



# Lawyers Title

INSURANCE CORPORATION

**Primary Owner:** SOMERSET REGIONAL WATER LLC

**Secondary Owner:**

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

**Site Address:** ROLLING HILLS DR  
PA

**County:** MONROE

**Assessor Parcel Number:** 03/9E/1/264

**Housing Tract Number:**

**Lot Number:** 365

**Page Grid:**

**Legal Description:** Lot: 365 Block: 91 District: 03 Map Ref: MAP NO: 6359-20 Abbreviated Description: LOT:365 BLK:91 DIST:03 CITY:COOLBAUGH SUBD:A POCONO COUNTRY PL LOT 365 SEC K MAP REF:MAP NO: 6359-20City/Muni/Twp: COOLBAUGH

## Property Characteristics

Bedrooms : Year Built : Square Feet :  
Bathrooms : Garage : Lot Size : 13,939 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 # : 201313612BK-PG: 2420-5888 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 : 03635920912048 Tax Status :  
Market Improvement Value : Market Land Value : Market Value :  
Tax Year : 2014



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## Comparable Sales Data

SOMERSET REGIONAL WATER LLC  
 ROLLING HILLS DR, -  
 APN: 03/9E/1/264 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	//		13,939 SF		
1	<input checked="" type="checkbox"/> <u>SHORE DR</u>	04/04/2016	\$15,000	N/A	//		13,504 SF		1.32Mi.
2	<input checked="" type="checkbox"/> <u>7028 VISTA DR</u>	06/16/2015	\$199,900	N/A	//		12,632 SF		1.36Mi.

### Area Sales Analysis

Total Area Sales	2	Median # of Bedrooms
Median Lot Size	13,068 SF	Median # of Baths
Median Living Area		Median Year Built
Price Range - 2 Yrs	\$15,000 to \$199,900	Age Range
Median Value	\$107,450	Median Age

Data Deemed Reliable, But Not Guaranteed.

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**Lawyers Title - San Diego**