

Situs : 4953 ALLEN DR

Map ID: 21-032-00-177-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/01/24

CURRENT OWNER
WATERS LISA MARIE
2095 CONWAY WALL ROSE RD
FREEDOM PA 15042

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 032-00 177-00
Class Residential
Living Units 1
Neighborhood 75000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 2--13 M -G-

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	250	70 50		.56			10,190
								10,190

Total Acres: .0803 Legal Acres: 0.10 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,570	10,200	10,200	0	0
Building	22,860	65,300	65,300	0	0
Total	26,430	75,500	75,500	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value
Value Flag 1-COST APPROACH

Current Value

Year	Land	Building	Total Value
2020	7,800	45,000	52,800
2021	7,800	45,000	52,800
2022	7,800	45,000	52,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/01/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		WD-Warranty Deed	WATERS KENNETH H

Entrance Information

Date	ID	Entry Code	Source
01/24/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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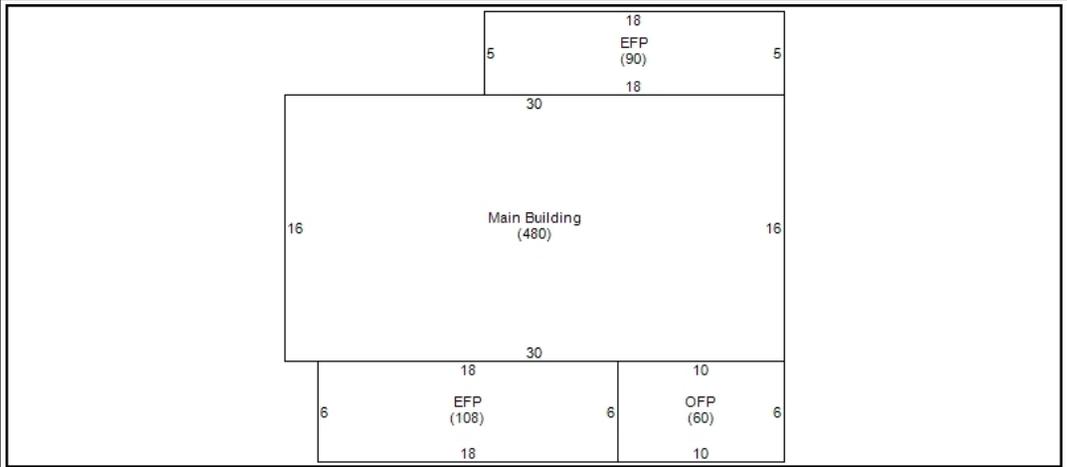
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Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1938	Half Baths 1
Eff Year Built 1980	Addl. Fixtures 0
Year Remodeled	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 1-None	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.45
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					480						
1		OFF			60						1,000
2		EFP			108						3,300
3		EFP			90						2,800

Dwelling Computations

Base Price	53,110	% Good	70
Plumbing	3,400	Market Adj	
Basement	3,380	Functional	
Heating	-2,690	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.45
Subtotal	57,200	Additions	5,000
Ground Floor Area	480		
Total Living Area	720	Dwelling Value	65,310

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	