

LEAPING BEAR CREEK INC
1 WASHINGTON ST
EAST STROUDSBURG, PA 18301

Neighborhood Number
502

Neighborhood Name
Rural

TAXING DISTRICT INFORMATION

Jurisdiction Name

Clinton County

Area

001

Corporation

B

District

18360

Routing Number

26

Site Description

Topography

Level

Public Utilities

Electric

Street or Road

Unpaved

Neighborhood

Static

Zoning:

Legal Acres:

50.8000

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Type	Deed Book/Page
GUN THREE LLC	330000	07/31/2015	20	2015 3248
GUNDLACH FORREST F & JANICE N	1	12/20/2004	22	2004 6417
DASKALOPOULOS ANASTASIOS &	67000	09/14/2000	00	1116 817
THOMAS TIMBERLAND ENTERPRISES	21500	12/14/1999	00	575 32

Valuation Record

Assessment Year	2006	2008	2011	2016				
Reason for Change		ReVal						
Market	L	29750	117400	117400	117400			
	I	83530	586500	466900	396500			
	T	113280	703900	584300	513900			
Assessed	L	11900	21000	21000	21000			
	I	33410	586500	466900	396500			
	T	45310	607500	487900	417500			



Land Size

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
Primary Site		1.0000		
Tree Covered	FRST	46.8314		
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Other	OTHER	2.9686		
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Physical Characteristics

Style: 13 - Cabin/Cottage

Occupancy: Single family

Story Height: 1.0

Finished Area: 5370

Attic: None

Basement: None

ROOFING

Material: 2 - Metal - enamel

Type: Gable

Framing: Std for class

FLOORING

Slab 1.0

Sub and joists 2.0

Base Allowance 1.0, 2.0

EXTERIOR COVER

1 - Frame 1.0, 2.0

INTERIOR FINISH

ACCOMMODATION

Finished Rooms 7

Bedrooms 4

Family Rooms 1

HEATING AND AIR CONDITIONING

Primary Heat: 5 - Unit

Lower Full Part

/Bsmt 1 Upper Upper

PLUMBING

TF

3 Fixt. Baths 1 3

Kit Sink 1 1

Water Heat 1 1

TOTAL 5

REMODELING AND MODERNIZATION

Amount Date

Tax ID 04-01-0005-008

Printed 02/02/2022

01

Special Features

Description

D : Masonry fireplace

Summary of Improvements								
ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D	DWELL	0.00	1	C	2001	2001	AV	5370
G01	ATTGAR	0.00		C	2001	2001	AV	30x 45
01	PICNIC	0.00		C	2001	2001	AV	24x 29