

1 Boyer Lane



1 Boyer Ln, Reading, PA 19605-3208

Agent 360
Ontelaunee Twp

Tax ID 68-5410-13-02-5848



Summary Information

Owner: Lynn F Boyer
 Owner Address: 933 Pine Heights Rd
 Owner City State: Reading PA
 Owner Zip+4: 19605-3208
 No Mail(P): No
 Owner Carrier Rt: C034

Property Class: Commercial
 Annual Tax: \$8,308
 Record Date: 06/20/24
 Sale Amount: \$1
 Book: 0
 Page: 0
 Doc Num: 2024018229
 Tax Record Updated: 09/09/24

Geographic Information

County: Berks, PA
 Municipality: Ontelaunee Twp
 High Sch Dist: Schuylkill Vly
 Tax ID: 68-5410-13-02-5848
 Tax Map: 5410-13
 Tax ID Alt: 68-5410-13-02-5848
 Block: 02
 Tax Act Num: 68002913

Lot: 5848

Assessment & Tax Information

Tax Year: 2024	Annual Tax: \$8,308	Total Land Asmt: \$178,600
County Tax: \$1,724	Taxable Land Asmt: \$178,600	Total Bldg Asmt: \$28,000
Municipal Tax: \$837	Taxable Bldg Asmt: \$28,000	Total Asmt: \$206,600
School Tax: \$5,748		Taxable Total Asmt: \$206,600
Asmt As Of: 2024		
Assessor Lnd Mkt: \$178,600		

Lot Characteristics

Road Int: Paved	SQFT: 70,131	County Location: Major Strip
	Acres: 1.6100	
	Roads: Paved	
	Topography: Level	

Building Characteristics

Total Units: 1	Family Room: 0	Garage Type: Detached
Fireplace Total: 0		Gas: None
		Water: Well/Pvt
		Sewer: On Site Septic

Codes & Descriptions

Land Use: 4101 Comm: 1 Sty, Built As Store
 Structure Type: Mixed Res/Comm (Built Use Type: As Comm) Support Area

REAL ESTATE TAXES

The current county assessment for the subject property is \$206,600. The following millage rates apply to this overall assessment:

Municipality	Millage	Tax
<i>Berks County</i>	.0083450	\$1,724.08
<i>Ontelaunee Township</i>	.0040500	\$ 836.73
<i>Schuylkill Valley Schools</i>	.0278200	\$5,747.61
TOTAL	.0402150	\$8,308.42

DESCRIPTION OF IMPROVEMENTS

The subject has multiple buildings on the site known as 1 Boyer Lane. There is a vacant detached brick building with a slate and asphalt shingle roof building constructed in 1900 per tax records that was a former bar with upstairs bedrooms. There is a detached single-family residence that is tenant occupied that was built in 1950 with exterior frame and aluminum siding with an asphalt shingle roof. A metal commercial building that was built in 1970 is at the end of its economic life and requires tearing down or major renovations. There are also 10 concrete mobile home pads, six are leased with owner owned trailers. There is a small front macadam parking area. A sketch of the 2,206 square feet mixed use building and 852 square feet single-family residence are included as an addendum to the appraisal report.

Interior Description:

5570 Allentown Pike – 2,206 square feet

Vacant. Former bar. Bar area with composition tile flooring, plaster walls and ceiling, single pane wood double hung windows with storms and screens. Women's restroom with composition tile flooring, Marlite walls and ceiling with single sink and two toilet stalls. Men's restroom with composition tile flooring, Marlite walls and ceiling with two urinals, single sink, and single toilet stall. Dining area with hardwood flooring, plaster walls and ceiling. Commercial kitchen has a vinyl floor, plaster walls and ceiling. Second floor with four corner bedrooms with either wall to wall carpeting or wood floors, plaster or paneled

walls, plaster or drop ceilings. Full bathroom with a ceramic tile floor and wainscoting, single sink, single commode, tub with ceramic tile shower surround. Attic area has wood floor, plaster walls and ceiling, cedar walk-in closet. Basement is concrete and cement block walls, concrete floor. There is a 200-amp CB electric panel and gas boiler.

6 Boyer Lane – 852 square feet

Single family residence. Tenant occupied. Rent \$1,295/month. Living room and dining area with hardwood flooring, plaster walls and ceiling, vinyl double hung windows. Kitchen with a vinyl floor, plaster walls and ceiling, 9 handle wood cabinetry with electric range with a fan hood. Bedroom had a sleeping tenant and was not inspected. Full bathroom with LVT flooring, single sink, commode and fiberglass shower over tub. Attic space was finished with laminate flooring, plaster walls and ceiling with electric baseboards. Partial basement with concrete walls and floor with crawl space. Gas fired furnace with central air conditioning, 100 amp CB electric panel, and a Rheem gas 40-gallon domestic hot water heater.

