

Property at 00345 DEERCLIFF ROAD

Prop ID 2090345

Printed 06-Feb-2024 10:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AUDACY ATLAS LLC
Second name:
Address: 2400 MARKET ST 4TH FL
City/state: PHILADELPHIA PA Zip: 19103

Location Information

Map: 027 Clerk map: 95 080
Lot: 2090345 Neigh.: Zone: RU2A Vol: 780 Page: 182

Assessments

Assmt category	Qty	Amount
Commerc Land	5.00	1,050,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Nov-1995
Sale price: 575,000
Sale valid:

Values

Vacant Commerc	18.93	99,370
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Mkt value :
Cost value: 1,641,957

Summary

Total assessments	1,149,370
Total exemptions	
Net assessment	1,149,370

Utilities

Water	None
Sewer	None
Gas	None

Sales ratios

Cost/sale : 2.8556
Mkt/sale :
Assmt/sale: 1.9989

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	5.000	300,000	1,500,000			1,500,000	1,050,000
Comm	Primary	217,800						
RES	52	18.928	7,500	141,960			141,960	99,372
Residual		824,504						

23.928 acres	Total land value	1,641,960	1,149,372
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Prop ID 2090345 Card 01

No sketch for this property

NAME CHANGE FROM AMERICAN RADIO SYSTEMS INC TO CBS RADIO STATIONS, INC
V 672 P 279 3/28/14