

TRUSCOTT FAMILY CAMPS LLC
 1248 CLEARVIEW CIRCLE
 ALLENTOWN PA 18103

B39164P261

Previous Owner
 TRUSCOTT, KENNETH D JR - TENANT IN COMMON
 TRUSCOTT, DOUGLAS R - TENANT IN COMMON
 1248 CLEARVIEW CIRCLE
 ALLENTOWN PA 18103
 Sale Date: 2/10/2022

Previous Owner
 TRUSCOTT, KENNETH D
 C/O KENNETH TRUSCOTT JR.
 1248 CLEARVIEW CIRCLE
 ALLENTOWN PA 18103
 Sale Date: 9/12/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data		
Neighborhood	45 Mt. Hungar Shores	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	23 Lake District	
Secondary Zone		
Topography	2 Rolling	3 Above Street
1. Well	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	5. No Well	6. Septic System
1. Public	4. Dry Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	47	
Field Review	1	
Sale Data		
Sale Date	2/10/2022	
Price		
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	2 Related Parties	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	5 Public Record	
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	32,500	25,501	0	58,001
2012	32,500	25,501	0	58,001
2013	32,500	25,501	0	58,001
2014	32,500	25,501	0	58,001
2015	32,500	25,500	0	58,000
2017	32,500	25,500	0	58,000
2018	32,500	25,500	0	58,000
2019	56,100	50,600	0	106,700
2020	56,100	50,600	0	106,700
2021	56,100	50,600	0	106,700
2022	56,100	50,600	0	106,700
2023	56,100	62,100	0	118,200
Calc.	141,300	80,600	0	221,900

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1. Unimproved
2. Water (201-400)			%		2. Excess Frtg
3. Water (401-800)			%		3. Topography
4. Water (801-160)			%		4. Size/Shape
5. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Square Foot		Square Feet		Acres	
16. Water (3201-			%		30. Blueberry(1-20
17. Water SF Amen			%		31. Blueberry(21 -
18. Water View			%		32. Crop Land
19. Water Influen			%		33. Pasture
20. ShoreFront A			%		34. Shorefront B
			%		35. Shorefront C
			%		36. ANTENNA SITE
23	0.22	100	%	0	37. Softwood TG
17	1.00	100	%	0	38. Mixed Wood TG
			%		39. Hardwood TG
			%		40. Wasteland
			%		41. Woodland
			%		42. Mobile Home Si
			%		43. Camp Site
			%		44. Lot Improvemen
			%		45. BA SF - Oce
			%		46. SP Meadow Cond
Total Acreage		0.22			

