

REAL PROPERTY INVENTORY
OF
WILKES COLLEGE



ARCHIVES

HJ4121
P4W5

INSTITUTE OF REGIONAL AFFAIRS
WILKES COLLEGE
WILKES-BARRE, PENNSYLVANIA

REAL PROPERTY INVENTORY
OF
WILKES COLLEGE

EUGENE SHEDDEN FARLEY LIBRARY

1933

WILKES COLLEGE WILKES-BARRE, PA.

1969
INSTITUTE OF REGIONAL AFFAIRS
WILKES COLLEGE
WILKES-BARRE, PENNSYLVANIA

ARCHIVES

16272

FOREWORD

This Study began as a response, in part, to periodic charges that by continually acquiring high value properties, the College is depriving the City of Wilkes-Barre of much needed revenue. The Institute of Regional Affairs, therefore, undertook the task of collecting data on taxes paid on properties at the time of acquisition, and the extent of current tax exemptions, in the hope that once such a compilation is made, it would be kept current with each acquisition.

As the tax exemption information was being assembled, it became apparent that there was a need to list and tabulate data relating to College property required on Federal and State applications for funds, by insurance companies, and to comply with similar requests. This developed into considerations of a property inventory.

This first inventory of the properties of the College, together with the accompanying pertinent tax data, is the initial step, not only in presenting a continuing picture of tax exemption for Wilkes College, but also in developing a property inventory system.

It is further hoped that this data, incomplete and fragmentary as it may be, will eventually lead to a comprehensive study of the impact of Wilkes College on Luzerne County, in general, and Wyoming Valley in particular.

Hugo V. Mailey
Director

HJ4121
P4W5

ARCHIVES

TABLE OF CONTENTS

	Page
I. Tax Exemption	1
II. Property Inventory	5
III. Inventory - The Key To Growth	9
Wilkes College Campus Map	.
Real Property Inventory.....	Bldg. Nos.
Maps - College Properties by Blocks	
From West Ross to West River	
From West Ross to West South bordering on South River and South Franklin Streets	
From West Ross to West South bordering on South Franklin and South Main Streets	
From West South to West Northampton bordering on South River and South Franklin Streets	
From West South to West Northampton bordering on South Franklin and South Main Streets	
From West Northampton to West Market	
Concrete City - Hanover Township and Nanticoke City	

PART I. TAX EXEMPTION

Financing local government today is a seriously growing problem. Local governments have several sources of income to meet the demand of increasing municipal services ranging from the general real property tax to donations by various groups. Although local officials are continually searching for new revenues, they find that the real property tax remains the backbone of local government finance.

Except for productivity, general property taxes have little theoretical support. When subjected to the practical tests of economy, equity, and administration, general property taxes fare even worse than they do in theory. Endless problems arise in the use of the real property tax, among the most vexing being that of tax exemption. Certain types of property, notably that belonging to educational and charitable institutions, are exempt from real property taxation in all states, under stated conditions.

Much of the general public looks with disfavor on tax exemption which produces an overall reduction in real property revenues. This attitude, however, overlooks the very significant fact that the major community benefits of universities and colleges are not measurable in the same terms as are the benefits of tax revenues. The public readily recognizes, and welcomes, the direct contribution to the community through increased employment in terms of faculty and other staff personnel. The public also understands the desirable economic effects of the purchasing power generated locally by colleges and universities.

What is frequently overlooked, however, is that all the other community benefits derived from tax exemption of such institutions, are of the indirect or "spill-over" variety which cannot be measured with the same yardstick. This distinction may be illustrated by the extensive rehabilitation and construction of educational facilities required to permit a college or university to continue to perform its community role.

In Pennsylvania, the power to grant exemptions to certain classes of real property emanates from Article IX, Section I of the State Constitution. This Article provides that the General Assembly may, by general law, exempt from taxation "institutions of purely public charity." The Pennsylvania Exemption Act of 1874, passed pursuant to the provisions of the Constitution of 1873, contained the proviso that the tax exemption shall not apply to property which is used for purposes other than those specified (e.g. charitable, hospital, or college) and from which revenue or income is derived.

Pursuant to the Constitutional provisions, the General Assessment Law of 1933, as amended, provides for the exemption of hospitals, universities, and other charities as follows:

Section 204. Exemption from taxation. The following property shall be exempt from all county, city borough, town, township, road, poor and school tax to wit: . . . All hospitals, universities, colleges, seminaries, academies, associations and institutions of learning, benevolence, or charity, including fire and rescue stations with the grounds thereto annexed and necessary for the occupancy and enjoyment of the same, founded, endowed, and maintained by public or private charity; provided, That the entire revenue derived by the same be applied to the support and to increase the efficiency and facilities thereof, the rapid and the necessary increase of grounds and buildings thereof, and for no other purpose.

Tax exemptions are granted by states under one of two types of presumed burdens. Under the first, or the "public burden" standard, the exemption is justified on the ground that the organization is assuming a public service which government would have to assume if the exempt organization did not. Under the second, or the "humanitarian" standard, the exemption is justified on the ground that the humanitarian or socially desirable activities which the organization is performing should be encouraged, even though government would not otherwise be forced to assume the burden of carrying out the activities.

In Pennsylvania, tax exemptions to educational and philanthropic institutions are granted mainly according to the "public burden" standard rather than the "humanitarian" standard. The Pennsylvania Constitution does not permit the exemption of non-profit schools, colleges, and universities as such, as is the practice in many other states. The exemption is restricted to those institutions which are "founded, endowed, and maintained" by public or private charity, the basis for the "public burden" standard.

Pennsylvania's "public burden" standard is represented in the following language from a 1936 Supreme Court case:

"There are substantial reasons why institutions wholly devoted to public charity should be exempt from taxation, since one of the duties of government is to

provide food and shelter for the poor. Any institution which by its charitable activities relieves the government of this burden is conferring a pecuniary benefit upon the body politic and in receiving exemption from taxation it is merely being given a 'quid pro pro' for its services in providing something which the government would have to provide."¹

While there is little question about the meaning of the words "founded" and "endowed" by charity, a number of cases have reached the Supreme Court on the question of what constitutes an educational institution "maintained" by charity. According to the courts, the term does not mean that all, or even a major portion, of the operating expenses of the educational institution must be met by charitable contributions. Two requirements appear to be that operating expenses must exceed tuition fees and that a substantial number of the students must be on scholarships.

Furthermore, the courts have interpreted the broad language relating to "income or revenue" not to include fees paid by students, patients, or other beneficiaries of the charity. Later amendments inserted in the present language specifically exclude from the proviso the income or revenue derived "from recipients of the bounty of the institution or charity." Therefore, receipt of income from tuition fees, patient fees, and the like, does not jeopardize the tax-exempt status of a property. However, when a property of a charitable institution is used for the purpose of producing revenues by means not connected with the purposes of the normal operations of the institution, the property is not exempt. Additionally, "revenue producing" does not include such integral aspects of an institution's operations such as residence halls, dining facilities, parking lots, and the like.

Wilkes-Barre, in which Wilkes College is situated, being a third class city as defined by Pennsylvania law, must not only conform to the provisions of the State Constitution, but must also conform to the provisions of the Third Class City Code, when granting exemptions to certain classes of property. Section 2504 of the Code directs the City assessor to make a "just and perfect list of all property exempt by law from taxation with a just valuation of the same."

In the mad scramble for additional sources of tax revenues, public officials have cast an eye toward taxing college and university pro-

¹YMCA v. Philadelphia, 323 Pa. 401 (1936).

perties, especially in urban centers. One such attempt in Pennsylvania is now the subject of litigation. Regardless of the outcome of court decisions on the question, both the public officials, responsible for the welfare of the general citizenry, and the representatives of educational institutions of higher learning, responsible for raising the educational level of the youth of that citizenry, will have to face up to the same underlying question: What is the community role of colleges and universities? The benefits that flow from a college are both tangible and intangible, both measurable and unmeasurable. The most obvious benefit is that a college or university provides increased employment opportunities on the faculty and staff of the institutions.

