

21/23 W MAIN ST

Location

21/23 W MAIN ST

City, State, Zip

CANTON, PA 17724

DMPT

14/ 105.03/ 159/000 000/

Acct#

1410503159000000

Owner

ROSE VALLEY PROPERTIES LLC

Assessment

\$40,650

Appraisal

\$81,290

PID

19086

Building Count

1

Description

JIMS SPORTING GOODS/APTS

Current Value

| Appraisal | | | | | |
|----------------|----------|----------------|--------------|----------|----------|
| Valuation Year | Building | Extra Features | Outbuildings | Land | Total |
| 2022 | \$68,400 | \$0 | \$0 | \$12,890 | \$81,290 |

| Assessment | | | | | |
|----------------|----------|----------------|--------------|---------|----------|
| Valuation Year | Building | Extra Features | Outbuildings | Land | Total |
| 2022 | \$34,200 | \$0 | \$0 | \$6,450 | \$40,650 |

Owner of Record

Owner

ROSE VALLEY PROPERTIES LLC

Sale Price

\$300,000

Co-Owner

Book & Page

202300525/0

Address

3836 ROSE VALLEY RD
TROUT RUN, PA 17771

Sale Date

01/17/2023

Ownership History

| Ownership History | | | |
|-------------------|------------|-------------|------------|
| Owner | Sale Price | Book & Page | Sale Date |
| FITCH JAMES F | \$141,500 | 200800163/0 | 01/04/2008 |
| SMITH WILLIAM J | \$100,000 | 200210441/0 | 08/14/2002 |
| LONDON FRANK S | \$50,000 | 0695/0832 | 06/13/1984 |

Building Information

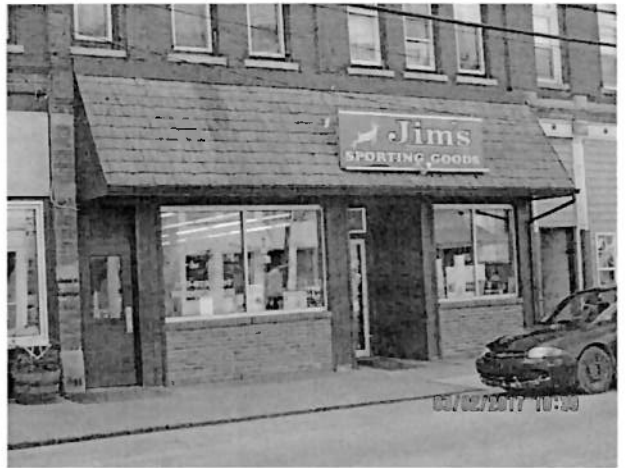
Building 1 : Section 1

Year Built:

1900

| Building Attributes | |
|---------------------|----------------------|
| Field | Description |
| Style: | Retail/Apartments |
| Model | Store |
| Quality: | C /AVERAGE |
| Floor | 1 |
| Occupancy | 353.00 |
| Building Type | Misc. Store |
| Lighting | C Fluorescent |
| Roof Cover | Rolled Compos |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Floor | Cork Tile |
| Concrete | |
| Heating Fuel | C Gas |
| Heating Type | Forced Air-Duc |
| AC Type | |
| Sprinkler | |
| Bldg Use | DOWNTOWN ROW-TYPE ST |
| District | Canton Boro 1S |
| 1st Floor Use: | |
| Basement | C Brick Unfini |
| Frame Type | MASONRY |
| Upper Level | |
| C.B./Frame Factor | |
| Brick Factor | |
| Wall Height | 11.00 |

Building Photo



(<https://images.vgsi.com/photos2/BradfordCountyPAPhotos/A00\01\68\47.ji>)

[illegible]

| Building Sub-Areas (sq ft) | | | |
|----------------------------|-------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| 1MA | 1 Stry Mason Comm | 2,835 | 2,835 |
| 1MB | 1 Stry Mason Bsmt | 2,458 | 2,458 |
| DCK | Deck | 91 | 0 |

| | | | |
|-----|---------------|-------|-------|
| OFP | Open FR Porch | 193 | 0 |
| | | 5,577 | 5,293 |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

| Land Use | Land Line Valuation |
|----------------------------------|--------------------------|
| Use Code 426D | Size (Acres) 0.12 |
| Description DOWNTOWN ROW-TYPE ST | Frontage 30 |
| Zone | Depth 174 |
| Neighborhood | Assessed Value \$12,890 |
| Alt Land Appr No | Appraised Value \$12,890 |
| Category | lblindfront |

Outbuildings

| Outbuildings | Legend |
|--------------------------|--------|
| No Data for Outbuildings | |

Valuation History

| Appraisal | | | | | |
|----------------|----------|----------------|--------------|----------|----------|
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