

04D-09 -062-00,000

CARD : 1  
LUC : CG  
BERWICK BORO

SLUSSER GARY W & ANGELA M  
37 BUSH RD  
BENTON PA 17814

COLUMBIA COUNTY

PRC PAGE : 2

BUILDING TYPE	SIZE	SQ. FEET	YR BUILT	COND	VALUE
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LOT INFORMATION

105 X 150

FAIR MARKET LAND VALUE

TYPE	SQ FEET	ACRES	BASE RATE	\$/ACRES	LAND VALUE
Primary Site	15,750	.362	1	34,845	12,600

PICTURES AND COMMENTS

TOTAL ACRES: .362      TOTAL VALUE: 12,600

AGRICULTURAL USE LAND VALUE

USE	ACRES	VALUE
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TOTALS:

04D-09 -062-00,000

CARD : 1

LUC : CG

BERWICK BORO

SCHOOL DISTRICT : 2

SLUSSER GARY W & ANGELA M  
37 BUSH RD  
BENTON PA 17814

LOCATION: 1340 W FRONT ST

COLUMBIA COUNTY  
PROPERTY RECORD CARD

PAGE: 1

Fair Market	12,600	Clean & Green	NO
Land	-		
Bldg	-		
Total	127,800		
Assessed-	140,400		
	70,200		

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 : N

FIELD VISITS  
BY :  
ON DATE : 15 15-MAR-91

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

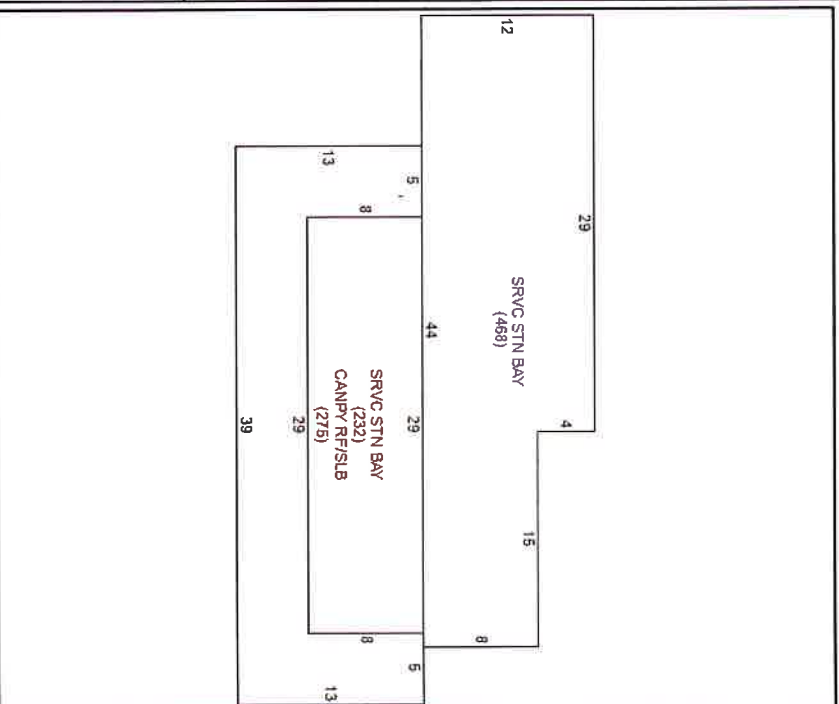
RESIDENTIAL VALUE .....  
 OUT BUILDING VALUE .....  
 COMMERCIAL VALUE .....  
 TOTAL BUILDING VALUE .....

