



PROPERTY VALUATION

LOCATION:

BIRDSBORO PA

[REDACTED]

DATE:
11/21/2024

CLIENT:

[REDACTED]

SERVICE PROVIDED BY:

[REDACTED]

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PROPERTY INSPECTION AND MARKET ANALYSIS													
LOAN #:						PROPERTY TYPE: SFR		ATT <input type="checkbox"/> DET <input checked="" type="checkbox"/>					
PARCEL #:						1 UNIT <input checked="" type="checkbox"/> 2 UNIT <input type="checkbox"/> 3 UNIT <input type="checkbox"/> 4 UNIT <input type="checkbox"/>							
PROPERTY ADDRESS:						VACANT <input checked="" type="checkbox"/> OCCUPIED <input type="checkbox"/> COULD NOT VERIFY <input type="checkbox"/>							
CITY, STATE AND ZIP:						CONDITION: FAIR		SECURE: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>					
INTERIOR INSPECTION <input checked="" type="checkbox"/> DRIVE-BY ONLY <input type="checkbox"/>													
OWNER OF RECORD:													
CURRENT ACTIVITY													
LISTED?	DOM	PREVIOUS LP	CURRENT LP	MLS NUMBER	LISTING AGENT	AGENT'S CONTACT NUMBER							
YES	5	\$159777	\$159777										
PRIOR SALES HISTORY													
SALE PRICE:		\$0			SALE DATE:		N/A						
COMMENTS ON TRANSACTION:													
N/A													
RECOMMENDED INSPECTIONS													
TERMITE: <input type="checkbox"/>		STRUCTURAL: <input type="checkbox"/>		WELL: <input type="checkbox"/>		SEPTIC: <input type="checkbox"/>		PHYSICAL: <input type="checkbox"/>		SYSTEMS: <input type="checkbox"/>		OTHER:	
PLEASE COMMENT ON SUBJECT PROPERTY:													
THE SUBJECT IS A SMALL, SINGLE DETACHED SINGLE THAT IS IN NEED OF UPDATING. TAX RECORDS INDICATES THAT THE SUBJECT IS LESS THAN 600 SQUARE FEET, BUT AFTER WALKING THROUGH THE PROPERTY IT APPEARS THAT THE SUBJECT IS LARGER. MORE THAN LIKELY THE ORIGINAL STRUCTURE DIDN'T HAVE ANY FINISHED LIVING SPACE ON THE UPPER LEVEL, BUT NOW IT DOES. THE SUBJECT IS LOCATED IN A DESIRABLE AREA. IT IS ALSO CLOSE TO LOCAL ATTRACTIONS AND CONVENIENT TO HIGHWAYS. THE LOT IS ALSO SLIGHTLY LARGER THAN SOME OF THE NEIGHBORING HOMES WHICH WILL ADD TO THE OVERALL APPEAL OF THE HOME.													
LIST RECOMMENDED REPAIRS (IF ANY) AND ESTIMATED COST:													
NEW KITCHEN - 12000 NEW BATHROOM- 6500 INTERIOR PAINT - 5000 FLOORING - 4500 SIDING - 4500 NEW WINDOWS - 4000 NEW HVAC - 9000 NEW HARDWARE AND FIXTURES - 1250 NEW APPLIANCES 3500													
PLEASE COMMENT ON SUBJECT'S NEIGHBORHOOD AND AREA:													
THE SUBJECT IS LOCATED IN A SUBURBAN LOCATION THAT HAS CLOSE PROXIMITY TO PARKS, SHOPS AND MAJOR HIGHWAYS.Â MARKET CONDITIONS ARE STABLE AND SUPPLY AND DEMAND ARE BALANCED. REO AND SHORT SALE ACTIVITY REMAINS LOW IN THE AREA. AVERAGE MARKETING TIME OF CORRECTLY PRICED PROPERTIES IS UNDER 90 DAYS.Â THE MARKET OFFERS HOMES OF ALL AGES, STYLES AND DESIGNS, BUT THE SUBJECT IS ALSO AN APPROPRIATE BUILD FOR THIS AREA. THE CITY OF READING IS WITHIN A 15 MINUTE RIDE MAKING IT CONVENIENT TO THE CITY, AND IT IS ALSO 15-20 MINUTES AWAY FROM THE NEIGHBORING COUNTY.													
LIST CRITERIA CONSIDERED FOR THE SELECTION OF THESE COMPARABLES: (SIZE, DISTANCE, AGE, ETC.):													
IN ORDER TO FIND COMPARABLE HOMES IT WAS NECESSARY TO VENTURE OUT ROUGHLY 3 MILES AND CONSIDER HOMES THAT ARE OF SIMILAR AGE, DESIGN AND REASONABLE TO THE SUBJECT'S OVERALL LIVING SPACE. HOWEVER, DUE TO THE CONDITION OF THE SUBJECT, IT WAS NECESSARY TO CONSIDER HOMES THAT ARE IN EITHER A SUPERIOR OR INFERIOR CONDITION.													

