

CORRELL FAMILY REVOCABLE TRUST AGREEMENT
1167 2ND STREET
BEAVER, PA 15009

12-2N-27-1462-0031-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY					
Exterior Wall		16		WD FR STUC 100		0900		01		2,085		106.9719		141.20		294,402		2005		2005		0		0		0		9.50		90.50		VALUATION BY		STANDARD	
Roof Structure		08		IRREGULAR 100		1		SNGL FAM - 0% - 2025								Heated Area: 1786														Tax Group: 4		Tax Dist:			
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE		266,434			
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE		4,294			
Interior Floor		14		CARPET 70																										TOTAL LAND VALUE - MARKET		85,000			
Interior Floor		11		CLAY TILE 30																										TOTAL MARKET VALUE		355,728			
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction		0			
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE		355,728			
Bedrooms				3 100																										TOTAL EXEMPTION VALUE		0			
Bathrooms				2 100																										BASE TAXABLE VALUE		355,728			
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE		355,728			
Stories		1.		1. 100																										NCON VALUE		0			
Units		0		0 100																										INCOME VALUE					
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE		343,090			
Quality		02		Quality Level 02																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC				4043.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		1,786		100		2005		1,786		228,226																									
FGR		428		55		2005		235		30,030																									
FOP		68		30		2005		20		2,556																									
FOP		147		30		2005		44		5,623																									
TOTALS		2,429						2,085		266,434																									
EXTRA FEATURES																																			
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES					
1		0811		CONCRETE B		0 0		0 0		983.00		SF		5.20		5.20		100		2005		2005		3		84		4,294							