

19465 SOUTH COVENTRY

19475

EAST NANTMEAL

WEST VIN

BIRCHRUNVILLE

19421

19425

Site

Layman's Home Missionary

HORSESHOE FARM

HIDDEN POND II

UPPER VUHLAN

MATTHEWS MDWS

Historic Yellow Springs Chester Springs

SNEEDER MILL

Run

Birch

Run

THE STABLES

BRYN COED FARMS

SAINT STEPHENS GREENE

HORSESHOE TRAIL

CONESTOGA

Saint Matthews

Vincent Bapt

Saint Matthews

Creek

GOTSWOLD

456

100

1300

1200

1100

1200

1300

2100

1900

1800

1700

BHHS Fox & Roach-Land DevelopmentTREND Realty Records Detailed Report courtesy of: **Edward Ritti**

1 of 1 Total Properties

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**1057 Saint Matthews Rd
Chester Springs, PA, 19425-3101
West Vincent Twp, Chester County
Tax Map: 07 Lot: 0050**

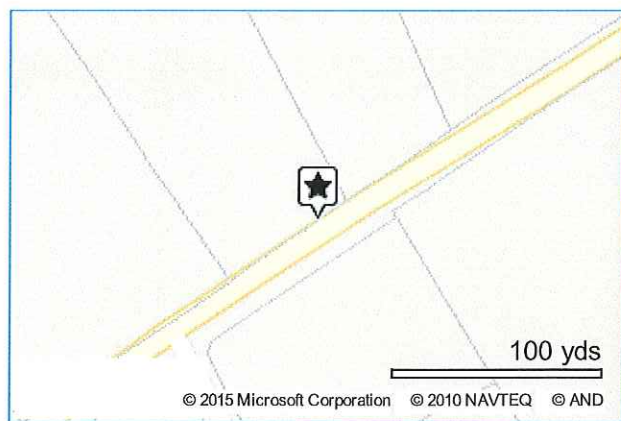


Photo Date: 3/2014

Summary Information

Owner	Herzog Hettie	Prop Class	Residential
Owner Addr	1057 Saint Matthews Rd	Record Date	07/01/1980
Owner City St	Chester Springs, PA	Sale Amt	\$110,000
Owner Zip+4	19425-3101	Annual Tax (Est)	\$11,620
Owner Cr Rt	R002		

Geographic Information

High Sch Dist	Owen J Roberts	Lot	0050
Neighborhood	Douglass Lane	Latitude	40.115585
TaxId	25-07 -0050	Longitude	-75.650975
Tax Map	07	Census	3018.001

Assessment & Tax Information

Tax Year	2015	Annual Tax (Est)	\$11,620	Total Land Asmt	\$121,070
County Tax	\$1,400	Taxable Land Asmt	\$121,070	Total Bldg Asmt	\$215,320
Municipal Tax	\$703	Taxable Bldg Asmt	\$215,320	Total Asmt	\$336,390
School Tax (Est)	\$9,516	Taxable Total Asmt	\$336,390	Total OutBldg Asmt	\$7,840

Lot Characteristics

Sq Ft	439,956	Roads	Paved	Topography	Above Street, Rolling
Acres	10.10	Traffic	Light		
Zoning	R2	County Location	Neighborhood/Spot		

Building Characteristics

Bldg Sq Ft	2,803	Tot Baths	2.1	Pool Sq Ft	648
Res Type	Single/Det	Exterior	Brick	Pool Mat	Concrete
Res Design	1 Story	Bsmt Type	Crawl Space	Heat Delivery	Heat Pump
Res Style	Ranch/Ranchette	Attic Type	None	Heat Fuel	Electric
Stories	1.00	Fireplace	1	Cooling	Central Air
Tot Units	1	Trad Fireplace	1	Gas	Public
Tot Rms	9	Fireplace Stacks	1	Water	Well/Pvt
Bed Rms	3	Grg Type	Att/BuiltIn/Bsmt	Sewer	On Site Septic

Full Baths	2	Att Grg Sq Ft	1,124	Yr Built	1983
Part Baths	1	Pool Type	In Ground		

Codes & Descriptions

Land Use (R10) Res: 1 Fam
 County Legal Desc 10.1 AC DWG & POOL

MLS History Information

List Number	Status	Status Date	Price
5685797	WTH	11/4/2010	\$845,000
6219197	W/R	3/28/2014	\$784,500
6359191	WTH	12/9/2014	\$784,500