ASSESSED VALUE HISTORY

ASSMT DATE	LAND	FAIR ASSESSED VALUE BUILDINGS	TOTAL	CLEAN & GREEN ASSESSED BUILDINGS	TOTAL
2024	6,300	63,900	70,200		
2023	6,300	63,900	70,200		
2022	6,300	63,900	70,200		
2021	6,300	63,900	70,200		
2020	6,300	63,900	70,200		
2019	6,300	63,900	70,200		
2018	6,300	63,900	70,200		
2017	6,300	63,900	70,200		
2016	6,300	63,900	70,200		
2015	6,300	63,900	70,200		
2014	6,300	63,900	70,200		
2013	6,300	63,900	70,200		
2012	6,300	63,900	70,200		
2011	6,300	63,900	70,200		

GRANTOR : MCELRAITH JACK LEE  
 BOOK/PAGE : 20240/4376  
 DATE : 21-JUN-24  
 SALE PRICE : 25,600

FINISHED BSMT :  
 BSMT GARAGE :  
 FLOOR AREA :  
 ATT. GARAGE :



ALT ID: MAP/ROUTE  
 BERWICK BORO  
 FIELD REVIEW FLAG ( )

TAX CODE ZONING TAX DIST 04  
 ADDRESS 1340 W FRONT ST  
 NBHD 040000 RESTRICTIONS  
 LMC CG --O W N E R S H I P  
 LWG UNIT MCELRATH JACK LEE  
 CLASS C  
 BOOK/PAGE: 20060/1915 1660 FAIRVIEW AVENUE  
 BERWICK PA 18603

DATE	TYPE	PRICE	S	V
06/21/24	2	25,600		
02/28/06	2	60,000		
04/26/00	2	169,939		8
01/31/85		70,831		

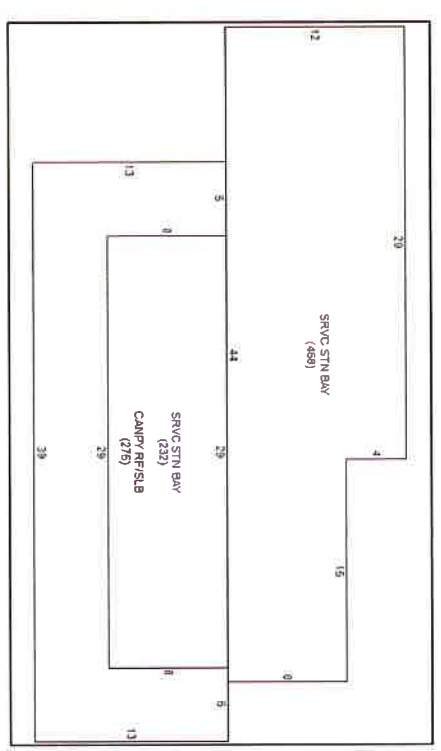
PROPERTY FACTORS	ENTRANCE INFORMATION
TOPO / /	DATE
UTIL / /	03/15/91
ST/RD / /	CD
TRAFFIC	INFO
	CD
	ID
	15

FRONTING	LOCATION FACTORS	LAND ADJ	NOTES
LOCATION	QUANTITY	PROXIMITY	
PARKING TYPE	/	05/07	DEMOLITION. \$100
AVAIL	/		

LAND DATA	CALP TABLE
TY ACRES	BASE
PE LN CD SOFT/UNITS	SIZE
15,750	25,000
PRICE INFL -FAC	RATE
.80	.80
ADJ FACTOR(CA14)	1.0000

LAND-VAL	LAND-VAL
12,600	12,600

GROSS	LN CODE	VALUE	TOTAL LAND-VALUE	LAND-VAL
TOTAL ACRES	.3616		12,600	
TOT SIZE	NBHD 4	ZONE 0	LOC 0	STREET 0
LAND ADJ	ADJ FACTOR (CA11)	1.0000	ADJ FACTOR (AA44)	1.0000



USE MDL RATE COUNT BED BATH HALF OTHER UNITS ADJ

MISC. IMPROVEMENTS	GROSS BUILDING SUMMARY	VALUE	BUILDING PERMIT RECORD	STATUS
	DESCR Commercial Bldg	Val	AMOUNT PURPOSE	
	DATE	NUMBER		