Much less apparent, however, are the intangible benefits. Colleges and universities increase the prestige of a city or region, improve its position in the competition for industrial activities, offer programs which serve many residents not directly a part of the institution, and provide economic stability within an area. These are all important considerations in the marketability of a city and its environs.

The future status of tax exemption for institutions of higher learning in Pennsylvania will be determined ultimately by the significance and relative weight which a community and its officials place upon such intangible, but productive, benefits.

PART II. PROPERTY INVENTORY

Inventory control of real property may be defined as the location of property, recording, and maintaining information on the acquisition, identification, location, value, condition, and disposition of each property. The major purposes of property inventory controls are: (1) to reveal any unusually large holdings in excess of present needs in one area of the College at the same time that other aspects of the College may lack certain real properties which are essential to its operations; (2) to assist in development of the master plan by showing a complete and accurate record of land and buildings owned by the College, so that these records may show which properties should be acquired for future development; (3) to aid in prevention of theft and misuse, and to establish an accurate proof of loss for insurance claims; and (4) to provide the basis for establishing fixed asset account.

The investment in real property represents major expenditures for any charitable institution, and adequate property records are not only a fiscal control, but also a positive aid to management. Property management consists of the administration, operation, protection, maintenance, repair, and improvement of buildings and grounds owned by the College.

Property control should be the responsibility of a designated officer of the College, whose only interest is to maintain accurate records in the acquisition, movement, and disposition of property. The property control officer should maintain inventory records for all College-owned real property, and for most, but not necessarily all, College-owned personal property. For instance, the personal property inventory does not ordinarily include library books which are titled in the regular library card catalog system.

The first step in the establishment of real property control is a complete inventory of all land, buildings, and improvements owned by a College. Such an inventory often will reveal properties that have not been recorded, deeds that have been lost, and properties that are being used by private individuals without supervision or control. Such a property inventory requires the preparation of the complete history of each building and parcel of land.

As the real property inventory work proceeds, an index or ledger card should be prepared for each parcel of land. The ledger card should contain a small scale diagram of the property, the date of pur-

chase, the price, the grantor, the purpose for which purchased, a brief description of the building or buildings on the land, and the reference numbers to various maps and files in city, county, and school district records. The property ledger card should contain all information needed to satisfy normal inquiries. In some instances, the property ledger might include, in addition, a photograph of buildings on the property, a photostatic copy of the property deed, and spaces for recording additions and deletions, appraisal, and insurance valuations.

The second basic real property record is an envelope or file folder containing copies of resolutions of the Board of Trustees, insurance policies, official recordings of the City or County in the selling or the granting of the land, and other basic documents and correspondence relating to the parcel of land.

The third essential record is a file of maps showing the general location of all College-owned real estate. If the City and the County maintain accurate assessment maps, it may be possible for the College to purchase a set so that the property control officer can mark on these maps the location of College property. An alternative would be to use plan maps which have been prepared by subdividers and identify the land on those maps. It is not necessary to show the location of buildings and improvements on these maps. Therefore, they should be of a scale to show only land parcels. Every effort should be made to have these maps tie in with tax maps.

The property record system should permit the classification of property so that proper control can be exercised by classes of property. Real property records should always reflect the holdings in land, buildings, and improvements.

1. Land. The land account should include all land purchased by or given to the College. Land purchased should be carried at cost. The values of gifts or grants of land should be established on the basis of an appraisal as of the date received. When land and buildings are purchased together, the cost of each should be determined immediately and allotted to its own classification.

When improved property is purchased, and the removal of a building is necessary to permit construction or use of the land for other purpose, the building should be recorded at its estimated salvage value and the land at the balance of the purchase price. Of course, any variation between the actual sale price and the estimated salvage value of the building could be reflected by a change in the amount recorded as land cost, although this may not be necessary. What is important is that whatever procedure is adopted, it be uniform and consistent.

2. Buildings. The building account should include all permanent buildings and structures together with the fixtures attached thereto. Purchase price value of buildings purchased or cost-of-construction value of buildings should be used whenever possible. In the case of gifts or grants, including construction with federal funds when costs are not obtainable, appraised values should be used.

3. Improvements Other Than Buildings. The improvements-other-than-buildings account should include all nonstructural improvements, such as pavements, sewers, sidewalks, and other improvements of a permanent character which increase the value of the land. Normally, values can be recorded on a cost-of-construction basis. However, when costs are not obtainable, appraised values should be used. Landscaping costs, including the planting of trees, shrubs, and other plant life of a more or less permanent nature, should be treated as direct additions to land values and recorded under that classification. Major efforts along this line might be included as land costs, and minor expenditures might be more easily treated as expense.

Four methods of determining the value of College property can be used: costprice, appraisal, construction, and a combination of the three.

1. Costprice. First, for inventory and control purposes the value of property owned, acquired, or discarded should be maintained as close to cost as possible. Properties should be carried at cost-purchase price for those bought on the open market. Cost price is better for these purposes than market or appraised value, since it is not subject to fluctuations. Periodic inventories will then reflect only the increases and decreases resulting from changes in property items. The use of this method is recommended because the exact amount invested is always known, and because the market or going values mean little or nothing where no profit is involved. The recording of fluctuations due to appreciation or depreciation is unnecessary with colleges and universities. Demolition of buildings really results in reduction of plant fund, and buildings and only land value remain.

2. Appraisal. Second, is the appraisal method which values the property as near as possible to true value as of the date of receipt of property. The appraisal should be made by persons experienced in setting values for the particular type of property concerned. This method can be used when cost prices are not always available. Cost prices are frequently lacking when the first inventory is set up. Old records may

have been lost or destroyed, or they may be in such condition as to prevent a search for information or as to make a search too costly. In that case the property should be appraised and carried on the books at appraised value, with subsequent additions being shown at cost. Similarly, properties acquired by a gift should be carried at their appraised value at the date of acquisition. Appraisals should be for full value, since they have no relation to assessment or tax rolls. There may be times when replacement values based on reproduction costs may be used in lieu of appraisals.

3. Construction. Third, is the construction method of appraising value for those buildings constructed by the College.

4. Combination. Fourth, is a combination of cost, construction, and appraised values. If property records have not been kept subsequent to purchase, and additions have been made to the original building, a combination of all three methods may have to be used.

PART III. INVENTORY - THE KEY TO GROWTH

Numerous difficulties were encountered in gathering and assembling both the property and tax data. In order to assist the reader in interpreting both types of data, notes are included on each page assigned to each parcel. The attention of the reader should be called, however, to some general comments relating to interpretation of both the tax and property data.

At present, it is possible to estimate, in the most general terms only, the amount of revenues which tax-exempt educational and charitable institutions would provide to Luzerne County, including the City of Wilkes-Barre. Information is lacking, since neither the County nor the City assessing agency has, until recently, produced an annual "just valuation" of any tax exempt property. At the time that the information for this Study was collected, the County Assessor's Office was in the midst of a three year program of reassessing tax-exempt properties. Upon the completion of this work, it will be possible in the future to estimate with a high degree of certainty the value of tax-exempt property, and thus to compute more accurately the tax loss to the County, the Institution District, and the Community College from all exempt property.

Under the Third Class City Code, Wilkes-Barre City is permitted to maintain a separate assessment office and to conduct its own assessment of property located in the City, both taxable and exempt. The City Assessor's Office uses different criteria and a different market-to-assessment ratio from those of the County. Thus, it has given its own assessed values to all properties in the City, including tax-exempt properties.

The result of the two different assessing governmental bodies operating independently of each other is that a variance exists between the City and County assessment data. Moreover, whereas all Wilkes College property has been given an assessed value by the City Assessor's Office, the County assessing office had not entirely completed its three year review of tax exempt properties, some of which are College properties.

Records of County and Institution District taxes from 1937 through 1963, stored in the Court House Annex, are not readily accessible. Moreover, in any given year, between 1937 and 1963, it was found that neither the County blotter nor the County assessment cards indicated the actual taxes paid on any piece of Wilkes College property. A spot comparison of computed taxes against the actual taxes paid, if they were recorded, indicates so very little variation that it was deemed unprofitable and

inadvisable to further search the assessment records. County taxes for 1964 through 1967 are computed, as indicated on the notes, for each individual parcel of College property, because the three-year review is still underway. The exceptions to the computation method of determining County, Institution, and Community College taxes involve those instances in which the College actually paid the taxes.