Transaction History (Complete)

Record Date	7/1/1980	Book	Y56
Sale Amt	\$110,000	Page	286

Owner Names: Herzog, Hettie

Mort Rec Date	4/13/2001	LenderName	Pa Indust Dev Auth
Mort Amt	\$300,000		

Remarks: Conv, Refinance

Mort Rec Date	5/24/1991	LenderName	Corestates Bk Na
Mort Amt	\$191,000		

Remarks: Conv

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Trend Realty Records Tax History Report

BHHS Fox & Roach-Land Development
Tax History courtesy of: Edward Ritti

E-r

1057 Saint Matthews Rd
Chester Springs, PA, 19425-3101
West Vincent Twp, Chester County
TaxID: 25-07 -0050

Tax & Assessment History

Tax Year	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005
Annual Tax Amounts											
County Tax	\$1,400	\$1,400	\$1,400	\$1,334	\$1,334	\$1,334	\$1,334	\$1,280	\$1,280	\$1,244	\$1,197
County Tax \$ Change (calc)	-	-	+\$66	-	-	-	+\$54	-	+\$36	+\$47	+\$49
County Tax % Change (calc)	-	-	+4.9%	-	-	-	+4.2%	-	+2.9%	+3.9%	+4.3%
Municipal Tax	\$703	\$703	\$703	\$703	\$703	\$784	\$784	\$784	\$750	\$750	\$750
Municipal Tax \$ Change (calc)	-	-	-	-	-\$81	-	-	+\$34	-	-	+\$279
Municipal Tax % Change (calc)	-	-	-	-	-10.3%	-	-	+4.5%	-	-	+59.2%
School Tax	\$9,516 *	\$9,516	\$9,331	\$9,175	\$9,022	\$8,803	\$8,578	\$8,373	\$8,060	\$7,828	\$7,535
School Tax \$ Change (calc)	-	+\$185	+\$156	+\$153	+\$219	+\$225	+\$205	+\$313	+\$232	+\$293	+\$336
School Tax % Change (calc)	-	+2.0%	+1.7%	+1.7%	+2.5%	+2.6%	+2.4%	+3.9%	+3.0%	+3.9%	+4.7%
Annual Tax	\$11,620 *	\$11,620	\$11,435	\$11,212	\$11,059	\$10,921	\$10,696	\$10,436	\$10,090	\$9,822	\$9,482
Annual Tax \$ Change (calc)	-	+\$185	+\$223	+\$153	+\$138	+\$225	+\$260	+\$346	+\$268	+\$340	+\$664
Annual Tax % Change (calc)	-	+1.6%	+2.0%	+1.4%	+1.3%	+2.1%	+2.5%	+3.4%	+2.7%	+3.6%	+7.5%
Annual Assessment Info											
Taxable Land Asmt	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070
Taxable Bldg Asmt	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320
Taxable Total Asmt	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390
Total Land Asmt	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070	\$121,070
Total Bldg Asmt	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320	\$215,320
Total Asmt	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390	\$336,390
Total OutBldg Asmt	\$7,840	\$7,840	\$7,840	\$7,840	\$7,840	\$7,840	\$7,840	\$7,840	\$7,840	\$7,840	\$7,840

* Indicates that the tax amount is estimated. The amount displayed is from the previous Tax Year. However, it is the most recent tax amount available. For example, School Taxes within Pennsylvania are not available until late summer. So even though the top of column states one year, the asterisk is indicating that the School Tax is actually from the previous (but still most current) Tax Year. If any one of the State, County, Municipal or School tax amounts is estimated, then by default the Annual Tax is estimated.

