

LEGAL


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BUILDING

| CURRENT OWNER  |   |          |  |      |      |       |      |       |      | PARCEL ID                 |  |      |       |      | LOCATION    |      |            |             |          |              |  |
|--|---|----------|--|------|------|-------|------|-------|------|---------------------------|--|------|-------|------|-------------|------|------------|-------------|----------|--------------|--|
| YOUNG WOMENS CHRISTIAN ASSC<br>PHILADELPHIA<br>HAYWARD VALERIE<br>PO BOX 25757<br>PHILADELPHIA, PA 19144 |   |          |  |      |      |       |      |       |      | 16B-0-39                  |  |      |       |      | 52 WATER ST |      |            |             |          |              |  |
|  |   |          |  |      |      |       |      |       |      | TRANSFER HISTORY          |  |      |       |      | DOS         |      | T          | SALE PRICE  |          | BK-PG (Cert) |  |
|  |   |          |  |      |      |       |      |       |      | YOUNG WOMENS CHRISTIAN AS |  |      |       |      | 07/19/1999  |      | K          | 1 12416-143 |          |              |  |
| CD   | T | AC/SF/UN |  | Nbhd |      | Infl1 |      | Infl2 |      | ADJ BASE                  |  | SAF  | Infl3 |      | Lpi         | VC   | CREDIT AMT | ADJ VALUE   |          |              |  |
| 100  | S | 38,295   |  | CH   | 1.00 | 100   | 1.00 | 100   | 1.00 | 1,374,375                 |  | 1.04 | 100   | 1.00 | R10         | 3.75 |            |             | 1,251,51 |              |  |

| TOTAL | 38,295 SF | ZONING | R20      | FRNT | 0 | ASSESSED | CURRENT   | PREVIOUS  |
|-------|-----------|--------|----------|------|---|----------|-----------|-----------|
| Nbhd  | CHATHAM   | N      | SI Pd Wv |      |   | LAND     | 1,251,500 | 1,042,900 |
| Inf1  | 100       | O      |          |      |   | BUILDING | 279,800   | 119,300   |
| Inf2  | 100       | T      |          |      |   | DETACHED | 0         | 0         |
|       |           | E      |          |      |   | OTHER    | 0         | 0         |
|       |           |        |          |      |   | TOTAL    | 1,531,300 | 1,162,200 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  |
|----|------|------|----------|----|-------|-----------|-------|--|
|    |      |      |          |    |       |           |       |  |

| BUILDING | CD | ADJ  | DESC              | MEASURE |           |     | BLDG COMMENTS              |
|----------|----|------|-------------------|---------|-----------|-----|----------------------------|
| MODEL    | 1  |      | RESIDENTIAL       |         |           |     |                            |
| STYLE    | 21 | 1.00 | ANTIQUE [100%]    | LIST    |           |     |                            |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |                            |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] | REVIEW  | 10/4/2022 | APK | YMCA-AVIS M CHASE COTTAGES |

|            |       |            |       |              |     |               |      |   |     |   |             |       |      |           |         |                |         |            |  |           |  |
|------------|-------|------------|-------|--------------|-----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|---------|------------|--|-----------|--|
| YEAR BLT   | 1810  | SIZE ADJ   | 1.000 | ELEMENT      | CD  | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 437,261 |            |  |           |  |
| NET AREA   | 1,664 | DETAIL ADJ | 1.000 | FOUNDATION   | 3   | FOUND WALL    | 1.00 | + | BAS | L | BAS AREA    | 1,023 | 1810 | 253.21    | 259,033 | CONDITION ELEM | CD      |            |  |           |  |
| \$NLA(RCN) | \$263 | OVERALL    | 1.000 | EXT. COVER   | 1   | WOOD SHINGLE  | 1.00 | + | EPA | N | ENCL PORCH  | 51    |      | 133.71    | 6,819   | EXTERIOR       | A       |            |  |           |  |
|            |       |            |       | ROOF SHAPE   | 1   | GABLE         | 1.00 | + | OPA | N | OPEN PORCH  | 160   |      | 76.10     | 12,176  | INTERIOR       | A       |            |  |           |  |
|            |       |            |       | ROOF COVER   | 1   | ASPH/CMP SHIN | 1.00 | G | CRL | N | CRAWL SPACE | 854   |      | 22.38     | 19,110  | KITCHEN        | A       |            |  |           |  |
|            |       |            |       | FLOOR COVER  | 1   | HARDWOOD      | 1.00 | G | USF | L | UP-STRY FIN | 641   | 1810 | 214.86    | 137,723 | BATHS          | A       |            |  |           |  |
|            |       |            |       | INT. FINISH  | 1   | PLASTER       | 1.00 |   |     |   |             |       |      |           |         | HEAT           | A       |            |  |           |  |
|            |       |            |       | HEATING/COOL | 1   | FORCED AIR    | 1.00 |   |     |   |             |       |      |           |         | ELECT          | A       |            |  |           |  |
|            |       |            |       | FUEL SOURCE  | 2   | GAS           | 1.00 |   |     |   |             |       |      |           |         |                |         |            |  |           |  |
| CAPACITY   |       |            |       | UNITS        | ADJ |               |      |   |     |   |             |       |      |           |         |                |         | EFF.YR/AGE |  | 1968 / 54 |  |
| STORIES    | 1.75  | 1.00       |       |              |     |               |      |   |     |   |             |       |      |           | COND    | 36             | 36 %    |            |  |           |  |
| ROOMS      | 0     | 1.00       |       |              |     |               |      |   |     |   |             |       |      |           | FUNC    | 0              |         |            |  |           |  |
| BEDROOMS   | 3     | 1.00       |       |              |     |               |      |   |     |   |             |       |      |           | ECON    | 0              |         |            |  |           |  |
| FULL BATHS | 1     | 1.00       |       |              |     |               |      |   |     |   |             |       |      |           | DEPR    | 36             | % GD    | 64         |  |           |  |
| 1/2 BATHS  | 0     | 1.00       |       |              |     |               |      |   |     |   |             |       |      |           | RCNLD   | \$279,800      |         |            |  |           |  |
| FIXTURES   | 3     | \$2,400    |       |              |     |               |      |   |     |   |             |       |      |           |         |                |         |            |  |           |  |
| UNITS      | 1     | 1.00       |       |              |     |               |      |   |     |   |             |       |      |           |         |                |         |            |  |           |  |