

APR 09, 2026
 11:07 AM
06-1B1-029-00,000

APP ID:
 MAP/ROUTE

COMMERCIAL / INDUSTRIAL REVIEW DOCUMENT
 COLUMBIA, PA
 CARD 1 OF 1
 FIELD REVIEW FLAG

TAX YEAR 2026

TIEBACK:

| PARCEL TOTAL | | COST APPROACH | | INCOME APPROACH | |
|--------------|--------|---------------|---------|-----------------|---|
| LAND SIZE | 43,988 | LAND | 32,991 | LAND | 0 |
| BLDG SIZE | 15,637 | IMP | 180,610 | IMP | 0 |
| | | TOTAL | 213,601 | TOTAL | 0 |
| TOTAL UNITS | 1 | TOTAL | 213,601 | TOTAL | 0 |

ADJUSTED R.C.N.
 OVERALL & GOOD
 R.C.N.I.D.
 (INCLUDES PERCENT COMPLETE - SEE CARD DETAIL)
 BLDG ADJ FACTOR (CA31) 1.0000
 TOTAL YARD IMP VALUE 0
 TOTAL OTHER IMP VALUE 0
 TOTAL IMP VALUE 0
 ECF 0
 ADJ TOTAL IMP VALUE 0
 IMP VALUE 180,610
 LAND VALUE 32,991
 TOTAL VALUE 213,601

PREVIOUS YEARS VALUES
 LAND 180,610
 BUILDING 32,991
 TOTAL 213,601

PREY YEARS APPRAISED VALUES
 LAND 180,610
 BUILDING 90,305
 TOTAL 270,915

| CURRENT LAND ASSESSED LAND | REVIEW CODE | REVIEW DATE | REVIEW REASON | REVIEWER ID | STATUS |
|----------------------------|---------------|-------------|---------------|-------------|--------|
| 1 | COST APPROACH | | | | |

MAINTAINED ON 26-JAN-26

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CARD 1 OF 1
FIELD REVIEW FLAG (

TAX YEAR 2026

TIEBACK:

PAGE: 4
CA321

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06 -1B1-030-00,000
 CARD : 1
 LOC : R
 BRIARCREEK BORO
 SCHOOL DISTRICT : 2

WHITTENIGHT DAVID L & DIANE
 7022 NURSEBRY LANE
 BERWICK PA 18603

LOCATION: 2613 W FRONT ST

RESIDENTIAL INFORMATION

BUILDING DESCRIPTION :
 NO. OF STORIES :
 NO. OF ROOMS :
 NO. OF FIREPLACES : 0
 BASEMENT :
 EXTERIOR WALLS :
 HEATING :
 CENTRAL A/C :
 MUNICIPAL WATER :
 MUNICIPAL SEWER :
 PAVED STREETS :
 SWIMMING POOL : Y

FIELD VISITS
 BY :
 ON DATE : 06-DEC-90

PROPERTY TYPE : R EFFECTIVE AGE : NUMBER OF STORIES : ALPHA GRADE :

RESIDENTIAL VALUE
 OUT BUILDING VALUE
 COMMERCIAL VALUE
 TOTAL BUILDING VALUE

ASSESSED VALUE HISTORY

| ASSMT DATE | LAND | FAIR ASSESSED VALUE BUILDINGS | TOTAL | CLEAN & GREEN ASSESSED LAND BUILDINGS | TOTAL |
|------------|-------|-------------------------------|--------|---------------------------------------|--------|
| 2026 | 2,668 | | 2,668 | | 2,668 |
| 2025 | 2,668 | | 2,668 | | 2,668 |
| 2024 | 2,668 | | 2,668 | | 2,668 |
| 2023 | 2,668 | | 2,668 | | 2,668 |
| 2022 | 2,668 | | 2,668 | | 2,668 |
| 2021 | 2,668 | | 2,668 | | 2,668 |
| 2021 | | 2,130 | | | 2,130 |
| 2021 | | 2,668 | 4,798 | | 4,798 |
| 2021 | | 2,668 | 38,882 | | 41,550 |
| 2020 | | 2,668 | 38,882 | | 41,550 |
| 2019 | | 2,668 | 38,882 | | 41,550 |
| 2018 | | 2,668 | 38,882 | | 41,550 |
| 2017 | | 2,668 | 38,882 | | 41,550 |
| 2016 | | 2,668 | 38,882 | | 41,550 |

GRANTOR : WHITTENIGHT DAVID L
 BOOK/PAGE : 20021/0792
 DATE : 11-OCT-02
 SALE PRICE : 1

COLUMBIA COUNTY
 PROPERTY RECORD CARD
 PAGE: 1

Land Fair Market 5,336
 Bldg -
 Total - 5,336
 Assessed- 2,668

Clean & Green NO

FINISHED BSWT :
 BSWT GARAGE :
 FLOOR AREA :
 ATT, GARAGE :

