.27							
RCNLD												0							
BUILDING ADJUSTMENTS																			
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE			
RM1	MH SINGLE WD		1.000	40	12	480	0.00	0.00	1	0.00	1963	0	0		0				
SM6	MH ATTCHD 1 STY		1.000	40	12	480	0.00	0.00	1	0.00	2000	0	0		0				
SM7	MH OPEN PORCH		1.000	36	8	288	0.00	0.00	1	0.00	2000	0	0		0				
SM5	MH WOOD DECK		1.000	32	8	256	0.00	0.00	1	0.00	2000	0	0		0				
SM5	MH WOOD DECK		1.000	8	4	32	0.00	0.00	1	0.00	2000	0	0		0				
TOTAL OB/XF VALUE																			
BLDG DIMENSIONS																			
LAND INFORMATION																			
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT	INFLUENCES AND TOPOGRAPHY			LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES			
PRIMARY	01	0	0		1.0000	ROLLING/0			29,000.00	0.500	AC	0.000	49,500.00	24750					
TOTAL MARKET LAND DATA										0.5					24750				
TOTAL PRESENT USE DATA																			
3947002286 (688630) Group:0																			
6/16/2021 3:01:09 AM.																			

