

UNKNOWN OWNER

NB: 400 LAUREL SPRINGS AREA

Property Location: ROBERTS RD

0.0100 AC

CARD NO. 1 of 1  
TWP: CRANBERRY  
FIRE:LAUREL SPR

DEED INFORMATION  
DEED DATE: /  
DEED BOOK/PAGE: /

Parcel ID: 3948615639  
Account: 2263  
Reval Year: 2021 Tax Year: 2021  
Appraised By TAD on 12/14/2018  
EX- LAST ACTION 20200720

| PROPERTY TYPE               |                   | USE         |                | CDU          | MARKET VALUE   |                           | PHYSICAL CONDITION |                 | GRADE            | EYB           |                | AYB                        |            | CORRELATION OF VALUE |            |                           |                   |
|-----------------------------|-------------------|-------------|----------------|--------------|----------------|---------------------------|--------------------|-----------------|------------------|---------------|----------------|----------------------------|------------|----------------------|------------|---------------------------|-------------------|
|                             |                   | R           |                |              |                |                           |                    |                 |                  |               |                |                            |            | CREDENCE TO MARKET   |            |                           |                   |
| DWELLING DATA               |                   |             |                |              |                |                           |                    |                 |                  |               |                | PARCEL VALUATION SUMMARY   |            |                      |            |                           |                   |
| CONDO STYLE                 | KITCHEN REMODELED | HOUSE COLOR | STYLE          | WALLS        | STORY HT.      | # ROOMS                   | BED ROOMS          | FAMILY ROOMS    | KITCHENS         | FULL BATHS    | HALF BATHS     | BILLABLE LAND VALUE        |            | 800                  |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | BILLABLE IMPROVEMENT VALUE |            | 0                    |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | TOTAL BILLABLE VALUE       |            | 800                  |            |                           |                   |
| BMST                        |                   | ATTIC       | BATH REMODELED | HEATING      | HEATING SYSTEM | TYPE                      | UNFINISHED AREA    | UNHEATED AREA   | BSMT LIVING AREA | BSMT REC AREA | ADD'L FIXTURES | TOTAL FIXTURES             | PERMIT     |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                |                            | CODE       | DATE                 | NO.        |                           |                   |
| SALES DATA                  |                   |             |                |              |                |                           |                    |                 |                  |               |                | BUILDING VALUATION SUMMARY |            |                      |            |                           |                   |
| OFF. RECORD                 |                   | DATE        |                |              | TYPE           | SALES PRICE               |                    |                 |                  |               |                |                            |            |                      |            |                           |                   |
| BOOK                        | PAGE              | MO          | YR             | VALID        | V/I            |                           |                    |                 |                  |               |                |                            |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Base Price                 |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Plumbing                   |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Additions                  |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Unfin. Area                |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Basement                   |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Attic                      |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Heat / AC Adj.             |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | FBLA                       |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Rec Room                   |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Fireplace                  |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Basement Garage            |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | SUBTOTAL                   |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Grade Factor()             |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | C & D Factor               |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | TOTAL RCN                  |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | % Good                     |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Market Adjustment Factor   |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | Market Value Per Sq. Ft.   |            |                      |            |                           |                   |
|                             |                   |             |                |              |                |                           |                    |                 |                  |               |                | RCNLD                      |            |                      |            |                           |                   |
| BUILDING ADJUSTMENTS        |                   |             |                |              |                |                           |                    |                 |                  |               |                |                            |            |                      |            |                           |                   |
| CODE                        | DESCRIPTION       |             |                | COUNT        | LTH            | WTH                       | SIZE               | UNIT PRICE      | ORIG % COND      | BLDG #        | ---            | AYB                        | EYB        | DEP SCH              | OVR        | % COND                    | OB/XF DEPR. VALUE |
| 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 |                           |                   |
| RESIDUAL                    | 05                | 0           | 0              | 0.0000       | 1.0000         | 0/0                       |                    | 5,000.00        | 0.010            | AC            | 0.000          | 79,000.00                  | 790        |                      |            |                           |                   |
| TOTAL MARKET LAND DATA      |                   |             |                |              |                |                           |                    |                 | 0.01             |               |                |                            | 790        |                      |            |                           |                   |
| TOTAL PRESENT USE DATA      |                   |             |                |              |                |                           |                    |                 |                  |               |                |                            |            |                      |            |                           |                   |
| 3948615639 (693847) Group:0 |                   |             |                |              |                |                           |                    |                 |                  |               |                |                            |            |                      |            | 6/16/2021 9:27:47 AM.     |                   |
| UNKNOWN OWNER               |                   |             |                |              |                |                           |                    |                 |                  |               |                |                            |            |                      |            | Parcel ID: 3948615639     |                   |
| 2263                        |                   |             |                |              |                |                           |                    |                 |                  |               |                |                            |            |                      |            | ID NO:<br>CARD NO. 1 of 1 |                   |