City and School taxes from 1937 through 1965 (excepting 1948) are actual taxes paid by the original owner. City and School taxes for 1966 and 1967 are computed, except in those instances when the College paid the taxes at the time of acquisition, because at the time the survey was made, the assessment data had not yet been assembled by the City Assessment Office for use by the staff of the Institute of Regional Affairs.

It should not be inferred that because Wilkes College falls into the tax-exempt category under the Pennsylvania Constitution and Pennsylvania law, the College has not paid taxes to either the County or the City. The College has paid taxes to all taxing bodies under two circumstances:

1. The College has paid whatever taxes were levied on land and buildings when these have been used for non-educational purposes, i. e., Gutman property
2. The College has paid whatever taxes were levied and due on land and buildings between the time of acquisition of the property and conversion to an educational use, i. e., Kaswinkel property

Taxes paid by the College under either of the two possibilities above are either indicated by tax receipts attached to the deeds to the property or in a tax voucher folder maintained by years. It should be noted, however, that differences may appear between taxes due and taxes paid, since the College paid the taxes as any other taxpayer - when the taxes were due and taking advantage of any discounts.

In order to maintain consistency throughout this Study, both the computed taxes and the actual taxes are those that would have been paid by the College or the original owner without any discount or abatement. All 1967 taxes for all taxing bodies are what the College would have paid had the property not been tax exempt - and without the discount.

Community College taxes for Wilkes tax-exempt properties for 1967 are computed, except for certain properties listed, because the tax was first levied in that year.

In a number of instances, two or more College properties are listed on one assessment card, both by the County and by the City. This makes it difficult to assign accurate assessed values, and therefore, taxes to the individual properties. The difficulty is compounded if a building, such as a garage, is demolished on one of two or more properties carried on the same assessment card. Additional difficulty is encountered if, with or without demolition of any building on one of the properties, additions are made to one or more of the properties on the assessment cards. If the County combines properties on the assessment card and the City does not, then assigning assessment and taxes becomes problematic at best. This did occur in several instances, as noted on the inventory sheet for the properties.

It is difficult to assign individual value and tax for each property converted into the New Men's Dormitory complex, because Wright Street properties were purchased in a bloc from the Redevelopment Authority. Moreover, the College purchased small parcels of land at the rear of properties on both the westerly side of South Franklin Street and the easterly side of South River Street in order to enlarge the dormitory area.

It was also difficult to compute accurately the taxes for the Concrete City area, because the College property lies in two municipal taxing jurisdictions - Hanover Township and Nanticoke City - and it was difficult to determine how much of the total property was in each jurisdiction.

Although much of the data relating to property management does exist and is available and accessible, perhaps the most serious deficiency in regard to property control is the fact that the College has no centralized location for the control and record-keeping of its properties, nor has it devised any system for such control and management. This made property gathering for this Study rather time-consuming for the staff of the IRA. The acquisition of 59 College properties (in use or demolished), many renovated, combined with nearly \$10 million in building, land, and equipment on over 23 acres in 11 taxing bodies (Luzerne County, Luzerne County Institution District, Community College, Wilkes-Barre City, Wilkes-Barre School District, Edwardsville Borough, Wyoming Valley School District, Hanover Township, Hanover Township School District, Nanticoke City, and Nanticoke School District), with total assets of over \$18,000,000 necessitates the installation of a sound system of property inventory, accounting, management and control. Such a system is only in the developmental stages.

The College does have deeds for all its properties filed in the Comptroller's Office. College records are not clear as to whether a specific property was a gift to the College, or whether funds were given to the College specifically for the purpose of purchasing a property. The minutes of the Board of Trustees are the most likely accurate source for determining whether or not a property was acquired by purchase or gift, or a gift of funds for purchase. An inventory sheet on each property should record such information accurately.

Tax receipts for the payment of taxes by the College are filed either with the deeds to the properties up to 1967 or in an annual voucher folder under the heading of taxes for the last two years. Not only should such tax receipts be located in one place, but the same inventory sheet should also include the taxes paid according to taxing body.

Although both the City and the County assessment offices do have market and assessed valuations for College properties, as incomplete and irreconcilable as they may be, Wilkes College does not have a record of either market or assessed valuations, except as such valuations can be taken from tax receipts. If either assessing agency revalues tax-exempt properties, the College has no knowledge of such reappraisal unless it pays taxes on the reassessed properties. If both County and City assessing agencies undertake and complete a review of the tax-exempt properties, this information might also be recorded on the inventory sheet for each College property.

Construction costs of College buildings are also available. If changes were made in the original award of the contract for construction, final construction costs do appear on the final billing from the contractor, indicating both upward and downward changes. In cases where improvements and renovations have been made to buildings, information pertaining to the costs of improvements and renovations is in the form of contracts, vouchers, cancelled checks, etc. This information, too, could be recorded on an inventory sheet for each parcel of property so that a complete, current picture of such costs can be easily obtained.

The College can support the value of property acquisitions from a variety of sources, including values from the purchase of insurance. This latter is presently maintained in the Business Manager's Office as a separate listing, and well it might be. However, a property inventory might include this information for each separate piece of property.

The College does have a record of building areas, but not of total land areas on which the buildings are located. The latter has been ob-

tained from the County Recorder of Deeds Office, so that the Deed Book and Page could also be included on the inventory sheet.

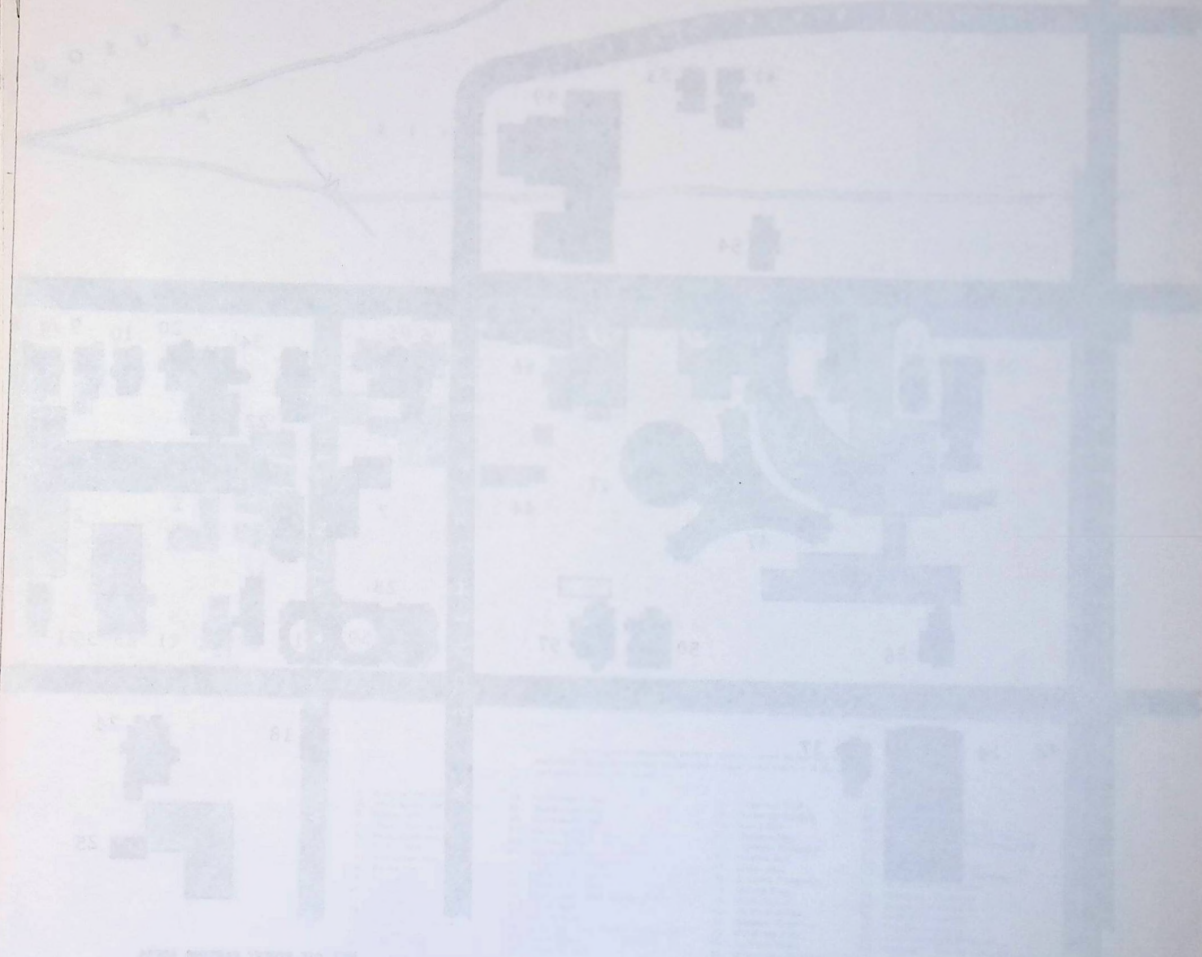
Unless one reads or scans numerous College reports published over the years, the uses that may have been made of a College building may long be forgotten without a complete property inventory. The student paper and the yearbook may soon be the only sources for pictures of former College buildings which may have been demolished and replaced with modern buildings.

