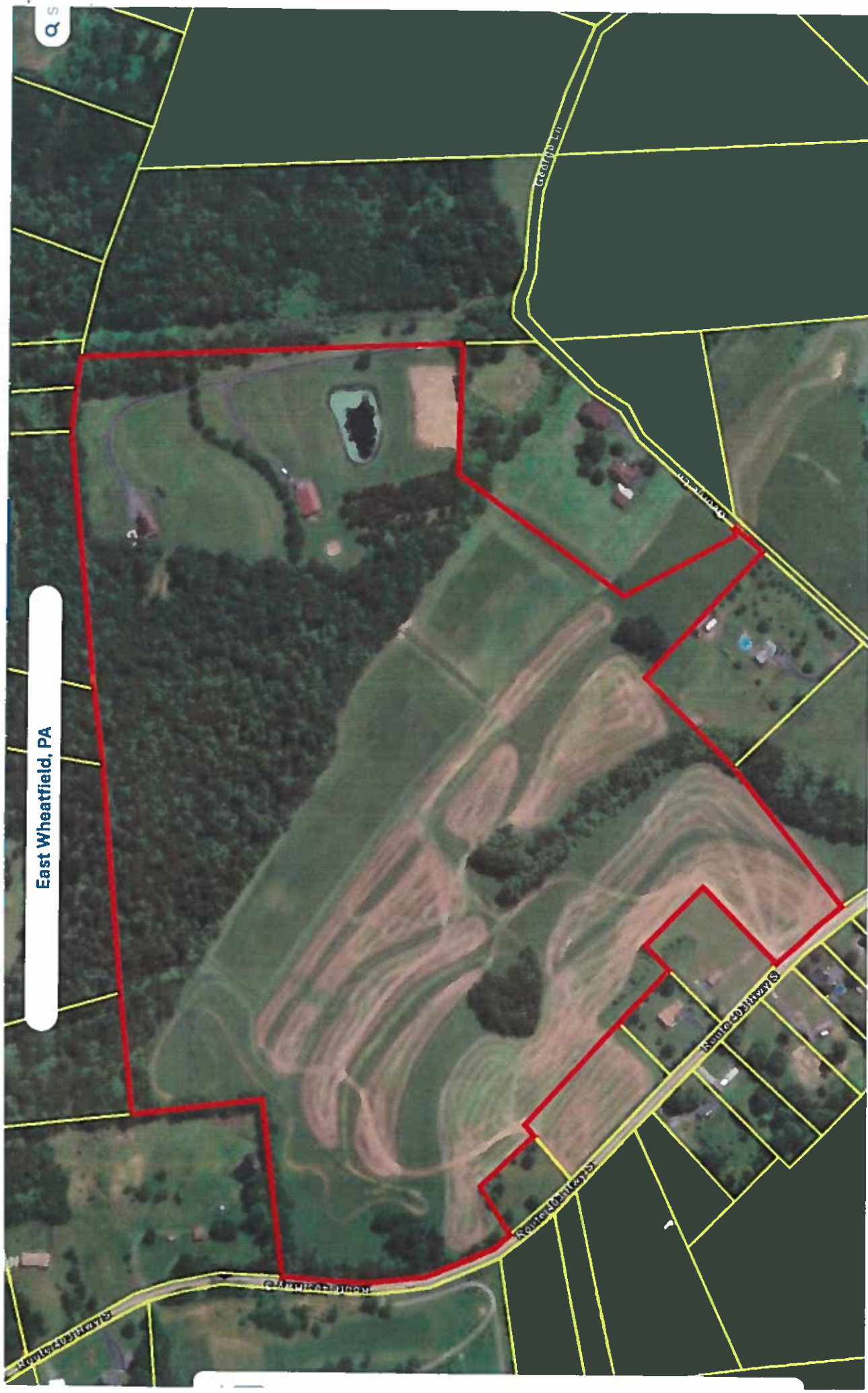


East Wheatfield, PA

Q 5



**General Information****Indiana County**

Parcel ID: 40-010-111.08.-000 Owner: MONTANTI, DENNIS J UX

Owner Name & Address		Property Identification	
Deeded Owner	MONTANTI, DENNIS J UX	Control No	00050964
Mailing Address	387 GEORGE LN	Unit/Lot No	
		Deeded Acres	79.75
		Old Map Number	00050964
City, State, Zip	SEWARD , PA 15954	Sales	
Property Location		Date of Sale	06/16/2017
Municipality	40 - EAST WHEATFIELD TWP	Selling Price	\$0
School District	11 - UNITED AREA SD	Deed Book-Page	2017-283693
Neighborhood	4000 - EAST WHEATFIELD TWP	Validation Code (Y=Multi-Parcel)	N
Situs Address	387 GEORGE LN	Current Market Assessed Value	
Description		Market Land	\$190,800
		Market Building	\$288,800
		Total Market Assessed	\$479,600
Property Description		Current Clean & Green Assessed Value	
Property Type	A: Residential (10 Acres Or More)	C&G Land	\$58,000
Land Use Type	112: Agricultural With Buildings	C&G Building	\$288,800
Tieback Parcel		C&G Assessed	\$346,800
Tieback ID		C&G Approved	Approved
		Homestead / Farmstead	
		HS Approved	Y
		FS Approved	N

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**Value Summary****Indiana County****Parcel ID:** 40-010-111.08..-000 **Owner:** MONTANTI, DENNIS J UX**Building Value Summary****Property Information**

