



# Lawyers Title

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## INSURANCE CORPORATION

**Primary Owner:** SOMERSET REGIONAL WATER LLC

**Secondary Owner:**

**Mail Address:** 139 E UNION ST  
SOMERSET PA 15501

**Site Address:** COUNTRY PLACE DR SOUTH  
PA

**County:** MONROE

**Assessor Parcel Number:** 03/8D/1/337

**Housing Tract Number:**

**Lot Number:** 327

**Page Grid:**

**Legal Description:** Lot: 327 Block: 37 District: 03 Map Ref: MAP NO:  
6358-10 Abbreviated Description: LOT:327 BLK:37  
DIST:03 CITY:COOLBAUGH SUBD:A POCONO  
COUNTRY PL LOT 327 SEC G MAP REF:MAP NO:  
6358-10City/Muni/Twp: COOLBAUGH

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### Property Characteristics

Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 9,148 SF
Total Rooms :	Fireplace :	Number of Units : 0
Zoning : R2	Pool :	Use Code : Unusable Land (Remnant, Steep, etc.)
No of Stories :		
Building Style :		

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### Sale Information

Transfer Date : 05/23/2013	Seller : LAND LIQUIDATOR LLC,	
Transfer Value : \$550	Document # : 201313613BK-PG: 2420-5891	Cost/Sq Feet :
Title Company : NONE AVAILABLE		

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### Assessment & Tax Information

Assessed Value : \$1,010	Percent Improvement :	Homeowner Exemption :
Land Value : \$1,010	Tax Amount : \$142.70	Tax Rate Area :
Improvement Value :	Tax Account ID : 03635810372396	Tax Status :
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2014		



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INSURANCE CORPORATION

## Comparable Sales Data

SOMERSET REGIONAL WATER LLC  
 COUNTRY PLACE DR SOUTH, -  
 APN: 03/8D/1/337 MONROE COUNTY

### Comparable Sales Data

No.	Address	Date	Price	\$/SF Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	<b>Subject Property</b>	05/23/2013	\$550	N/A	//		9,148 SF		
1	<input checked="" type="checkbox"/> <u>SHORE DR</u>	04/04/2016	\$15,000	N/A	//		13,504 SF		.74Mi.
2	<input checked="" type="checkbox"/> <u>BOARDWALK DR</u>	04/04/2016	\$5,000	N/A	//		8,712 SF		.80Mi.
3	<input checked="" type="checkbox"/> <u>7500 CRESTVIEW DR</u>	07/20/2015	\$199,900	N/A	//				.10Mi.
4	<input checked="" type="checkbox"/> <u>7028 VISTA DR</u>	06/16/2015	\$199,900	N/A	//		12,632 SF		.27Mi.
5	<input checked="" type="checkbox"/> <u>LAKEVIEW DR</u>	05/01/2015	\$199,900	N/A	//		10,454 SF		.98Mi.
6	<input checked="" type="checkbox"/> <u>PLEASANT LN</u>	02/17/2015	\$4,500	N/A	//		10,454 SF		.87Mi.
7	<input checked="" type="checkbox"/> <u>PARTRIDGE TERR</u>	07/29/2014	\$4,500	N/A	//		9,583 SF		.69Mi.

### Area Sales Analysis

Total Area Sales	7	Median # of Bedrooms
Median Lot Size	10,454 SF	Median # of Baths
Median Living Area		Median Year Built
Price Range - 2 Yrs	\$4,500 to \$199,900	Age Range
Median Value	\$15,000	Median Age

Data Deemed Reliable, But Not Guaranteed.

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**Lawyers Title - San Diego**