Although the College does have information on all presently owned College buildings, it has no information concerning the history of the properties originally located on Wright Street, which were razed under a Redevelopment Authority project, so that the College could acquire the land for the New Men's Dormitory. It might be advisable to include data on these homes and land, especially since the City may be contemplating destruction of its back tax records, not only for an accurate history of the College, but also for purposes of determining a realistic impact of the College on the City and the County.

Each inventory page for every parcel of Wilkes College property up to 1967 which is part of this initial Study presents not only tax and assessment data, but also data useful to the Administration of the College for reports, Federal and State applications, and property appraisals. Surely, this first Inventory of Wilkes College property could have taken less time to prepare and could have been much more accurate and complete an inventory if all the data had been maintained in a single, centralized location in a master file, and if it had included a current and complete description of the property as to rooms, building specifications, details of purchase, costs of improvements, history and photographs of the buildings, all conceivable values of a building (assessed, market, insurance, etc.), and by whom made, construction and demolition information, and taxes paid and to what taxing body.

STUDENT FIELD & PRACTICE

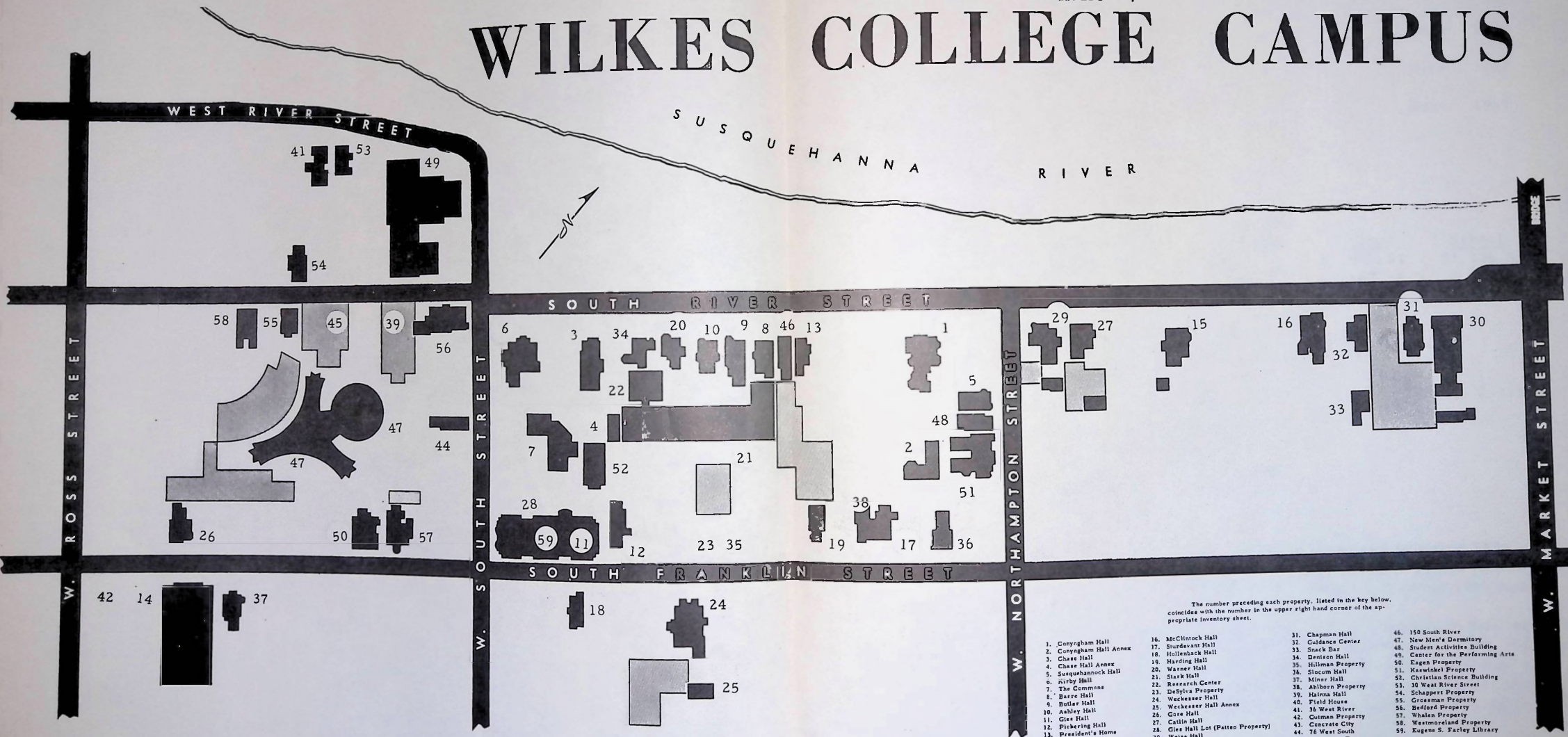
STUDENT CAMPUS



STUDENT CAMPUS

WILKES COLLEGE CAMPUS

40 Athletic Field & Field House ↑



← 43 Concrete City

■ OFF STREET PARKING AREAS

- The number preceding each property, listed in the key below, coincides with the number in the upper right hand corner of the appropriate inventory sheet.
- | | | | |
|-------------------------|-------------------------------------|-----------------------|------------------------------------|
| 1. Conyngham Hall | 16. McClintock Hall | 31. Chapman Hall | 46. 150 South River |
| 2. Conyngham Hall Annex | 17. Sturdevant Hall | 32. Guidance Center | 47. New Men's Dormitory |
| 3. Chase Hall | 18. Hollenback Hall | 33. Snack Bar | 48. Student Activities Building |
| 4. Chase Hall Annex | 19. Harding Hall | 34. Denton Hall | 49. Center for the Performing Arts |
| 5. Susquehannock Hall | 20. Warner Hall | 35. Hillman Property | 50. Egan Property |
| 6. Kirby Hall | 21. Stark Hall | 36. Sloum Hall | 51. Kawinkel Property |
| 7. The Commons | 22. Research Center | 37. Miner Hall | 52. Christian Science Building |
| 8. Barse Hall | 23. DeSylva Property | 38. Alborn Property | 53. 30 West River Street |
| 9. Butler Hall | 24. Weckesser Hall | 39. Hahn Hall | 54. Schappert Property |
| 10. Ashley Hall | 25. Weckesser Hall Annex | 40. Field House | 55. Grossman Property |
| 11. Clev Hall | 26. Gore Hall | 41. 36 West River | 56. Bedford Property |
| 12. Pickering Hall | 27. Cattle Hall | 42. Quinn Property | 57. Whalen Property |
| 13. President's Home | 28. Clev Hall Lot (Patten Property) | 43. Concrete City | 58. Westmoreland Property |
| 14. Gymnasium | 29. Weiss Hall | 44. 76 West South | 59. Eugene S. Farley Library |
| 15. Sterling Hall | 30. Parrish Hall | 45. Brockman Property | |

