

Property Location:
78 Caedman Drive

Parcel ID: 22A-51-EV1509

Map Block No: 1

Class: R

State Class: 101

Card 1 of 1

Current Owner

Lake Escapes LLC
1202 Nottingham Circle
West Chester PA 19380

Previous Owner History

Name	Deed	Date
Ladow, P0aul & Elissa	1470/63	05/23/2006
Ackley, David M & Sharon L	378/108	

Miscellaneous

Deed Info: 2844/145-02/02/2024-X
Zoning: R2
Routing No: 19-08808-0
Neighborhood: 1928
Living Units: 1
Census Trct:
District: 51

Assessment Information

Cost Value	Value	*	Prior
Land:	7,800		1,012
Building:	112,800		
Total:	120,600		1,012

Assessed Information:
Land: 3,900
Building: 56,400
Total: 60,300

Effective DOV: 1/1/2000
Value Flag: COST VALUE
Manual Override Reason:

Notes

Entrance Information

Date	Time	ID	Activ	Entrance Code	Source
07/30/1999		WK		Unimproved	Other
06/04/2009		KK		Not At Home	Other
				Entry + Sign	

Sales History

Book/Page	Date	Price	Type	Validity
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Permit Information

Date	Permit #	Price	Purpose	% Comp.
11/02/2007	070428	120,000	New House	100 0

Land Information

Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	S	19000	0	7,820
Total Acres for this Parcel				0.436
Total Land Value				7,800

Out Building Information

Type	Qty	Year	Size1	Size2	Grade	Cond	%Good	Value
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
Total OBY for this card								0

No Picture Available

Inspection witness by: _____

Dwelling Information			
Style:	Contemporary		
Condo Style:			
Exterior Walls:	Alum/Vinyl		
Story Height:	1.5		
Attic:	None		
Interior/Exterior:	Same		
Basement:	Crawl		
Bsmt Garage:	0		
Rec Room size:	0	0	
FBLA size:	0	0	
Unfinished Area:	0		
Inlaw Apts:	0		
WB Fireplace:	Stacks 0	Openings	0
MTL Fireplace:	Stacks 1	Openings	1
Heating Type:	Basic		
Fuel:	Electric		
Heating System:	Electric		
Year Built:	2007		
Eff. Yr Built:	0		
GFA/True GFA:	588	1148	
TLA/True TLA:	1589	1589	
Basement Area:	0		
Grade:	B		
Condition:	Very Good		
CDU:	GD		
Building Notes:			
			Tot
Rooms:			6
Bedrooms:			3
Full Baths:			2
Half Baths:			0
Add'l Fixtures:			0

Replacement Costs	
Base Price:	60,910
Additions:	27,700
Unfinished Area:	0
Basement:	-3,500
Attic:	0
Plumbing:	2,220
Heating A/C Adj.:	0
FBLA:	0
Rec Room:	0
Fire Place:	2,220
Basement Garage:	0
Exterior Trim:	0
Subtotal:	89,550
Grade Factor:	1.26
C & D Factor:	0.00
Total RCN:	112,830
Percent Good:	1.00
Market Adj.:	0.00
Total RCNLD:	112,800

Addition Information					
Low	1st	2nd	3rd	Area	Points
	10			560	22400
	11			90	1800
	31			376	3500