PLEASE USE ARMS LENGTHS TRANSACTIONS										
PROPERTY STATISTICS		SQ. FT.	#UNITS	#RMS	BED	BATH	BSMT	GARAGE	LOT SIZE	YEAR BUILT
		1000	1	6	3	1	YES(FIN)	NA	0.23	1940

PLEASE SELECT COMPS LESS THAN 6 MONTHS OLD. EXPAND SEARCH IF THERE IS A SHORTAGE OF COMPS.										
	COMPARABLE SALES	SQ. FT.	#UNITS	#RMS	BED	BATH	BSMT	GARAGE	LOT SIZE	YEAR BUILT
1	2945 KUTZTOWN RD	1084	1	6	3	1	YES(UNFIN)	CARPORT	0.06	1890
2	226 MELROSE AVE	896	1	5	2	1	YES(UNFIN)	NA	0.1	1950
3	107 RIDGE ST	851	1	5	2	1.5	YES(UNFIN)	NA	0.11	1930

	MILEAGE TO SUBJECT	OWNER OR INVESTOR	FINANCE TYPE	CONDITION	INSPECTED	SALE DATE	DOM	ORIG. LP	LP @ SALE	SALE \$\$
1	6.6	OWNER	CONVENTIONAL	FAIR	YES	07/12/2024	43	\$134900	\$134900	\$155000
2	3.8	OWNER	CONVENTIONAL	AVERAGE	YES	07/25/2024	93	\$169995	\$169995	\$160000
3	4.9	OWNER	CONVENTIONAL	AVERAGE	YES	06/27/2024	100	\$177500	\$177500	\$177500

	RANK COMPARABLES - "A" BEING THE BEST	PLEASE NOTE COMMENTS / ADJUSTMENTS
1	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	MUHLENBERG ROWHOME OFFERING CENTRAL LOCATION TO MAJOR ROADS INCLUDING RT 12, 222 & 61. THERE ARE 3 LARGE BEDROOMS & MAIN FLOOR LAUNDRY & FULL BATH. ENJOY THE REAR YARD AND NO ISSUES WITH PARKING AT THIS PROPERTY. CHECK OUT THE HUGE 2 CAR CARPORT IN THE REAR FOR EASY PARKING.
2	A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/>	BOASTING 2 BEDROOMS, 1 BATHROOM, AND A FULL BASEMENT WITH AN ADDITIONAL ROOM PERFECT FOR A BEDROOM OR OFFICE, THIS HOME OFFERS FLEXIBILITY AND SPACE TO GROW. CONVENIENCE IS KEY WITH A 1-CAR GARAGE, QUAIN'T FRONT PORCH, AND A BACK DECK FOR OUTDOOR ENJOYMENT.
3	A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/>	AFFORDABLE MIFFLIN SINGLE ENJOYING A QUIET STREET JUST A SHORT WALK TO MOHNTON PLAYGROUND IN GOVERNOR MIFFLIN SCHOOLS IS A STONE AND VINYL FAMILY HOME, JUST WAITING FOR YOUR PERSONAL TOUCHES! THE LARGE DRIVEWAY LEADS TO STAIRS UP TO THE EXPANSIVE WRAP AROUND DECK, OFFERING MULTIPLE ENTRIES TO THE MAIN LEVEL OF THE HOME.

	COMPARABLE LISTINGS	SQ. FT.	#UNITS	#RMS	BED	BATH	BSMT	GARAGE	LOT SIZE	YEAR BUILT
1	1353 FRIEDENSBURG RD	1286	1	6	3	1.5	YES(UNFIN)	NA	0.18	1920
2	9 LAKE SHORE DR	1215	1	5	2	1	YES(UNFIN)	2A	0.31	1940
3	201 FULTON ST	956	1	5	2	1	YES(UNFIN)	NA	0.21	1920

	MILEAGE TO SUBJECT	OWNER OR INVESTOR	FINANCE TYPE	CONDITION	INSPECTED	LIST DATE	DOM	ORIGINAL LP	CURRENT LP
1	4.1	OWNER	CONVENTIONAL	FAIR	YES	07/25/2024	19	\$145000	\$145000

