

BLK 27 LOT 5
ASKINS OCEAN CITY BEACH R/P OF
BLK 27 PBK 0/57

912 SOUTH FLETCHER AVENUE LLC
1103 WANDA LANE
NORRISTOWN, PA 19403

2025

00-00-31-1041-0027-0050



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	15	HARDTILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	07	SPECIAL 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1051.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,277	100	1993	1,277	466,716
DCK	32	10	2020	3	1,097
DCK	40	10	2020	4	1,462
DCK	440	10	2020	44	16,081
STR	64	10	2020	6	2,193
STR	85	10	2020	8	2,924
UGR	418	45	2020	188	68,710
UOP	18	20	1993	4	1,462
TOTALS	2,374			1,534	560,644

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	1,534	261.3750	412.97	633,496	1984	2000	0	0	11.50	88.50

1 SFR CUST - 0% - 2025 Heated Area: 1277 HX Base Yr

The floor plan shows a main building with the following dimensions and room labels:

- Top left room: DCK 2020 (Dimensions: 12, 35, 40, 8, 5, 4)
- Bottom left room: BAS 1993 (Dimensions: 37, 35, 37, 17, 5, 17)
- Bottom right room: STR 2020 (Dimensions: 4, 9, 4, 2, 4, 7)
- Small room above STR 2020: UOP 1993 (Dimensions: 6, 3, 3, 10, 10)
- Room below UOP 1993: DCK 2020 (Dimensions: 4, 10, 4, 10)
- Separate room on the right: UGR 2020 (Dimensions: 22, 19, 22, 19)