

C/O CHRIS SHEPHERD

NB: 400 LAUREL SPRINGS AREA

Property Location: ELK KNOB RD

35.5400 AC

TWP: CRANBERRY

FIRE:LAUREL SPR

DEED DATE: 1/1973

DEED DATE: 1/1973

DEED BOOK/PAGE: 00092/0660

Account: 10393

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 06/20/2019

EX- LAST ACTION 20201102

NOTES		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	

TOTAL OR/XF VALUE										
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LAND INFORMATION	
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HIGHEST AND	USE		DEPTH /	COND	INFLUENCES AND	LAND UNIT	TOTAL LAND	UNIT	TOTAL	ADJUSTED UNIT		OVERPTIDE	
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LAND USE	BEST USE	CODE	FRONTAGE	DEPTH	DEF SIZE	FACT	TOPOGRAPHY			LAND UNIT PRICE	TOTAL LAND UNITS	GR TYPE	ADJST	ADJUSTED PRICE	LAND VALUE	CURR VALUE	LAND NOTES
	UNDEVELOPED	03	0	0		1.0000	ROLLING/0			12,000.00	1.000	AC	0.000	13,650.00	13650		
	OPEN LAND	08	0	0		1.0000	ROLLING/0			5,000.00	24.540	AC	0.000	4,526.08	111070		
	FOREST LAND	09	0	0		1.0000	ROLLING/0			5,000.00	10.000	AC	0.000	5,000.00	50000		
TOTAL MARKET LAND DATA											35.54				174720		
	CU-UNDEVELPD	23		0	0		5	1.0000		12,000.00	1.000	AC	0.000	13,650.00	13650		
	CU-OPEN	28		0	0		5	1.0000		5,000.00	9.000	AC	0.000	5,077.78	45700		
	HORT USE	43		0	0		5	1.0000		1,705.00	15.540	AC	0.000	1,705.28	26500		
	FOREST USE	42		0	0		5	1.0000		229.00	10.000	AC	0.000	229.00	2290		
TOTAL PRESENT USE DATA											35.54				88,140		

6/16/2021 3:28:29 AM.

10393

Parcel ID: 3947724999

ID NO:
CARD NO. 1 of 1