2	2.6	OWNER	CONVENTIONAL	AVERAGE	YES	05/14/2024	190	\$176908	\$176908
3	4.5	OWNER	CONVENTIONAL	AVERAGE	YES	10/29/2024	2	\$184900	\$184900

	RANK COMPARABLES - "A" BEING THE BEST	PLEASE NOTE COMMENTS / ADJUSTMENTS
1	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	THIS CHARMING BRICK SINGLE DETACHED HOME, BUILT IN 1920, OFFERS 3 BEDROOMS AND 1.5 BATHROOMS. ENJOY A SPACIOUS LIVING ROOM AND A GENEROUSLY SIZED KITCHEN. THE HOME SPANS A TOTAL OF 1,286 SQUARE FEET.
2	A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/>	YOU WILL ENJOY THIS ROOMY TWO BEDROOM CAPE FEATURING AN OPEN FLOORPLAN INCLUDING A CATHEDRAL CEILING IN THE LIVING ROOM. THE KITCHEN HAS BEEN COMPLETELY AND INCLUDES A REFRIGERATOR , STOVE AND DISHWASHER.
3	A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/>	IF YOU ARE LOOKING FOR A SINGLE FAMILY HOME THAT IS MOVE IN READY THIS IS FOR YOU. WITH A NEW KITCHEN AND BATHROOMS. NEW LVP FLOORING THROUGHOUT. LARGE YARD WITH THE CREEK BEHIND THE HOME.

MARKET VALUE			
AS IS SALE VALUE:	\$160000	SUGGEST AS IS LIST PRICE:	\$165000
REPAIRED SALE VALUE:	\$290000	SUGGEST REPAIRED LIST PRICE:	\$300000
30 DAY QUICK SALE VALUE:	\$145000	ESTIMATED REPAIR AMOUNT:	\$50250
ESTIMATED LOT VALUE LOW:	\$55000	ESTIMATED LOT VALUE HIGH:	\$70000