Name and Address: Conyngham Hall, 120 South River Street

Assessed Value: County: \$37,830 City: \$61,490 Date: 1966

Market Value: County: \$108,449 Date: 1966

Insurable Replacement Value: \$300,000 Date: 1967

Insurable Sound Value: \$165,000 Date: 1967

Purchase Price: Gift

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	<u>Date:</u>
\$630.75	\$217.50	---	\$ 895.31	\$1,136.35	1937
382.08	150.28	\$45.39	1,467.15	2,398.11	1967

Grantors: Bertha R. Conyngham

Recorded: 2-23-37

Book Number: 761 Page: 403 Date: 2-1-37

Use: Destroyed by fire - December 28, 1968

Area: 22,728 sq. ft. N29°47'W S60°29'W
N60°42'E S30°06'E

Notes:

- (1) County and Institution taxes for 1937 were computed by using 1936 assessment and 1937 millage. City and School taxes for 1937 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) Assessed City valuation of \$61,490 includes both Conyngham Hall and Conyngham Annex and is divided into land (\$22,500) and improvements (\$38,990).
- (4) Data for both Conyngham Hall and Conyngham Annex was combined on the same assessment card in City records. However, the data for each property has been extracted from the one card and placed separately on each property record in this inventory.

Name and Address: Conyngham Hall Annex, Rr. 120 South River Street

Assessed Value: County: \$28,880 City: See Con. Hall Date: 1966

Market Value: County: \$82,522 Date: 1966

Insurable Replacement Value: \$60,000 Date: 1967

Insurable Sound Value: \$38,000 Date: 1967

Purchase Price: Gift

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$193.22	\$111.47	---	See Conyngham Hall		1937
291.68	155.52	\$34.65			1967

Grantors: Bertha R. Conyngham

Recorded: 2-23-37

Book Number: 761 Page: 404 Date: 2-1-37

Use: Art Annex and apartment.

Area: See Conyngham Hall
6,622 sq. ft. - Building

- Notes:
- (1) County and Institution taxes for 1937 were computed by using 1936 assessment and 1937 millage. City and School taxes for 1937 are actual taxes paid.
 - (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
 - (3) Assessed City valuation of \$61,490 includes both Conyngham Hall and Conyngham Annex.
 - (4) Data for both Conyngham Hall and Conyngham Annex was combined on the same assessment card in City records. However, the data for each property has been extracted from the one card and placed separately on each property record in this inventory.

Name and Address: Chase Hall, 184-190 South River Street

Assessed Value: County: \$59,230 City: \$42,060 Date: 1966

Market Value: County: \$169,238 Date: 1966

Insurable Replacement Value: \$196,000 Date: 1967

Insurable Sound Value: \$170,000 Date: 1967

Purchase Price: Gift (\$25,000 offered)

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$582.47	\$336.04	---	\$ 648.04	\$ 868.21	1937
598.22	319.84	\$71.07	1,003.55	1,640.34	1967

Grantors: Harold and Katherine Stark

Recorded: 3-2-37
 Book Number: 762 Page: 159 Date: 3-2-37

Use: Chase Hall was first used as an administration building, and in addition, it housed the cafeteria, the language department, and provided space for a student meeting room. It is presently used by the Education Department.

Area: 12,775 sq. ft. N55°20'E S34°40'E
 S55°20'W N34°40'W

Notes:

- (1) County and Institution taxes for 1937 were computed by using 1936 assessment and 1937 millage. City and School taxes for 1937 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) County market valuation of \$169,238 includes land (\$18,600) and improvements (\$150,638) and includes both Chase and Kirby Halls.
- (4) County assessed valuation of \$59,230 includes land (\$6,510) and improvements (\$52,720) and includes both Chase and Kirby Halls.
- (5) City assessed valuation of \$42,060 includes Chase Hall only, and is divided into land (\$17,500) and improvements (\$24,560).
- (6) Data for both Chase Hall and Kirby Hall (184-202 South River Street) was combined on the same assessment card in County records in 1965. However,

the data for each property has been extracted from the one card and placed separately on each property record in this inventory.

(7) The original County assessment cards included the assessed valuation for a garage behind Chase Hall and a garage behind Kirby Hall, which are now part of the Cafeteria. The present County assessment card, which combines Chase and Kirby Halls, gives no indication as to whether the garages are included or excluded in the County assessed valuation for Chase Hall.

Name and Address: Susquehannock Hall, 78 West Northampton Street

Assessed Value: County: \$14,580 City: \$16,420 Date: 1966

Market Value: County: \$51,736 Date: 1966

Insurable Replacement Value: \$105,000 Date: 1967

Insurable Sound Value: \$75,000 Date: 1967

Purchase Price: Gift

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$117.00	\$67.50	---	\$213.46	\$270.93	1938
147.25	78.73	\$17.49	350.02	572.13	1967

Grantors: Frederick and Anna Weckesser

Recorded: 10-4-38

Book Number: 777 Page: 27 Date: 10-4-38

Use: Presently used as a women's dormitory.

Area: 9,249 sq. ft. S60°W N60°E
N30°8'W S30°E

Notes:

(1) County and Institution taxes for 1938 were computed by using 1937 assessment and 1938 millage. City and School taxes for 1937 are actual taxes paid.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) City assessed valuation of \$16,420 includes land (\$9,750) and improvements (\$6,670).

Name and Address: Kirby Hall, 194-202 South River Street

Assessed Value: County: See City: \$105,485 Date: 1966
Chase Hall

Market Value: County: See Date: 1966
Chase Hall

Insurable Replacement Value: \$280,000 Date: 1967

Insurable Sound Value: \$240,000 Date: 1967

Purchase Price: Gift

Last Tax Paid: Date:

County	Institution	Community College	City	School	Date:
See Chase Hall		---	\$1,011.27	\$1,283.53	1941
			2,516.87	4,113.91	1967

Grantors: Allen and Marian Kirby

Recorded: 7-18-41

Book Number: 809 Page: 279 Date: 7-1-41

Use: Kirby Hall presently houses the language department.

Area: 16.320 sq. ft.

Notes:

(1) County and Institution taxes for 1941 are included in County figures for Chase Hall and were computed by using 1936 assessment and 1937 millage. City and School taxes for 1941 are actual taxes paid.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) County market valuation of \$169,238 includes land (\$18,600) and improvements (\$150,638) and includes both Chase and Kirby Halls.

(4) County assessed valuation of \$59,230 includes land (\$6,510) and improvements (\$52,720) and includes both Chase and Kirby Halls.

(5) City assessed valuation of \$105,485 includes Kirby Hall and the Cafeteria. This figure is divided into land (\$33,415) and improvements (\$72,070).

(6) Data for both Chase Hall and Kirby Hall (184-202 South River Street) was combined on the same assessment card in County records in 1965. However, the data for each property has been extracted from the one card and placed separately on each property record in this inventory.

(7) The original County assessment cards included the assessed valuation for a garage behind Chase Hall and a garage behind Kirby Hall, which are now part of the Cafeteria. The present County assessment card, which combines Chase and Kirby Halls, gives no indication as to whether the garages are included or excluded in the County assessed valuation for Chase Hall.

Name and Address: Barre Hall, 154 South River Street

Assessed Value: County: \$14,900 City: See Stark Hall Date: 1966

Market Value: County: \$42,590 Date: 1966

Insurable Replacement Value: \$128,000 Date: 1967

Insurable Sound Value: \$96,000 Date: 1967

Purchase Price: \$15,000

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$117.25	\$28.47	---	\$233.25	\$287.67	1945
150.49	80.46	\$17.88	See Stark Hall		1967

Grantors: Cosmer and Florence Long

Recorded: 11-15-45

Book Number: 863 Page: 566 Date: 11-15-45

Use: Presently used for classrooms offices for the Philosophy Department.