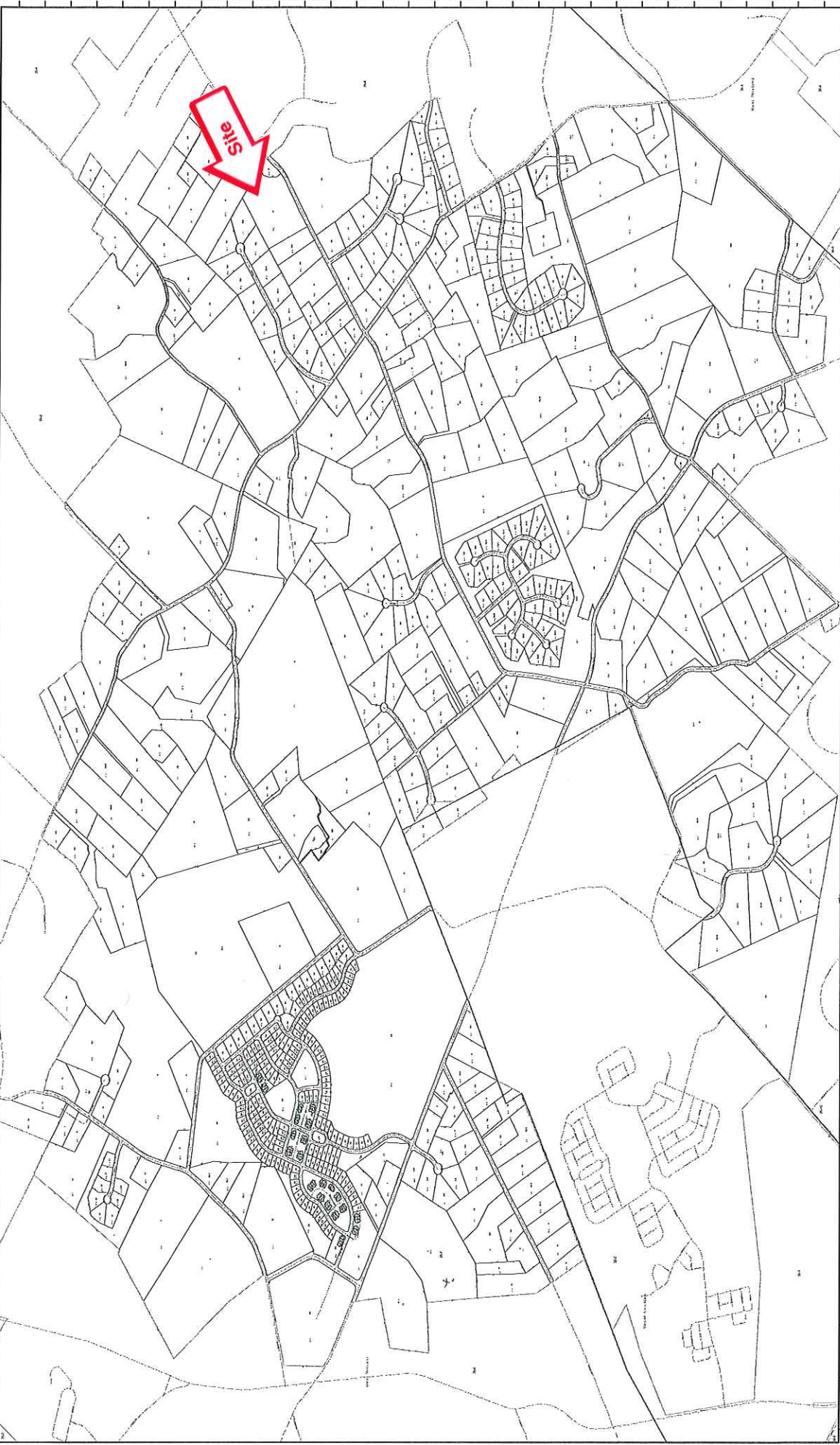
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- Legend**
- Map Boundary
 - Street Center Line
 - Parcel Boundary
 - Municipality Boundary

This map is prepared for the inventory of real property land within the jurisdiction, and is compiled from recorded deeds, plats, and other records. It is not intended to be used as a legal description. It is notified that the aforementioned public primary information sources should be consulted for verification of the information combined on this map. This county and ReMap.com assume no legal liability for errors or omissions. This map was created for reference purposes only and is not to be construed as a "survey description".

Map Reduction: ReMaps (October 08)



40°08' 40°10' 40°12' 40°14' 40°16' 40°18' 40°20' 40°22' 40°24' 40°26' 40°28'

-75°82' -75°84' -75°86' -75°88' -75°90' -75°92' -75°94'