

4/26/70

Mrs. J. P. Moszer,
419 E. Wynnewood Road
Harberth, Pa.

Re: 419 E. Wynnewood Road
Harberth, Montgomery County, Pa.

Dear Mrs. Moszer:

In compliance with your request, we take pleasure in furnishing you with our opinion and appraisal of the above property, the purpose being to evaluate the fair market value as of today, April 24th, 1970.

Lot: 100' x 400ft

Constrection: Stone first floor and stucco second floor, asbestos shingle roof, also porch roof.

Zoning: Residential

Occupancy: Owner

Street Improve- Asphalt paved cartway, groute curbs, sewers, water, gas and electricity

ments

Improvements: 2 story with attic, single house about fifty years old

1st floor: Entrance landing, side open porch, center hall with clothes closet, living room with stone fireplace, dining room, small den, kitchen with Youngstown double drainboard cabinet sink, white cabinets above, Sears electric range

2nd floor: 4 bedrooms (one small) 2 baths, one with metal shower, other with built-in tub and shower, old fixtures, linen closet

Attick Full over all with steps to same, insulated

Basement:- Oil fired hot water heat, 225 gallon tank, electric heat

Full: for domestic hot water, copper pipes, toilet, 2 wash tubs, entrance to enclosed yard

Hardwood floors downstairs, scraped pine on second floor, painted walls, kitchen storm door and some storm windows.

Remarks: Needs exterior painting, carpentry, open porch roof repairs, entrance columns need repair, back stairs to yard pulled away from building. Needs interior decoration, building shows considerable settlement, neglected grounds, could be attractive, plantings, trees.

Value of Lot	\$8,000
Value of Residence	15,000
Total Value	<u>\$23,000</u>

Assessment \$5500.00

Very truly yours,

Picture attached

JAMES T. SHILCOCK