Area: 11,425 sq ft. S34°40'E N55°20'E
S55°20'W N34°40'W

Notes:

- (1) County and Institution taxes for 1945 were computed by using 1944 assessment and 1945 millage. City and School taxes for 1945 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) County market valuation of \$42,590 includes land (\$7,350) and improvements (\$35,240).
- (4) County assessed valuation of \$14,900 includes land (\$2,570) and improvements (\$12,330).
- (5) City assessment for 1967 is not available on a separate card; in City records, Barre Hall is listed as a part of Stark Hall.
- (6) Neither the County assessment card nor the City assessment card gives any indication of the Lecture Hall being constructed from the garage behind Barre Hall. Garages behind Butler and Ashley Halls later became classrooms.

Name and Address: Butler Hall, 158 South River Street

Assessed Value: County: See City: \$18,250 Date: 1966
Warner Hall

Market Value: County: See Date: 1966
Warner Hall

Insurable Replacement Value: \$180,000 Date: 1967

Insurable Sound Value: \$120,000 Date: 1967

Purchase Price: \$25,000

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
---	---	---	\$299.62	\$346.87	1946
\$455.51	\$138.76	\$18.00	435.44	711.75	1967

Grantors: Bruce Payne

Recorded: 3-5-46
Book Number: 870 Page: 563 Date: 3-5-46

Use: Presently used for classrooms and offices for the Music Department.

Area: 15,986 sq. ft. N55°20'E N38°40'W
S55°20'W S34°40'E

Notes:

- (1) County and Institution taxes for 1946 are not available. City and School taxes for 1946 were computed by using 1945 assessment and 1946 millage.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) City assessed valuation of \$18,250 includes land (\$8,750) and improvements (\$9,500).
- (4) For further information concerning County assessed valuation and County taxes, see Warner Hall, 170 South River Street.

Name and Address: Ashley Hall, 164 South River Street

Assessed Value: County: See City: \$16,500 Date: 1966
Warner Hall

Market Value: County: \$15,000 Date: 1966

Insurable Replacement Value: \$110,000 Date: 1967

Insurable Sound Value: \$73,000 Date: 1967

Purchase Price: Gift

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
---	---	---	\$268.46	\$310.80	1946
\$455.51	\$138.76	\$18.00	393.69	643.50	1967

Grantors: Marion Ashley Ahlborn

Recorded: 7-8-46

Book Number: 888 Page: 303 Date: 6-1-46

Use: Presently used for classrooms.

Area: 9,162 sq. ft.

Notes:

(1) County and Institution taxes for 1946 are not available. City and School taxes for 1946 were computed by using 1945 assessment and 1946 millage.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) City assessed valuation of \$16,500 includes land (\$10,500) and improvements (\$6,000).

(4) At the time of transfer of property, Ashley Hall was given a market value of \$15,000.

(5) For further information concerning County assessed valuation and County taxes, see Warner Hall, 170 South River Street.

Name and Address: Gies Hall, 191 South Franklin Street

Assessed Value: County: \$18,050 City: \$4,249 Date: 1966

Market Value: County: \$51,564 Date: 1966

Insurable Replacement Value:

Insurable Sound Value:

Purchase Price: \$12,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$104.17	\$53.21	---	\$183.59	\$212.54	1946
182.30	94.47	\$21.66 (191)	140.75	230.06	1967
		(195)	101.38	165.71	1967

Grantors: F. A. and Elizabeth Stoddart Pearson, et. al.

Recorded: 3-25-46

Book Number: 870 Page: 547 Date: 1-5-46

Use: Demolished in Summer of 1967. Presently the site of the Eugene S. Farley Library.

Area: 8,053 sq. ft. N34°40'W N55°20'E
S34°40'E S55°50'W

Notes:

(1) County and Institution taxes for 1946 were computed by using 1945 assessment and 1946 millage. City and School taxes for 1946 are actual taxes paid.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) County market valuation of \$51,564 includes land (\$11,250) and improvements (\$40,314).

(4) County assessed valuation of \$18,050 includes land (\$3,940) and improvements (\$14,110).

(5) City assessed valuation of \$4,249 includes land only.

(6) County records show two separate cards for 191 South Franklin Street and 195 South Franklin Street until 1965 when both properties were combined on one assessment card for one assessed value of \$18,050.

(7) The City has not combined these properties; therefore, the City and School District taxes for 1967 are separated for the two properties.

Name and Address: Pickering Hall, 181 South Franklin Street

Assessed Value: County: \$13,280 City: \$24,518 Date: 1966

Market Value: County: \$37,946 Date: 1966

Insurable Replacement Value: \$85,000 Date: 1967

Insurable Sound Value: \$50,000 Date: 1967

Purchase Price: \$17,500

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$132.74	\$45.77	---	\$416.80	\$465.84	1949
134.12	71.71	\$15.93	584.99	956.20	1967

Grantors: Jessie and Harley Gritman

Recorded: 3-31-49

Book Number: 1025 Page: 130 Date: 2-11-49

Use: Presently used for classrooms and offices.

Area: 10,237.5 sq. ft. N55°20'E S55°20'W
S34°47'E N34°47'E

- Notes:
- (1) County and Institution taxes for 1949 were computed by using 1948 assessment and 1949 millage. City and School taxes for 1949 are actual taxes paid.
 - (2) All City and County taxes for 1967 were computed by using 1966 assessment and 1967 millage.
 - (3) City assessed valuation of \$24,518 includes land (\$7,508) and improvements (\$17,101).

Name and Address: President's Home, 146 South River Street

Assessed Value: County: \$12,090 City: \$24,783 Date: 1966

Market Value: County: \$34,542 Date: 1966

Insurable Replacement Value: \$85,000 Date: 1967

Insurable Sound Value: \$77,000 Date: 1967

Purchase Price: \$45,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$215.61	\$74.34	---	\$421.31	\$520.44	1949
122.10	65.28	\$14.50	591.32	966.53	1967

Grantors: Edward and Lillian Morris

Recorded: 12-16-49

Book Number: 1056 Page: 155 Date: 12-10-49

Use: Presently used as the President's residence.

Area: 19,129.7 sq. ft. S55°20'W N55°20'E
S35°E N35°W

Notes:

- (1) County and Institution taxes for 1949 were computed by using 1948 assessment and 1949 millage. City and School taxes for 1949 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) City assessed valuation of \$24,783 includes land (\$10,200) and improvements (\$14,583).

Name and Address: Gymnasium, 274 South Franklin Street

Assessed Value: County: \$62,820 City: \$192,850 Date: 1966

Market Value: County: \$179,477 Date: 1966

Insurable Replacement Value: \$348,000 Date: 1967

Insurable Sound Value: \$320,000 Date: 1967

Purchase Price: \$270,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	<u>Date:</u>
\$1,679.53	\$579.15	---	\$ 325.55	\$ 402.15	1950
634.48	339.22	\$138.20	4,601.40	7,521.11	1967

Grantors: Hyman Landau, Trustee for YMHA of Wilkes-Barre

Recorded: 2-27-48

Book Number: 974 Page: 75 Date: 1-31-48

Use: Auditorium

Area: 24,200 sq. ft. N55° 20' E S55° 20' W
 S34° 40' E N34° 40' W

Notes:

- (1) County and Institution taxes for 1950 were computed by using 1949 assessment and 1950 millage. City and School taxes for 1950 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) County market valuation of \$179,477 includes land (\$16,375) and improvements (\$163,102).
- (4) County assessed valuation of \$62,820 includes land (\$5,730) and improvements (\$57,090).
- (5) City assessed valuation of \$192,850 includes land (\$17,050) and improvements (\$175,800).
- (6) Purchase price of \$270,000 includes land and construction.

Name and Address: Sterling Property, 72 South River Street

Assessed Value: County: \$24,300 City: \$21,435 Date: 1966

Market Value: County: \$69,416 Date: 1966

Insurable Replacement Value: \$65,000 Date: 1967

Insurable Sound Value: \$59,000 Date: 1967

Purchase Price: Gift

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	Date:
\$184.78	\$ 67.60	---	\$364.40	\$450.14	1950
245.43	131.22	\$29.16	511.43	835.96	1967

Grantors: Gilbert S. McClintock

Recorded: 7-20-1896

Book Number: 352 Page: 584 Date: 7-20-1896

Use: Presently used as a women's dormitory.