CONDITION OF IMPROVEMENTS:

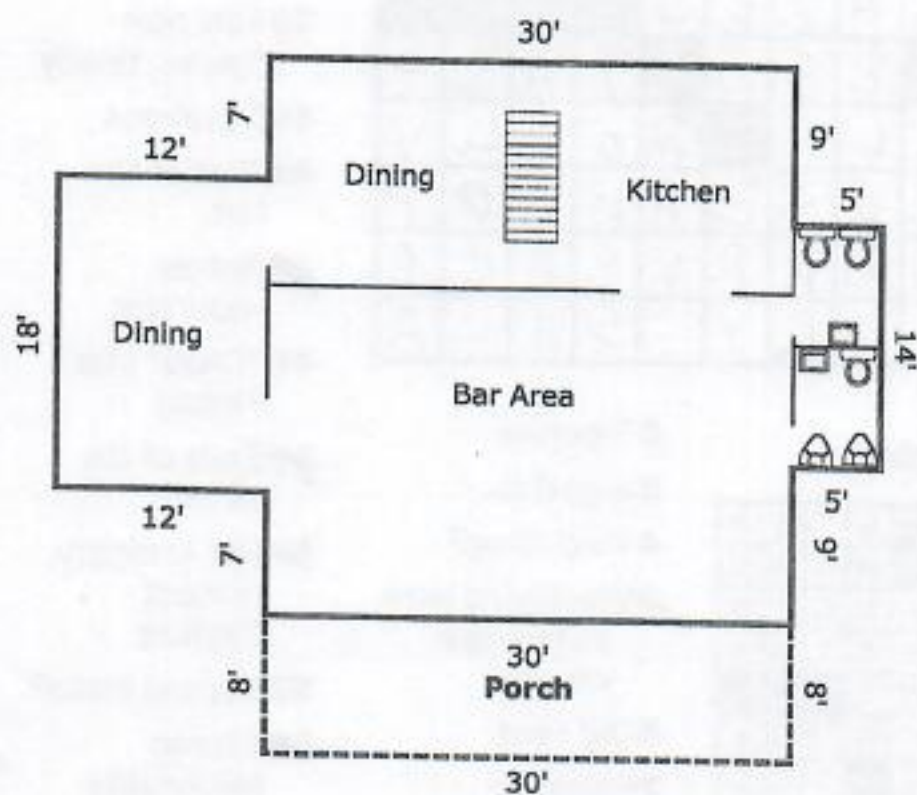
The subject appears to be in average to below average condition for the age of the improvements. Renovations required for vacant mixed use building to bring to market standards. Four-unit metal commercial building is at the end of its economic life and requires major renovations or to be torn down. Single family residence is tenant occupied and in average condition. Trailers are owner occupied on lease pad sites with four vacant spaces.

HISTORY OF THE PROPERTY

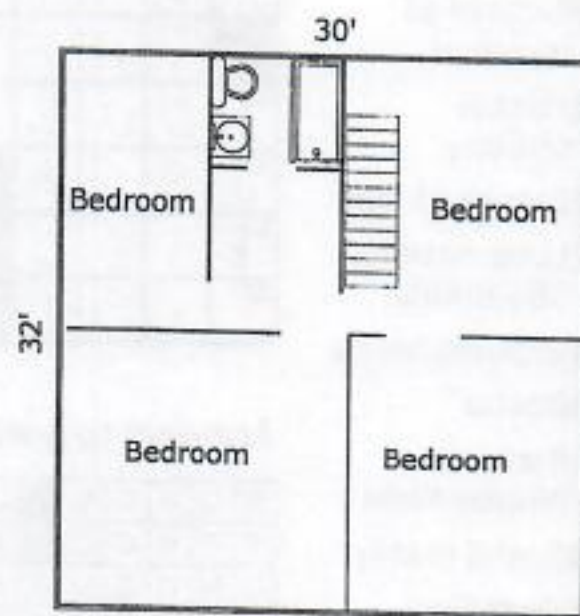
The property was transferred from James O-Brien to Lynn F & Margaret A Boyer on May 15, 1978 for a consideration of \$90,000. A copy of the deed is included in the addendum of the appraisal report.

