



Lawyers Title

INSURANCE CORPORATION

Primary Owner: SOMERSET REGIONAL WATER LLC

Secondary Owner:

Mail Address: 139 E UNION ST
SOMERSET PA 15501

Site Address: RACCOON TRAIL
PA

County: MONROE

Assessor Parcel Number: 03/8E/1/556

Housing Tract Number:

Lot Number: 579

Page Grid:

Legal Description: Lot: 579 Block: 07 District: 03 Map Ref: MAP NO:
6358-05 Abbreviated Description: LOT:579 BLK:07
DIST:03 CITY:COOLBAUGH SUBD:A POCONO
COUNTRY PL LOT 579 SEC H MAP REF:MAP NO:
6358-05City/Muni/Twp: COOLBAUGH

Property Characteristics

Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 11,326 SF
Total Rooms :	Fireplace :	Number of Units : 0
Zoning : R2	Pool :	Use Code : Unusable Land (Remnant, Steep, etc.)
No of Stories :		
Building Style :		

Sale Information

Transfer Date : 05/23/2013	Seller : LAND LIQUIDATOR LLC,	
Transfer Value : \$550	Document # : 201313610BK-PG: 2420-5882	Cost/Sq Feet :
Title Company : NONE AVAILABLE		

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 : 03635805079538	Tax Status :
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2014		

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Comparable Sales Data

SOMERSET REGIONAL WATER LLC
RACCOON TRAIL, -
APN: 03/8E/1/556 MONROE COUNTY

Comparable Sales Data

No.	Address	Date	Price	\$/SF Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	05/23/2013	\$550	N/A	//		11,326 SF		
1	<input checked="" type="checkbox"/> <u>SHORE DR</u>	04/04/2016	\$15,000	N/A	//		13,504 SF		1.13Mi.
2	<input checked="" type="checkbox"/> <u>BOARDWALK DR</u>	04/04/2016	\$5,000	N/A	//		8,712 SF		1.02Mi.
3	<input checked="" type="checkbox"/> <u>7500 CRESTVIEW DR</u>	07/20/2015	\$199,900	N/A	//				.40Mi.
4	<input checked="" type="checkbox"/> <u>7028 VISTA DR</u>	06/16/2015	\$199,900	N/A	//		12,632 SF		.64Mi.
5	<input checked="" type="checkbox"/> <u>LAKEVIEW DR</u>	05/01/2015	\$199,900	N/A	//		10,454 SF		1.27Mi.
6	<input checked="" type="checkbox"/> <u>PLEASANT LN</u>	02/17/2015	\$4,500	N/A	//		10,454 SF		1.05Mi.
7	<input checked="" type="checkbox"/> <u>PARTRIDGE TERR</u>	07/29/2014	\$4,500	N/A	//		9,583 SF		.43Mi.

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

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