Area: 11,740 sq. ft.

Notes:

(1) County and Institution taxes for 1950 were computed by using 1949 assessment and 1950 millage. City and School taxes for 1950 are actual taxes paid.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) County market valuation of \$69,416 includes land (\$22,500) and improvements (\$46,916).

(4) County assessed valuation of \$24,300 includes land (\$7,880) and improvements (\$16,420).

(5) City assessed valuation of \$21,435 includes land (\$6,900) and improvements (\$14,535).

Name and Address: McClintock Hall, 44 South River Street

Assessed Value: County: \$33,120 City: \$23,371 Date: 1966

Market Value: County: \$94,628 Date: 1966

Insurable Replacement Value: \$130,000 Date: 1967

Insurable Sound Value: \$87,000 Date: 1967

Purchase Price: Gift

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$195.22	\$ 71.42	---	\$648.51	\$771.16	1951
334.51	178.84	\$39.74	557.63	911.46	1967

Grantors: Gilbert McClintock

Recorded: 10-18-51

Book Number: 1134 Page: 350 Date: 9-1-51

Use: Presently used as a women's dormitory.

Area: 18,828.56 sq. ft. N55°30'E S55°20'W
N35°06'W S34°31'E

Notes:

- (1) County and Institution taxes for 1951 were computed by using 1950 assessment and 1951 millage. City and School taxes for 1951 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) City assessed valuation of \$23,371 includes land (\$7,500) and improvements (\$15,871).

Name and Address: Sturdevant Hall, 129 South Franklin Street

Assessed Value: County: \$24,670 City: \$16,458 Date: 1966

Market Value: County: \$70,490 Date: 1966

Insurable Replacement Value: \$170,000 Date: 1967

Insurable Sound Value: \$118,000 Date: 1967

Purchase Price: \$20,000

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$134.95	\$ 49.37	---	\$290.65	\$345.62	1952
249.16	133.21	\$29.60	392.68	641.86	1967

Grantors: Miners National Bank, executor for Jessie T. Sturdevant

Recorded: 9-25-52

Book Number: 1171 Page: 607 Date: 9-22-52

Use: Presently used as a women's dormitory.

Area: 15,962 sq. ft. N34⁰40'W S34⁰40'E
N55⁰20'E S55⁰20'W

Notes:

(1) County and Institution taxes for 1952 were computed by using 1951 assessment and 1952 millage. City and School taxes for 1952 are actual taxes paid.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) City assessed valuation of \$16,458 includes land (\$9,108) and improvements (\$7,350).

(4) County, Institution and Community College taxes for 1967 for this property also include taxes for 131 South Franklin Street (Ahlborn Property), because in the County records this property is included on the same assessment card as Sturdevant Hall.

Name and Address: Hollenback Hall, 192 South Franklin Street

Assessed Value: County: \$2,100 City: \$15,270 Date: 1966

Market Value: County: \$6,000 Date: 1966

Insurable Replacement Value: \$115,000 Date: 1967

Insurable Sound Value: \$103,000 Date: 1967

Purchase Price: Gift

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$123.00	\$45.00	---	\$274.86	\$320.67	1954
127.50	53.10	\$18.15	364.34	595.53	1967

Grantors: Anna Hollenback

Recorded: 4-27-54

Book Number: 1234 Page: 558 Date: 4-26-54

Use: Presently used as a women's dormitory. During 1953-54 the building was used as a branch office of the Veterans Administration Guidance Program.

Area: 7,096 sq. ft. S58°37'W N58°30'E
N31°23'W S31°23'E

Notes:

- (1) County and Institution taxes for 1954 were computed by using 1953 assessment and 1954 millage. City and School taxes for 1954 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) County market valuation of \$6,000 and County assessed valuation of \$2,100 includes land only.
- (4) City assessed valuation of \$15,270 includes land (\$6,000) and improvements (\$9,270).

Name and Address: Harding Hall, 141 South Franklin Street

Assessed Value: County: \$12,710 City: \$11,408 Date: 1966

Market Value: County: \$36,295 Date: 1966

Insurable Replacement Value: \$59,000 Date: 1967

Insurable Sound Value: \$31,000 Date: 1967

Purchase Price: \$22,500

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$ 98.05	\$35.87	---	\$200.65	\$238.52	1954
128.37	68.63	\$15.25	272.14	444.91	1967

Grantors: John and Ann Diss Harding

Recorded: 6-28-54
 Book Number: 1245 Page: 382 Date: 6-28-54

Use: Presently used as a Bookstore and United States Post Office.

Area: 11,191.8 sq. ft. N34°17'W S34°20'E
 N55°20'E S55°20'W

Notes:

- (1) County and Institution taxes for 1954 were computed by using 1953 assessment and 1954 millage. City and School taxes for 1954 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) City assessed valuation of \$11,408 includes land (\$9,158) and improvements (\$2,250).

Name and Address: Warner Hall, 170 South River Street

Assessed Value: County: \$303,670 City: \$19,356 Date: 1966

Market Value: County: \$867,632 Date: 1966

Insurable Replacement Value: \$100,000 Date: 1967

Insurable Sound Value: \$65,000 Date: 1967

Purchase Price: \$35,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$ 455.14	\$ 138.76	---	---	---	1955
3,060.30	1,639.81	\$364.40	(170) \$461.83	\$754.88	1967
			(158) 435.44	711.75	1967
			(164) 393.69	643.50	1967

Grantors: Michael and Esther McLaughlin

Recorded: 6-15-55

Book Number: 1277 Page: 225 Date: 6-15-55

Use: Presently used as a women's dormitory.

Area: 15,209 sq. ft. S34°40'E N50°20'E
N34°40'W S50°20'W

Notes:

(1) County and Institution taxes for 1955 were computed by using 1954 assessment and 1955 millage. There is no available record of City and School taxes.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) County market valuation of \$867,632 includes land (\$32,850) and improvements (\$834,782). This figure, as far as County records show, includes the Lecture Hall, Stark Hall (construction cost for which was \$1,500,000), and the Research Center.

(4) County assessed valuation of \$303,670 includes land (\$11,500) and improvements (\$292,170), which also includes the Lecture Hall, Stark Hall, and the Research Center.

(5) City assessed valuation of \$19,356 is for Warner Hall only and includes land (\$11,856) and improvements (\$7,500).

(6) In 1965, 158 South River and 164 South River were combined with 170 South River on one assessment card for the County. The City has not combined these properties.

(7) Market value, assessed value, and all County taxes include all three properties.

(8) Purchase price of \$35,000 is for Warner Hall only, and does not include construction costs for the Lecture Hall, Stark Hall, and the Research Center.

Market Value	County	Year	Assessed Value	Year
		1967		1967
		1968		1968
		1969		1969
		1970		1970
		1971		1971
		1972		1972
		1973		1973
		1974		1974
		1975		1975
		1976		1976
		1977		1977
		1978		1978
		1979		1979
		1980		1980
		1981		1981
		1982		1982
		1983		1983
		1984		1984
		1985		1985
		1986		1986
		1987		1987
		1988		1988
		1989		1989
		1990		1990
		1991		1991
		1992		1992
		1993		1993
		1994		1994
		1995		1995
		1996		1996
		1997		1997
		1998		1998
		1999		1999
		2000		2000
		2001		2001
		2002		2002
		2003		2003
		2004		2004
		2005		2005
		2006		2006
		2007		2007
		2008		2008
		2009		2009
		2010		2010
		2011		2011
		2012		2012
		2013		2013
		2014		2014
		2015		2015
		2016		2016
		2017		2017
		2018		2018
		2019		2019
		2020		2020
		2021		2021
		2022		2022
		2023		2023
		2024		2024
		2025		2025
		2026		2026
		2027		2027
		2028		2028
		2029		2029
		2030		2030

Warner Hall, Stark Hall, and the Research Center.

