

**Itemized Property Costs**

From Table: MAIN Section 1

Record # 749

Property ID: 0230042 Span #: 690-219-11558 Last Inspected: 0 Cost Update: 05/30/2018

Owner(s): ASTHEIMER A RICHARD & SALLIE A LIVING TRUST  
 Address: 5930 WOODRIDGE DRIVE  
 City/St/Zip: GREEN LANE PA 18054  
 Location: 2019 FULLER HILL RD  
 Description: 10.1 ACRES & DWL:  
 Tax Map #: 09

Sale Price: 0 Book: 254 Validity: No Data  
 Sale Date: 12/04/2018 Page: 507  
 Bldg Type: Single Quality: 6.00 EXCELLENT  
 Style: 2 Story Frame: Studded  
 Area: 3124 Yr Built: 1980 Eff Age: 39  
 # Rms: 8 # Bedrm: 4 # Ktchns: 1  
 # 1/2 Bath: 1 # Baths: 2

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	WdSidng / Ht=10	100.00		140.73	
<b>ADJUSTMENTS</b>					
Roof #1:	Mtl-Sms	100.00		-2.77	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		11.71	
Floor Insulation	Good				
Heat/cooling #1:	HW BB/ST	60.00		0.94	
Heat/cooling #2:	HW Rad	40.00		0.62	
Energy Adjustment	Good			1.89	
<b>ADJUSTED BASE COST</b>			3,124.00	153.12	478,346
<b>ADDITIONAL FEATURES</b>					
Fixtures (beyond allowance of 17)			-3.00	2,950.00	-8,850
Roughins (beyond allowance of 1)			1.00	740.00	740
Dormers	Shed roof		42.00	245.00	10,290
Fireplaces	2 Story / Single		1.00	8,675.00	8,675
Porch #1:	WoodDck/NoWall/NoRoo		240.00	19.56	4,694
Porch #2:	WoodDck/Solid/Roof/Ceil		72.00	111.35	8,017
Porch #3:	OpenStp/NoWall/NoRoof/		306.00	15.41	4,715
Porch #4:	WoodDck/NoWall/NoRoo		48.00	38.44	1,845
Basement	Conc 8"		1,098.00	25.15	27,615
Basement Outside Entrance				3,275.00	3,275
Subtotal					539,362
Local multiplier		1.00			
Current multiplier		1.05			
<b>REPLACEMENT COST NEW</b>					566,330
Condition	Excellent	Percent			
Physical depreciation		10.00			-56,633
Functional depreciation					
Economic depreciation					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					509,700
<b>LAND PRICES</b>					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
SI Other	2.00	1.40	1.50		210,000
Total	8.10	1.40	0.70		36,700
	10.10				246,700
<b>SITE IMPROVEMENTS</b>					
Water	Hsite/Hstd	Quantity	Quality		
Sewer	y / y	Typical	Average		5,000
Landscape	y / y	Typical	Average		5,000
Ponds	y / y	Extensive	Excellent		15,000
Total	y / y	< Typical	Below Avg		4,000
					29,000

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Item	Description	Percent	Quantity	Unit Cost	Total
<b>OUTBUILDINGS</b>	Hsite/Hstd % Good		Size	Rate. Extras	
Barn, GP	y / y 50		560	9.97	5,600
Barn, GP	y / y 50		888	9.97	8,900
Mat sheltr	y / y 50		528	3.85	2,000
<b>Total</b>					<b>16,500</b>

**TOTAL PROPERTY VALUE**

801,900

**NOTES**

10.1 ACRES & DWL: DWELLING COMPLETELY RENOVATED AND UPGRADED 2008. OUTBLDGS STILL OLD. LARGE, UNIQUE STONE ENTRY TO BSMT, CALLED PART OF LANDSCAPING

