

SUMMARY SHEET

Subject of Appraisal: 175.2 +/- acre farm. Acreage per legal description.

Name: Dennis S. Bross & Patricia A. Bross, h/w.

Location: Meckville Road & Myer Drive, Bethel Township, Berks County, PA.

Deed Reference: 3922/2258.

Tax Parcels: 3481-00-24-6612
3481-00-33-6366
3481-00-35-9303
3481-00-44-4425

Assessment/Taxes:	<u>Taxable Total Assessment</u>	<u>Annual Tax</u>
6612	\$186,900	\$6,638
6366	\$ 3,000	\$ 107
9303	\$ 4,600	\$ 163
4425	\$ 26,300	\$ 934

Act 319/515: Yes.

Type Property: Dairy, crop.

Capacity: 194 stalls (main freestall barns; additional calf & heifer housing.

Zoning: (AP) Agricultural Preservation.

Public Utilities: Telephone, electric.

Water: On site, (2) wells.

Sewage Disposal: On site.

Easements, etc: Deed of Agricultural Conservation Easement (DOACE).

Streams: Crosskill Creek & small tributary. The two join on the subject property.

Flood Hazard: Zone A band along Crosskill. FIRM Maps 42011C0260E and 42011C0280E.

SITE DESCRIPTION

Total acres appraised:	175.2
Tillable Acres:	70.0 +/-, or 40 percent.
Woodland	14.0 +/-.
Pasture, Stream, Wet, Etc:	83.2 +/-.
Building Area, Roadways:	8.0 +/-.
Terrain:	Nearly level, gentle, rolling. Small area of stronger slope. See slope percentages under "Soils," below.
Drainage:	Adequate for current use. Just over 40 percent of the acreage, however, is comprised of hydric soils (Holly), soils with a hydric component (Brinkerton Comly), or potential limitations of wetness.
Shape:	Irregular.
Frontage:	3,100' +/-.
Water:	On site, (2) wells.
Sewage Disposal:	On site.
Easements, etc:	Deed of Agricultural Conservation Easement (DOACE).
Streams:	Crosskill Creek & small tributary. The two join on the subject property.
Flood Hazard:	Zone A band along Crosskill. FIRM Maps 42011C0260E and 42011C0280E.
Underground Tanks:	None reported.
Farm Dumps:	None observed or reported.
Environmental:	No environmental hazards observed or reported.

SITE IMPROVEMENTS

BUILDING SIZE CONSTRUCTION DESCRIPTION

<u>BUILDING</u>	<u>SIZE</u>	<u>CONSTRUCTION</u>	<u>DESCRIPTION</u>
Dwelling	1850 sf	Vinyl-sided exterior, metal roof.	2 ½ story farmhouse. (3) BR, (1) bath. Primarily carpeted, painted drywall interior, OHA heat. Attic storage, unfinished basement. 7 ½ x 33 covered slab porch, 8x21 closed in porch with w/d hook-up. Interior has been repainted. Bath roughed in for jacuzzi.
Milkhouse	30x50	Painted steel, metal roof.	4,000-gallon 2-room milk cooler, 120-gallon Mueller Fre-Heater, office, shower and commode, shop area, (2) 275-gallon tanks.
Parlor, Holding Pen, Etc	6,770 sf	Painted steel, block. Metal roof.	Double-8 parlor, Westfalia Surge milkers, automatic crowd gate, holding area, penning area. Unfinished room for 2 nd parlor.
Freestall Barn	88x200	Pole-type, painted steel. Metal roof.	(4) rows, center drive-thru alley with headgates for feeding, curtain ventilation, NS center overhead door, slide doors to stall area. SS open. Stalls & curtains redone approximately 6 years ago.
Heifer Barn	25x304	Pole-type, painted steel, poured concrete. Metal roof.	Virginia-type. Front side open – front side headgates & 7' wide slab for drive-by feeding. Separate pens, (3) calf hutches, 10x20 utility room.

Silos	24x85 24x85	Poured concrete.	(1) reported to be safe with shoring up of walls, 1 reported to be unsafe for filling.
Bunker Silos	60x167x9 90x170x10	Concrete panels.	

Also (2) calf sheds (8x28 & 12x19), a metal-sided pole-type barn with freestalls and storage areas, a concrete stave silo not in use for many years, and (2) metal grain bins. The grain bins are considered to be equipment; the remainder are considered to have little or no contributory value.