BLDG	YR BLT	EFF YR	# UNITS	STRUCTURE	SRV STAT	GRADE S	ID. UNITS	GAS STATION	INV RAT
1	1970	1970	1	334					

INUM CODE	DESCRIPTION	BUILDING OTHER FEATURES / ATTACHED	IMPROVEMENTS	MEAS1	MEAS2	STOPS	IU	UNIT COST	PRICE
1	CP6	CANOPY ROOF/SLAB	+/-				1	6.85	1,340

LEVELS	LN SCT	FRM TO	YRBLT	WDTH	LGTH	AREA	PERM	USE TYPE	HT	EXT	CON	FIN	PTN	HT	AC	PLB	LT	OTHER FEAT	RCN	BASE RCN	PER SF	PHY FUN&RENT	%GD	ECN%	%COMP	
1	01	01	1970	8	29	232	74	070	00	10	11	2	100	0	2	1	2	3	1,340	19,253	77.21	F	F	92		
2	01	01	1970			473	90	070	00	10	03	2	100	0	2	0	2	3	0	18,783	39.71	F	F	92		

TYPE DESCRIPTION	YEAR	EFF	SIZE	GRD	QN	MODS	C	F	%COMP	MA%	ADJFACT	VALUE	COVERED	UNCOVERED
OTHER BUILDING AND YARD IMPROVEMENTS													0	0
TOTAL OBJ VALUE													127,730	0

PARKING DATA													COVERED	UNCOVERED
TOTAL SQUARE FEET:													705	
BASE R.C.N.													38,036	
GRADE FACTOR													53.95	/SQFT
ADJ R.C.N.													138,830	
OVERALL % GOOD													196.92	/SQFT
R.C.N.L.D.													127,730	
NO IDENT UNITS													181.18	/SQFT

TOTAL R.C.N.L.D.	127,730
ADJUSTMENT FACTOR (CA31)	1,0000
TOTAL YARD IMP VALUE	0
OTHER:	0
TOTAL CARD VALUE	127,730
ECF	% (CALL)

**ALT ID:**  
 MAP/ROUTE

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

TAX YEAR 2023  
 )

TIEBACK:

PARCEL TOTAL	COST APPROACH	PARCEL SUMMARY VALUES	INCOME APPROACH
LAND SIZE 15,750	12,600	.80 /SQFT	0
BLDG SIZE 705	127,730	181.18 /SQFT	0
TOTAL	140,330	199.05 /SQFT	0
TOTAL UNITS 1	140,330	140,330 /UNIT	0

ADJUSTED R.C.N. 138,930 196.92 /SQFT  
 OVERALL & GOOD 92  
 R.C.N.L.D. 127,730 181.18 /SQFT  
 (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 127,730  
 ECF 0%  
 ADJ TOTAL IMP VALUE 127,730  
 IMP VALUE 127,730  
 LAND VALUE 12,600  
 TOTAL VALUE 140,330

ADJ TOTAL IMP VALUE \* BLDG ADJ FACTORS (AA44) : 1.0000 \* (CA11) : 1.0000  
 PREVIOUS YEARS VALUES  
 LAND BUILDING 12,600 127,800  
 BUILDING BUILDING 127,800

PREVIOUS YEARS VALUES	PREV YEARS APPRAISED VALUES
LAND BUILDING 12,600	127,800
BUILDING BUILDING 127,800	TOTAL 140,400
CURRENT LAND ASSESSED LAND 12,600	63,900
REVIEW CODE 3	OVERRRIDE VALUE 70,200
REVIEW DATE 3	OVERRRIDE
ESTIMATE LAND REVIEW DATE	REVIEWER ID CONVERT
REVIEW CODE	BUILDING TOTAL
REVIEW DATE	REVIEWER ID

MAINTAINED ON 10-JAN-23 STATUS