06 -1B1-030-00,000
 CARD : 1
 LUC : R
 BRIARCREEK BORO

WHITTENIGHT DAVID L & DIANE
 7022 NURSERY LANE
 BERNWICK PA 18603

COLUMBIA COUNTY

PRC PAGE : 2

BUILDING TYPE _____ SIZE _____ SQ. FEET _____ YR BUILT _____ COND _____ VALUE _____

LOT INFORMATION

PICTURES AND COMMENTS

| TYPE | FAIR MARKET LAND VALUE | | | | |
|--------------|------------------------|-------|-----------|----------|------------|
| | SQ FEET | ACRES | BASE RATE | \$/ACRES | LAND VALUE |
| Primary Site | 13,339 | .306 | | 17,427 | 5,336 |

| | | | |
|-----------------------------|-------|--------------|-------|
| TOTAL ACRES: | .306 | TOTAL VALUE: | 5,336 |
| AGRICULTURAL USE LAND VALUE | | | |
| USE | ACRES | VALUE | |

TOTALS:

APR 09, 2026
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06-1B1-030-00,000

TAX CODE ZONING TAX DIST 06

ADDRESS 2613 W FRONT ST

RESTRICIONS

NEHD 060002

LUC R

LVG UNIT

CLASS R

BOOK/PAGE: 20021/0792 7022 NURSERY LANE

BERWICK PA 19603

PROPERTY FACTORS

TOPO / /

UTIL / /

ST/RD Z/ ASPHALT /

TRAFFIC

FRONTING

LOCATION

PARKING TYPE QUANTITY

AVAIL /

LAND DATA

TY ACRES

PE LN CD SQFT/UNITS

SQ1 S I FRONT DEPTH

Primary Site

PRICE INCL-FAC

BASE SIZE

BASE RATE

INCR /DECR

LAND-VAL

ADJ FACTOR(CAL14)

1.0000

5,336

5,336

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COMMERCIAL / INDUSTRIAL REVIEW DOCUMENT

COLUMBIA, PA

FIELD REVIEW FLAG

CARD 1 OF 0

TAX YEAR 2026

TIREBACK:

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LN LNOM CODE DESCRIPTION BUILDING OTHER FEATURES / ATTACHED IMPROVEMENTS MEAS1 MEAS2 STOPS IU UNIT COST PRICE

LEVELS DIMENSION INTERIOR / EXTERIOR INFORMATION OTHER FUN%
 LN SGT FRM TO YRBLT WOTH LGTH AREA PERM USE TYPE HT EXT CON FIN PM HT AC PLB LT TRAT RCN BASE RCN PER SF PHY FURNRENT \$GD ECR% \$COMP

----- OTHER BUILDING AND YARD IMPROVEMENTS -----
 TYPE DESCRIPTION YEAR EFT SIZE GRD QN MODS C F \$COMP MA% ADJFACT VALUE
 TOTAL ORY VALUE

----- PARKING DATA-----
 COVERED 0 UNCOVERED 0
 TOTAL SQUARE FEET: 0
 BASE R.C.N. 0
 GRADE FACTOR .00 /SQFT
 ADJ R.C.N. 0
 OVERALL % GOOD .00 /SQFT
 R.C.N.I.D. .00 /SQFT
 NO IDENT UNITS
 TOTAL R.C.N.I.D. 0
 ADJUSTMENT FACTOR (CA31) 0
 TOTAL YARD IMP VALUE 0
 OTHER: 0
 TOTAL CARD VALUE \$ (CA11) 0
 ECF

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TIEBACK:

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| PARCEL TOTAL | LAND SIZE | BLDG SIZE | TOTAL UNITS | COST APPROACH | PARCEL SUMMARY VALUES | INCOME APPROACH |
|--------------|-----------|-----------|-------------|---------------|-----------------------|-----------------|
| 13,339 | LAND | 0 | 0 | 5,336 | .40 /SQFT LAND | 0 |
| 0 | IMP | 0 | 0 | 0 | .00 /SQFT IMP | 0 |
| 0 | TOTAL | 0 | 0 | 5,336 | .00 /SQFT TOTAL | 0 |
| 0 | TOTAL | 0 | 0 | 5,336 | /UNIT TOTAL | 0 |

ADJUSTED R.C.N.
 OVERALL % GOOD 0
 R.C.N.I.D. (INCLUDES PERCENT COMPLETE - SEE CARD DETAIL)
 BLDG ADJ FACTOR (CA31) 1.0000
 TOTAL YARD IMP VALUE 0
 TOTAL OTHER IMP VALUE 0
 TOTAL IMP VALUE 0
 ECF 0 %
 ADJ TOTAL IMP VALUE 0
 IMP VALUE 0
 LAND VALUE 5,336
 TOTAL VALUE 5,336
 PREVIOUS YEARS VALUES
 LAND BUILDING 0
 PREY YEARS APPRAISED VALUES
 LAND BUILDING 0
 ADJ TOTAL IMP VALUE * BLDG ADJ FACTORS (AAA44): 1.0000 * (CALL): 1.0000

| CURRENT LAND | ASSESSED LAND | REVIEW CODE | REVIEW DATE | ESTIMATE LAND | REVIEW CODE | REVIEW DATE | REVIEW REASON | REVIEWER ID | STATUS |
|--------------|---------------|-------------|-------------|---------------|-------------|-------------|------------------------------|-------------|-----------|
| 5,336 | 2,668 | 1 | | 5,336 | | | COST APPROACH | | 26-JAN-26 |
| | | | | | | | CONVERT | | |
| | | | | | | | NEW CONSTRUCTION - 100% COMP | | |
| | | | | | | | TOTAL | | |

MAINTAINED ON 26-JAN-26 STATUS

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