



Lawyers Title

INSURANCE CORPORATION

Primary Owner: SOMERSET RGNL WTR RESOURCES LL

Secondary Owner:

Mail Address: PO BOX 190
SPRINGVILLE PA 18844

Site Address: 62 MAPLE ST
NEW MILFORD PA 18834

County: SUSQUEHANNA

Assessor Parcel Number: 090.18-1,014.00,000.

Housing Tract Number:

Lot Number:

Page Grid:

Legal Description: District: 33 Abbreviated Description: DIST:33
CITY:NEW MILFORD BORO 62 MAPLE STREET
City/Muni/Twp: NEW MILFORD BORO

Property Characteristics

Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 17,424 SF
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Residential (General) (Single)
No of Stories :		
Building Style :		

Sale Information

Transfer Date : 09/22/2008	Seller : DIXON, DUANE T; DIXON, JEANNE	
Transfer Value : \$155,000	Document # : 200814672	Cost/Sq Feet :
Title Company : NONE AVAILABLE		

Assessment & Tax Information

Assessed Value : \$44,300	Percent Improvement :	Homeowner Exemption :
Land Value :	Tax Amount : \$465.15	Tax Rate Area :
Improvement Value :	Tax Account ID : 18923	Tax Status :
Market Improvement Value :	Market Land Value :	Market Value : \$88,600
Tax Year : 2014		

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Comparable Sales Data

SOMERSET RGNL WTR RESOURCES LL
 62 MAPLE ST, NEW MILFORD 18834-2014
 APN: 090.18-1,014.00,000. SUSQUEHANNA COUNTY

Comparable Sales Data

No.	Address	Date	Price	\$/SF Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	12/28/2011	N/A	N/A	//		17,424 SF		
1 <input checked="" type="checkbox"/>	<u>341 CHURCH ST</u>	09/08/2014	\$103,500	N/A	//		12,197 SF		.30Mi.
2 <input checked="" type="checkbox"/>	<u>1302 MAIN ST</u>	08/29/2014	\$90,000	N/A	//		49,222.99 SF		.13Mi.
3 <input checked="" type="checkbox"/>	<u>178 MAPLE ST</u>	05/30/2014	\$105,000	N/A	//		20,909 SF		.08Mi.

Area Sales Analysis

Total Area Sales	3	Median # of Bedrooms
Median Lot Size	20,909 SF	Median # of Baths
Median Living Area		Median Year Built
Price Range - 2 Yrs	\$90,000 to \$105,000	Age Range
Median Value	\$103,500	Median Age

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