SALES AND OFFERINGS

The subject is not currently on the market and has not been on the market to the appraiser's knowledge in the past twelve months. There have been no offers on the subject property to date. No sales or transfers of the subject property in the past 36



First Floor
[1246 Sq ft]

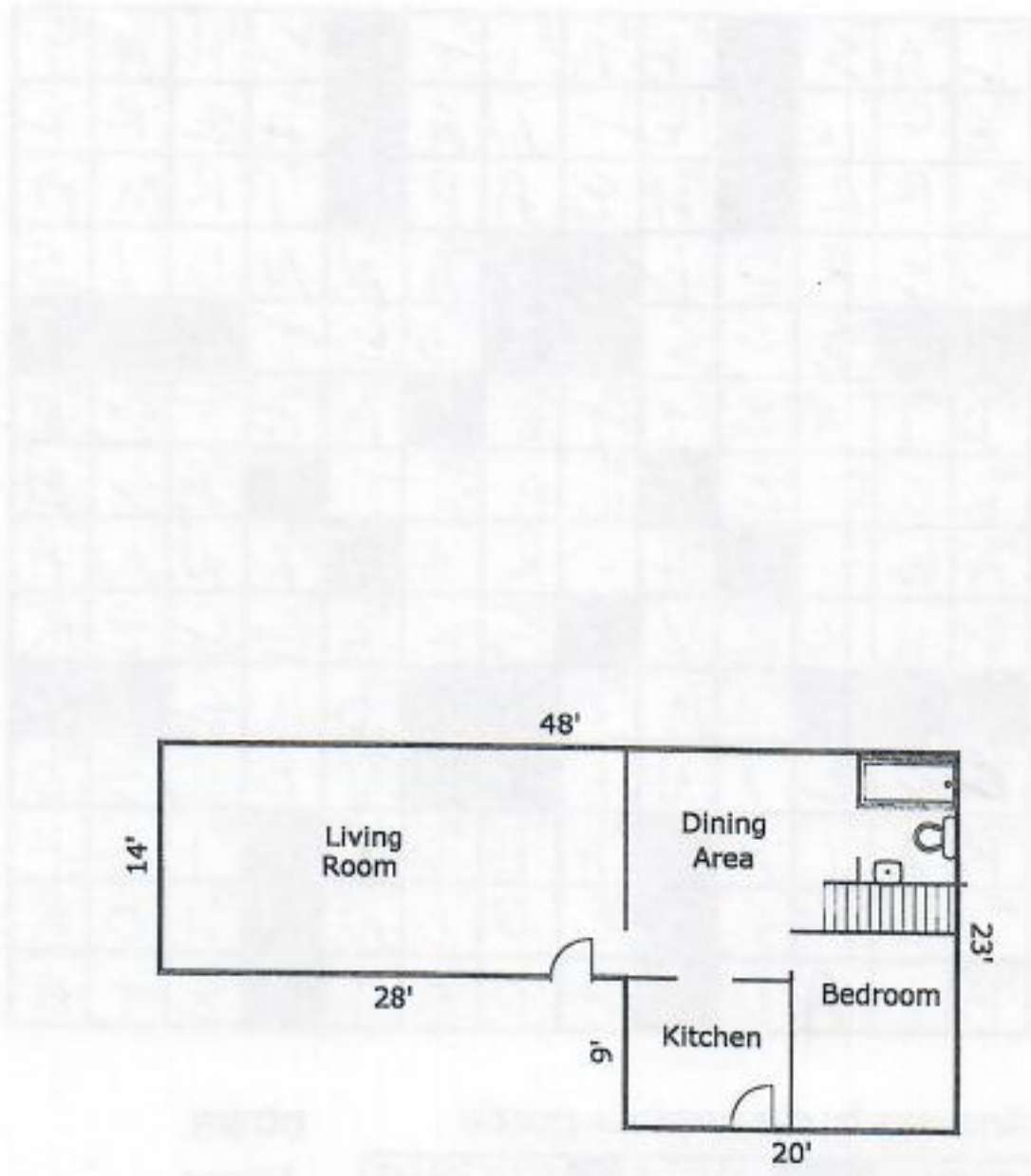


Second Floor
[960 Sq ft]

TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1246 Sq ft	$18 \times 12 = 216$	$14 \times 5 = 70$
		$32 \times 30 = 960$	
Second Floor	960 Sq ft	$32 \times 30 = 960$	
Total Living Area (Rounded):	2206 Sq ft		
Non-living Area			
Porch	240 Sq ft	$30 \times 8 = 240$	



6 Boyer Ln - First Floor
[852 Sq ft]

OTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
Boyer Ln - First Floor	852 Sq ft	$23 \times 20 = 460$ $28 \times 14 = 392$
Total Living Area (Rounded):	852 Sq ft	