REPORT PREPARED BY:		DATE:	11/21/2024
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COMPARABLE LISTINGS AND SALES

SALE COMP. 1



LISTING COMP. 1



SALE COMP. 2



LISTING COMP. 2



SALE COMP. 3



LISTING COMP. 3



SUBJECT PHOTOS

DIRECT FRONT



RIGHT ANGLE



LEFT ANGLE



ADDRESS VERIFICATION



STREET SCENE



ADDITIONAL PHOTO



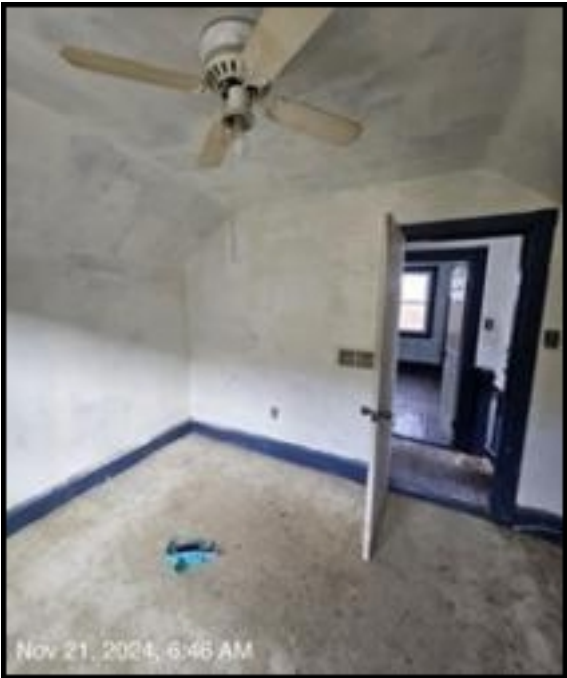
SUBJECT PHOTOS

ADDITIONAL PHOTO



INTERIOR PHOTOS

BEDROOM 1



BEDROOM 2



BEDROOM 3



BATHROOM



KITCHEN



LIVING



INTERIOR PHOTOS

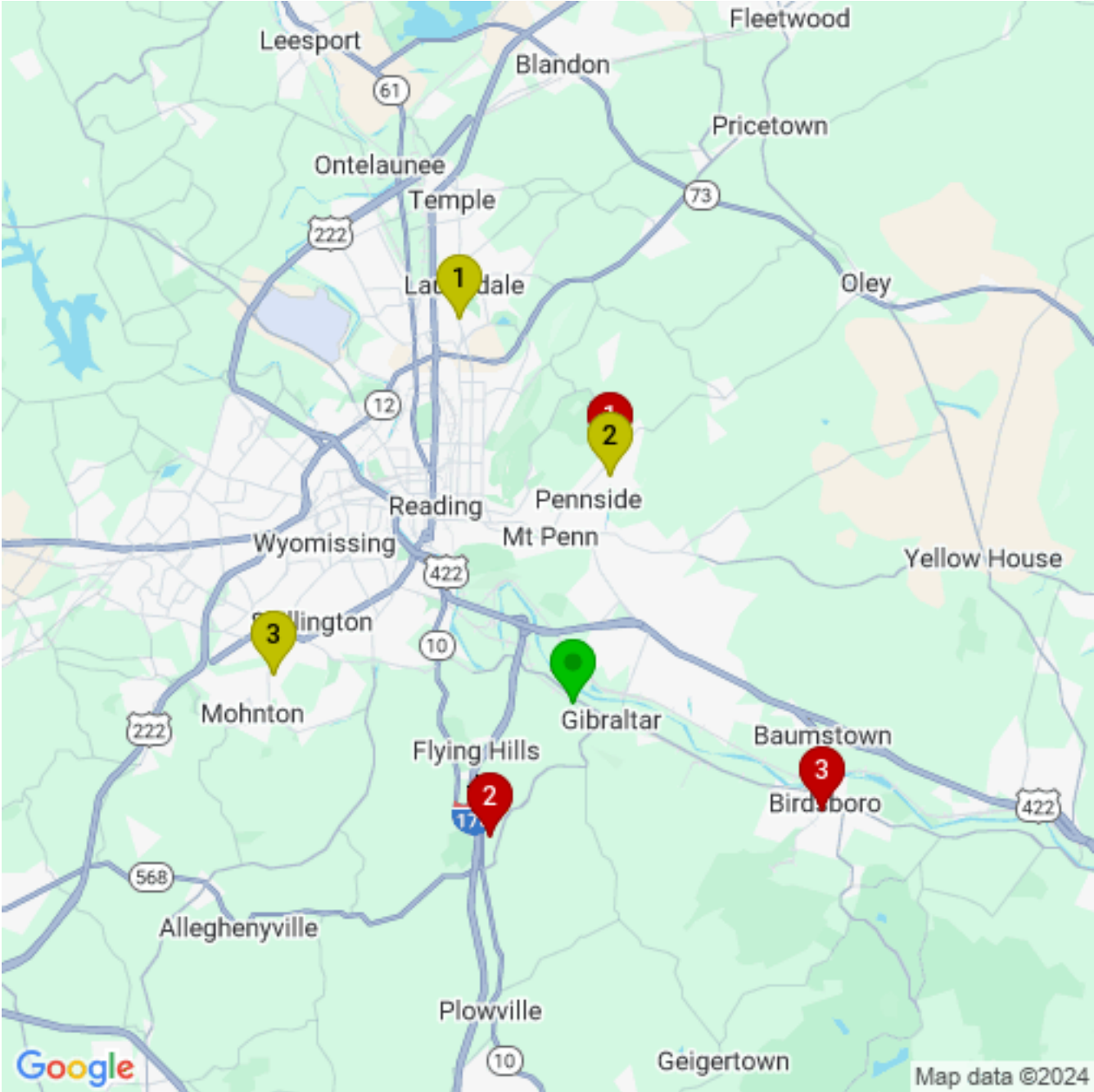
UTILITIES










UTILITIES

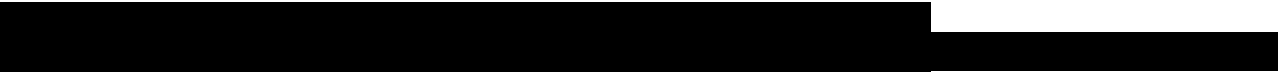


COMPARABLE LISTINGS AND SALES MAP



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-  Subject [REDACTED]
-  Comparable Listing #1 1353 FRIEDENSBURG RD READING PA
-  Comparable Listing #2 9 LAKE SHORE DR MOHNTON PA
-  Comparable Listing #3 201 FULTON ST BIRDSBORO PA
-  Comparable Sales #1 2945 KUTZTOWN RD READING PA
-  Comparable Sales #2 226 MELROSE AVE READING PA
-  Comparable Sales #3 107 RIDGE ST READING PA



Summary Information

Owner: [Redacted]
Owner Address: [Redacted]
Owner City State: [Redacted]
Owner Zip+4: [Redacted]
Owner Occupied: [Redacted]
No Mail(P): [Redacted]
Owner Carrier Rt: [Redacted]

