



# 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:** LAKE RD  
PA

**County:** MONROE

**Assessor Parcel Number:** 09/3F/1/46-2

**Housing Tract Number:**

**Lot Number:** 163

**Page Grid:**

**Legal Description:** Lot: 163 Block: 90 District: 09 Map Ref: MAP NO:  
7344-04 Abbreviated Description: LOT:163 BLK:90  
DIST:09 CITY:MIDDLE SMITHFIELD SUBD:WINONA  
LAKES LOT 163 MAP REF:MAP NO: 7344-  
04City/Muni/Twp: MIDDLE SMITHFIELD

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### Property Characteristics

Bedrooms : Year Built : Square Feet :  
Bathrooms : Garage : Lot Size : 13,939 SF  
Total Rooms : Fireplace : Number of Units : 0  
Zoning : R1 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 # : 201313608BK-PG: 2420-5879 Cost/Sq Feet :  
Title Company : NONE AVAILABLE

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### Assessment & Tax Information

Assessed Value : \$2,500 Percent Improvement : Homeowner Exemption :  
Land Value : \$2,500 Tax Amount : Tax Rate Area :  
Improvement Value : Tax Account ID : 09734404903566 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  
LAKE RD, -  
APN: 09/3F/1/46-2 MONROE COUNTY

### Comparable Sales Data

No.	Address	Date	Price	\$/SF Bid/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	<b>Subject Property</b>	05/23/2013	\$550	N/A	//		13,939 SF		
1 <input checked="" type="checkbox"/>	<u>LAKE RD</u>	09/24/2015	\$49,900	N/A	//		14,810 SF		.17Mi.

### Area Sales Analysis

Total Area Sales	1	Median # of Bedrooms
Median Lot Size	14,810 SF	Median # of Baths
Median Living Area		Median Year Built
Price Range - 2 Yrs	\$49,900 to \$49,900	Age Range
Median Value	\$49,900	Median Age

Data Deemed Reliable, But Not Guaranteed.

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