

FRANKLIN TWP / CELINA SD

09-20-377-001

AGR DISTRICT: FRA35:1989:2024

QUALIFIED CREDITS: CAUV:
06608: 2021

Property Class: 110

Neighborhood
009091-A130

Map: 05B

Block:

Card: 12

Bk: Pg:

09-062000.0000

BRUCE ROAD LLC
BRUCE ROAD LLC
1059 SYLVAN RD
LANCASTER, PA 17601

LEGAL INFORMATION
OUT S 1/2 SE SW

RTS: 003-06-20
Acres:21.7960

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BRUCE ROAD LLC	1059 SYLVAN RD	LANCASTER	PA	17601	06/18/2020	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	HERMAN DONALD G TRUSTEE	1059 SYLVAN RD	LANCASTER	PA	17601	11/30/2018	421,400	2:WDC : 937	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	EYINK MARY ETTA C/O TERRY EYINK	33 CANTERBURY DR	NEW BREMEN	OH	45869	01/16/1996	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DA DATE: 05/04/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	6630 BRUCE RD, CELINA		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$628.46, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU			

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
CR:Crop Land TOTAL	A 21.2560	11,750	2,920			257,510	68,840	
0024	A 1.6930	11,250	2,540			19,050	4,300	
0087	A 13.8970	12,450	3,560			173,020	49,470	
0023	A 5.6660	11,550	2,660			65,440	15,070	
RD:Road	A .5400	0	0			0	0	
Total Acres: 21.7960						TOTAL	257,510	68,840

VALUATION SUMMARY

VALUE YEAR	2023	2023	2020	2020	2019	2019	1899	1899
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	MISC	CAUV	RCLS
APPRAISED VALUE	68,840	257,510	37,360	235,320	60,450	234,990	60,450	234,990
LAND IMPR	0	0	0	0	0	0	0	0
TOTAL	68,840	257,510	37,360	235,320	60,450	234,990	60,450	234,990
ASSESSED VALUE	24,090	90,130	13,080	82,360	21,160	82,250	21,160	82,250
LAND IMPR	0	0	0	0	0	0	0	0
TOTAL	24,090	90,130	13,080	82,360	21,160	82,250	21,160	82,250
POTENTIAL RECOUP	2022=3329.14, 2021=3337.29, 2020=2829.80: Total=9496.23							

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH													
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																		
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																		
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	SUBTOTAL	0													
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0													
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%													
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.													
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0													
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.													
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.													
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0													
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS														
ACCOMMODATIONS								EXTRA FEATURES													
# OF ROOMS							SUBTOTAL	0													
BEDROOMS							GRADE FACTOR	%													
FIREPLACES							UNADJUSTED VALUE	0													
HEAT & AC	B	1	2	3	U		FACTOR	%													
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING			SK											
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1														
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2														
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3														
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4														
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5														
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6														
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7														
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8														
PLUMBING			BASE		<input type="checkbox"/>		9														
X FULL BATH							10														
X HALF BATH							11														
X FIXTURES																					
																		TOTAL	0		
COMMENTS																					

FRANKLIN TWP / CELINA SD

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AGR DISTRICT: FRA35:1989:2024

Property Class: 110

Neighborhood
 009091-A130

Map: 05B
 Block:
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Bk: Pg:

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 OUT S 1/2 SE SW

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QUALIFIED CREDITS: CAUV:
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	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
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3	EYINK MARY ETTA C/O TERRY EYINK	33 CANTERBURY DR	NEW BREMEN	OH	45869	01/16/1996	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

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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 checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	6630 BRUCE RD, CELINA COMMENT

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
Total Acres: 21.7960						TOTAL	257,510 68,840

VALUATION SUMMARY							
VALUE YEAR	2018	2018	2018	2018	2017	2017	
REASON FOR CHANGE	CAUV	MISC	CAUV	MISC	CAUV	RAPP	
APPRAISED VALUE	LAND 60,450	234,990	75,270	245,490	75,270	245,490	
	IMPR 0	0	0	0	134,300	134,300	
	TOTAL 60,450	234,990	75,270	245,490	209,570	379,790	
ASSESSED VALUE	LAND 21,160	82,250	26,340	85,920	26,340	85,920	
	IMPR 0	0	0	0	47,010	47,010	
	TOTAL 21,160	82,250	26,340	85,920	73,350	132,930	
POTENTIAL RECOUP	2022=3329.14, 2021=3337.29, 2020=2829.80: Total=9496.23						

<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
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
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE <input type="checkbox"/>				
X FULL BATH					
X HALF BATH					
X FIXTURES					

SKETCH										
SUBTOTAL					0					
MULTI-FAMILY #					0					
BUILDING TYPE					000%					
BSMT FINISH					0 S.F.					
FIREPLACE #					0					
HEATING					0 S.F.					
AIR COND					0 S.F.					
PLUMBING #					0					
GARAGES & CARPORTS					0					
EXTRA FEATURES					0					
SUBTOTAL					0					
GRADE FACTOR					%					
UNADJUSTED VALUE					0					
FACTOR					%					

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-062000.0000

TOTAL 0

COMMENTS