<b>Residential Value</b>	<b>\$257,733</b>	<b>Type</b>	<b>A: Residential (10 Acres Or More)</b>
<b>Out-Buildings</b>	<b>\$31,102</b>	<b>Municipality</b>	<b>40 - EAST WHEATFIELD TWP</b>
<b>Other Residential</b>		<b>School</b>	<b>11 - UNITED AREA SD</b>
<b>Commercial Buildings</b>		<b>Part Interest Ownership</b>	
<b>Lease Holds</b>		<b>Value Override</b>	
<b>Total Building Value</b>	<b>\$288,800</b>	<b>Clean &amp; Green Approved</b>	<b>Approved</b>

<b>Proposed Values</b>	<b>Market Approach</b>			<b>Clean &amp; Green</b>	
	<b>Fair Market</b>	<b>Assessed</b>		<b>Ag - Use</b>	<b>Assessed</b>
<b>Land</b>	<b>\$190,800</b>	<b>\$190,800</b>	<b>\$58,000</b>		<b>\$58,000</b>
<b>Buildings</b>	<b>\$288,800</b>	<b>\$288,800</b>	<b>\$288,800</b>		<b>\$288,800</b>
<b>Total</b>	<b>\$479,600</b>	<b>\$479,600</b>	<b>\$346,800</b>		<b>\$346,800</b>

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**Dwelling Information****Indiana County****Parcel ID: 40-010-111.08..-000    Owner: MONTANTI, DENNIS J UX**

<b>Description</b>	<b>TAN W/ RED</b>	<b>Exterior Wall</b>	<b>Vinyl</b>		
<b>Limiting Factors</b>		<b>Year Built</b>	<b>2005</b>		
<b>Dwelling Type</b>	<b>DETACH: Single Family Home</b>	<b>Year Renovated</b>	<b>2010 (est)</b>		
<b>Stories Group</b>	<b>2 - Two Story</b>	<b>Effective Age Group</b>	<b>5</b>		
<b>Dug Basement</b>	<b>76 - 100%</b>	<b>Quality Grade Group</b>			
<b>Basement Garage</b>	<b>0</b>				
<b>Living Area</b>	<b>3084</b>	<b>Total Rooms</b>	<b>8</b>	<b>Heat Distribution</b>	<b>Forced Hot Air</b>
<b>Unfinished Living Area</b>	<b>0</b>	<b>Bedrooms</b>	<b>4</b>	<b>Heat Source</b>	<b>Oil</b>
<b>Enclosed Porch</b>	<b>0</b>	<b>Full Baths</b>	<b>2</b>	<b>Central A/C</b>	<b>AC</b>
<b>Attached Garage</b>	<b>960</b>	<b>Half Baths</b>	<b>1</b>	<b>Fireplace Count</b>	<b>1</b>
<b>Lower Level Living Area</b>	<b>0</b>	<b>Mobile Home Class</b>			
<b>Basement Garage</b>	<b>0</b>	<b>Mobile Home Park</b>			
<b>Finished Basement</b>	<b>0</b>	<b>Mobile Home Serial No.</b>			
<b>Attached Carports</b>	<b>0</b>				

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**Outbuilding Information****Indiana County****Parcel ID: 40-010-111.08..-000    Owner: MONTANTI, DENNIS J UX**

<b>ID</b>	<b>Building Type</b>	<b>Const Descrip</b>	<b>Stories</b>	<b>Dimensions</b>	<b>Square Feet</b>	<b>Year Built</b>	<b>Cond</b>	<b>Value</b>
001	LIVESTCK	METAL	1	40 x 72	2880	2005	G	\$24,192.00
001A	LEAN-TO	WOOD	1	12 x 65	780	2008	G	\$936.00
002	SWIMPOOL	POOL	1		287	2008	G	\$3,444.00
002A	POOLAPRN	CEMNT	1		852	2008	F	\$1,108.00
003	SHED CLS	VINYL	1	11 x 20	220	2008	G	\$792.00
003A	LEAN-TO	VINYL	1	4 x 20	80	2008	G	\$0.00
003B	SLAB	CEMNT	1	15 x 20	300	2008	G	\$630.00
004	DECK	WOOD	1	7 x 12	84	2008	F	\$0.00

**Total OutBuilding Value \$31,102.00**

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**Land Summary - Fair Market Value****Indiana County****Parcel ID: 40-010-111.08...-000****Owner: MONTANTI, DENNIS J UX**

<b>Deeded Acres</b>	<b>79.75</b>			<b>C&amp;G Approved</b>	<b>Approved</b>
<b>Actual Frontage</b>				<b>Ag. Security Area</b>	
<b>Frontage &amp; Depth</b>				<b>Average Slope</b>	<b>9</b>
<b>Neighborhood</b>	<b>4000</b>				
	<b>Site/Lot</b>	<b>Open1</b>	<b>Open2</b>	<b>Wooded</b>	<b>Totals</b>
<b>Area Size</b>	<b>1</b>	<b>48.38</b>	<b>14.72</b>	<b>15.65</b>	<b>79.75</b>
<b>Productivity Index</b>					
<b>Rate per Acre</b>	<b>\$14,000</b>	<b>\$2,575</b>	<b>\$2,024</b>	<b>\$1,433</b>	
<b>Fair Market Value</b>	<b>\$14,000</b>	<b>\$124,579</b>	<b>\$29,793</b>	<b>\$22,426</b>	
				<b>Sub-Total Value</b>	<b>\$190,798</b>
				<b>Value Override</b>	<b>\$0</b>
				<b>Market Land Value</b>	<b>\$190,800</b>

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