Property Class: Residential
Annual Tax: \$1,775
Record Date: 05/18/00
Settle Date: 04/06/00
Book: [Redacted]
Page: [Redacted]
Tax Record Updated: 09/09/24

Geographic Information

County: [Redacted]
Municipality: [Redacted]
High Sch Dist: [Redacted]
Subdiv/Neighbrhd: [Redacted]
Tax ID: [Redacted]
Tax Map: [Redacted]
Tax ID Alt: [Redacted]
Block: [Redacted]
Tax Act Num: [Redacted]

Lot: [Redacted]
Grid: [Redacted]
Census: [Redacted]

Assessment & Tax Information

Tax Year:	2024	Annual Tax:	\$1,775	Total Land Asmt:	\$31,100
County Tax:	\$369	Taxable Land Asmt:	\$31,100	Total Bldg Asmt:	\$13,100
Municipal Tax:	\$144	Taxable Bldg Asmt:	\$13,100	Total Asmt:	\$44,200
School Tax:	\$1,262			Taxable Total Asmt:	\$44,200
Asmt As Of:	2024				
Assessor Lnd Mkt:	\$31,100				

Lot Characteristics

Road Int:	Paved	SQFT:	10,018	County Location:	Neighborhood/Spot
		Acres:	0.2300		
		Roads:	Paved		
		Topography:	Above Street		

Building Characteristics

Stories:	1.00	Total Rooms:	5	Basement Type:	Full
Total Units:	1	Bed Rooms:	2	Gas:	None
Abv Grd Fin SQFT:	572	Full Baths:	1	Water:	Well/Pvt
Fireplace Total:	0	Total Baths:	1.0	Sewer:	Public
Attic Type:	Unfinished	Family Room:	0	Year Built:	1940
Porch/Deck:	Porch	Exterior:	Frame	Heat Fuel:	Oil
Bldg Condition:	Poor	Stories Desc:	1		
		Heat Delivery:	Hot Water		

Codes & Descriptions

Land Use: 101 Res: 1 Fam, 1 Sty, Frame

MLS History

MLS Number	Category	Status	Status Date	Price
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Pending

11/08/24

\$159,777

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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Agent Full



Recent Change: 11/11/2024 : Pending : T/O->PND

MLS #:
Tax ID #:
Ownership Interest: Fee Simple
Structure Type: Detached
Levels/Stories: 2.5
Waterfront: No
Garage: No

Beds: 3
Baths: 1
Above Grade Fin SQFT: 1,000 / Estimated
Assessor AbvGrd Fin SQFT: 572
Price / Sq Ft: 159.78
Year Built: 1940
Property Condition: Average
Style: Traditional
Central Air: No
Basement: Yes

Location

County:
MLS Area:
Subdiv / Neigh:

School District: [Twin Valley](#)

Taxes and Assessment

Tax Annual Amt / Year: \$1,775 / 2024
School Tax: \$1,262
County Tax: \$369 / Annually
City/Town Tax: \$144 / Annually
Clean Green Assess: No
Zoning: RESIDENTIAL

Tax Assessed Value: \$44,200 / 2024
Imprv. Assessed Value: \$13,100
Land Assessed Value: \$31,100
Land Use Code: 101
Block/Lot: 03 / 4014

Rooms

	Bed	Bath
Main		1 Full
Upper 1	3	

Building Info

Above Grade Fin SQFT: 1,000 / Estimated
Total Fin SQFT: 1,000 / Estimated
Tax Total Fin SQFT: 572
Total SQFT: 1,000 / Estimated
Foundation Details: Concrete Perimeter
Basement Type: Full

Construction Materials: Frame
Flooring Type: Fully Carpeted
Roof: Pitched, Shingle

Lot

Lot Acres / SQFT: 0.23a / 10018sf / Assessor
Lot Size Dimensions: 0.00 x 0.00

Parking

Total Parking Spaces: Unknown
Features: Driveway, Off Street

Interior Features

Interior Features: No Fireplace; Accessibility Features: None; Basement Laundry

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: No Cooling; Cooling Fuel: None; Electric Service: 120/240V; Heating: Forced Air; Heating Fuel: Propane - Owned; Hot Water: 60+ Gallon Tank; Water Source: Well; Sewer: Public Sewer

Remarks

Inclusions: Stove, Refrigerator, Portable Generator, Dehumidifier

Agent: Rear Glass Door will not open. Buyer agent is responsible to determine if square footages complies with ANSI (American National Standards Institute) standards of measurement, especially as it applies to GLA.