

**Situs : 9106 STATE ROUTE 7**

**Map ID: 60-023-00-020-00**

**LUC: 111**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 03/02/26**

**CURRENT OWNER**  
POTECHKO AL F  
POTECHKO PAUL F  
517 SWIHART ROAD  
MC DONALD PA 15057  
  
CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 023-00 020-00  
Class A  
Living Units 1  
Neighborhood 10000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
SEC 23--5  
CAUV # 4048

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.6100		0			
A	S	9500	54.7200	25	0	5	-30	118,260
A	H	9500	1.0000	100	0			12,350
								130,610

Total Acres: 56.33      Legal Acres: 56.33      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	13,840	130,600	130,600	0	0
<b>Building</b>	27,160	77,600	77,600	0	0
<b>Total</b>	41,000	208,200	208,200	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
2022	100,500	55,500	156,000
2023	130,600	77,600	208,200
2024	130,600	77,600	208,200

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/17/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		WD-General Warranty Deed	POTECHKO ALFRED L
10/31/14	150,000	2-Land And Building	U-Not Validated	581/ 678	SV-Survivorship Deed	ARMSTRONG ROSEANN CHOMOS
10/31/07		1-Land Only	U-Not Validated		ET-Temp Exempt	CHOMOS STEPHEN F
04/09/01		2-Land And Building	I-Error In Description		ET-Temp Exempt	CHOMOS STEPHEN F

**Entrance Information**

Date	ID	Entry Code	Source
03/11/14	MJB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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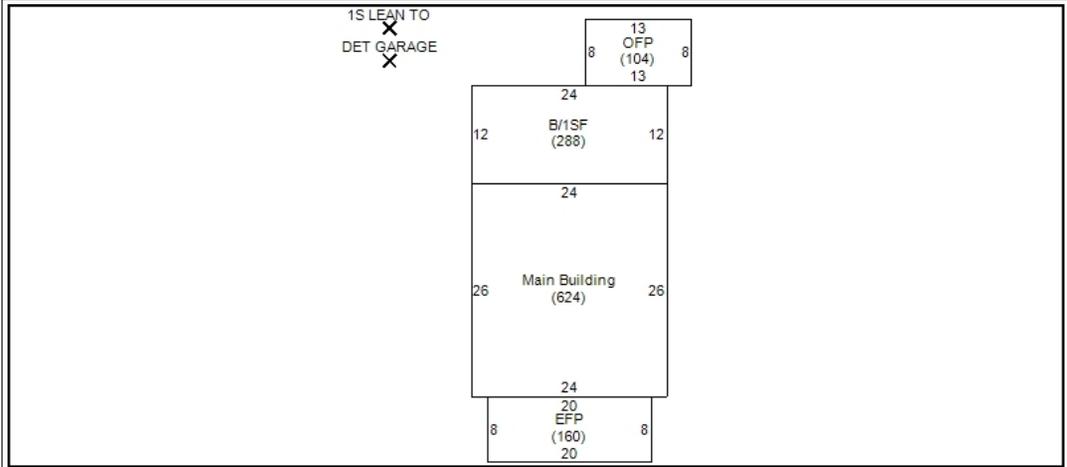
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1111	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1950	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 1977	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 2-Basic	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 4-Attic Fully Finished	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C-2	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					624						
1		EFP			160						5,500
2	BSM	1SF			288						15,700
3		OFF			104						2,000

**Dwelling Computations**

<b>Base Price</b> 46,560	<b>% Good</b> 45
<b>Plumbing</b> 1,300	<b>Market Adj</b>
<b>Basement</b> 12,060	<b>Functional</b>
<b>Heating</b> 0	<b>Economic</b> 100
<b>Attic</b> 11,180	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1.4
<b>Subtotal</b> 71,100	<b>Additions</b> 10,500
<b>Ground Floor Area</b> 624	
<b>Total Living Area</b> 1,162	<b>Dwelling Value</b> 66,430

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1988		24x36	864	D	1		F				10,900
2	AL1-1s Lean Tc	1988		16x12	192	C	1		F				300

**Condominium / Mobile Home Information**

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

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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**Comments**

Number	Code	Status	Comment
10	OFC	MI	APPLIED FOR CAUV FOR TY 2024
8	OFC	LC	FORESTRY DELETED FOR 2014
1	FLD	RV	19960812 C#01 - 14.60 AC FORESTRY=3700X20=740
2	OFC	LC	20070226 C#01 - SURVEY UPDATE ON 10/31/07 CONV #3899, DELETED PARCEL
3	OFC	LC	20070226 C#01 - 60-023-00-019-00 AND ADDED TO THIS PARCEL ON 10/31/07
4	OFC	LC	20070226 C#01 - CONV #3899
5	FLD	BO	20080710 C#01 - 2/7/08 PER AFFID OF DEST, FLAT BARN AND 2 SHED RAZED 25%
6	FLD	BO	20080710 C#01 - FOR 1/1/07 AND 100% FOR 1/1/08. ALSO PICKED UP NEW 8X13 OFF
7	FLD	BO	20080710 C#01 - WHICH TOOK THE PLACE OF 6X10 WDDK FOR 1/1/08

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