Assessed Value

Market Value

County

Year

Assessed Value

Year

1967

1968

1969

1970

1971

1972

1973

1974

1975

1976

1977

1978

1979

1980

1981

1982

1983

1984

1985

1986

1987

1988

1989

1990

1991

1992

1993

1994

1995

1996

1997

1998

1999

2000

2001

2002

2003

2004

2005

2006

2007

2008

2009

2010

2011

2012

2013

2014

2015

2016

2017

2018

2019

2020

2021

2022

2023

2024

2025

2026

2027

2028

2029

2030

Name and Address: Stark Hall & Research Center, Rear 158, 164, 170, and
180 South River Street

Assessed Value: County: \$303,670 City: 515,250 Date: 1966

Market Value: County: \$684,512 Date: 1966

Insurable Replacement Value: \$2,300,000 Date: 1967

Insurable Sound Value: \$2,188,000 Date: 1967

Purchase Price: New Construction

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	<u>Date:</u>
\$3,060.30	\$1,639.81	\$364.40	\$1,229.38	\$2,009.47	1967

Grantors: Constructed by Wilkes College

Use: Presently houses the Biology, Chemistry and Physics Departments,
Research Center, and lecture halls.

Area: 99,641 sq. ft.

Notes:

(1) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(2) The County has assessed this property along with Warner, Butler, and Ashley Halls, for a combined total of \$303,670.

(3) The City has assessed this property along with Barre Hall, 154 South River Street, for a combined total of \$515,250.

Name and Address: DeSylva Property, 159 South Franklin Street

Assessed Value: County: \$2,050 City: \$5,252 Date: 1966

Market Value: County: \$5,850 Date: 1966

Insurable Replacement Value: Date: 1967

Insurable Sound Value: Date: 1967

Purchase Price: \$16,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	<u>Date</u>
\$111.54	\$33.16	---	\$134.71	\$204.82	1956
20.70	11.07	\$4.51	125.31	204.82	1967

Grantors: Countessa DeSylva Estate

Recorded: 4-13-56

Book Number: 1310 Page: 292 Date: 4-9-56

Use: Building has been demolished.

Area: 7,002.6 sq. ft.

Notes:

(1) County and Institution taxes for 1956 were computed by using 1955 assessment and 1956 millage. City and School taxes for 1956 are actual taxes paid.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) Both the three-story building and the garage were razed in 1956; therefore, the 1967 County market valuation of \$5,850 and the 1967 County assessed valuation of \$2,050 are for land only.

(4) County assessed valuation prior to demolition was \$11,055 and was divided into \$5,255 for land, \$5,500 for the three-story building, and \$300 for the garage.

Name and Address: Weckesser Hall and Weckesser Annex, 166-70 South Franklin St.

Assessed Value: County: \$25,430 City: \$67,075 Date: 1966

Market Value: County: \$72,652 Date: 1966

Insurable Replacement Value: \$486,000 Date: 1967

Insurable Sound Value: \$406,000 Date: 1967

Purchase Price: Gift

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$676.43	\$433.79	---	\$1,658.76	\$1,844.56	1956
256.84	137.32	\$30.51	1,600.40	2,615.25	1967

Grantors: Anna E. Weckesser

Recorded: 7-24-56

Book Number: 1321 Page: 397 Date: 6-21-56

Use: Presently houses the Administrative Offices.

Area: 1st Thereof - 12,656 sq. ft. S34°40'E, N55°20'E, N34°40'W, S55°20'W
 2nd Thereof - 12,656 sq. ft. S34°40'E, N55°20'E, N34°40'W, S55°20'W
 3rd Thereof - 12,525 sq. ft. S34°40'E, S55°20'W, N34°40'W, N55°20'E
 4th Thereof - 7,200 sq. ft. S55°20'W, N34°40'W, N55°20'E, S34°40'E

Notes:

- (1) County and Institution taxes for 1956 were computed by using 1955 assessment and 1956 millage. City and School taxes for 1956 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) County market valuation of \$72,652 includes land (\$24,199) and improvements (\$48,453).
- (4) County assessed valuation of \$25,430 includes land (\$8,470) and improvements (\$16,960).
- (5) City assessed valuation of \$67,075 includes land (\$26,895) and improvements (\$40,180).

Name and Address: Gore Hall, 275 South Franklin Street
 Assessed Value: County: \$12,470 City: \$19,650 Date: 1966
 Market Value: County: \$35,606 Date: 1966
 Insurable Replacement Value: \$102,000 Date: 1967
 Insurable Sound Value: \$62,000 Date: 1967
 Purchase Price: \$21,000

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$195.45	\$80.60	---	\$354.28	\$402.15	1956
125.94	67.33	\$14.96	468.49	766.35	1967

Grantors: T. E. Brown and A. Powell, Executors for Stella Wadhams Estate

Recorded: 7-31-56
 Book Number: 1322 Page: 350 Date: 7-23-56

Use: Presently used as a women's dormitory.

Area: 14.400 sq. ft. S59^oW N31^oW
 N59^oE S31^oW

Notes:

- (1) County and Institution taxes for 1956 were computed by using 1955 assessment and 1956 millage. City and School taxes for 1956 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) County market valuation of \$35,606 includes land (\$11,500) and improvements (\$24,106).
- (4) County assessed valuation of \$12,470 includes land (\$4,030) and improvements (\$8,440).
- (5) City assessed valuation of \$19,650 includes land (\$7,500) and improvements (\$12,150).

Name and Address: Catlin Hall, 92 South River Street

Assessed Value: County: \$23,410 City: \$22,480 Date: 1966

Market Value: County: \$66,897 Date: 1966

Insurable Replacement Value: \$92,000 Date: 1967

Insurable Sound Value: \$75,000 Date: 1967

Purchase Price: \$35,000

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$222.90	\$ 91.92	---	\$492.31	\$505.80	1957
236.44	126.41	\$28.09	536.37	876.72	1967

Grantors: Dorrance and Mabel Reynolds

Recorded: 2-11-57
 Book Number: 1341 Page: 313 Date: 2-8-57

Use: Presently used as a women's dormitory. Catlin Hall, which dates back to the early 1840's is considered one of the oldest buildings in the area.

Area: 7,867 sq. ft. N55°20'E N34°40'W
 S34°40'E S55°20'W

Notes:

- (1) County and Institution taxes for 1957 were computed by using 1956 assessment and 1957 millage. City and School taxes for 1957 are actual taxes paid.
- (2) All City and County taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) City assessed valuation of \$22,480 includes land (\$7,000) and improvements (\$15,480).

Name and Address: Gies Hall Lot, 199 South Franklin Street

Assessed Value: County: \$1,710 City: \$6,075 Date: 1966

Market Value: County: \$4,899 Date: 1966

Insurable Replacement Value: Date: 1967

Insurable Sound Value: Date: 1967

Purchase Price: \$6,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$65.09	\$34.66	---	\$129.04	\$146.48	1957
17.27	9.23	\$2.05	144.94	236.92	1967

Grantors: Lydia T. Patten

Recorded: 6-3-57

Book Number: 1353 Page: 544 Date: 6-3-57

Use: Demolished

Area: 4,000 sq. ft.

Notes:

(1) County and Institution taxes for 1957 were computed by using 1956 assessment and 1957 millage. City and School taxes for 1957 are actual taxes paid.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) County market value of \$4,899 and County assessed value of \$1,710 include land only.

(4) City assessed valuation of \$6,075 includes land only.

Name and Address: Weiss Hall, 98 South River Street

Assessed Value: County: \$20,230 City: \$20,580 Date: 1966

Market Value: County: \$57,795 Date: 1966

Insurable Replacement Value: \$112,000 Date: 1967

Insurable Sound Value: \$92,000 Date: 1967

Purchase Price: \$35,000

Last Tax Paid:					Date:
County	Institution	Community College	City	School	
\$210.29	\$ 86.72	---	\$450.70	\$463.05	1957
204.32	109.24	\$24.27	491.03	802.62	1967

Grantors: Esther D. Werber, executrix for Francis Dobson

Recorded: 8-31-57

Book Number: 1363 Page: 124 Date: 8-31-57

Use: Presently used as a women's dormitory.

Area: 10,526 sq. ft. S55°20'W S34°40'E
N55°20'E N34°40'W

Notes:

- (1) County and Institution taxes for 1957 were computed by using 1956 assessment and 1957 millage. City and School taxes for 1957 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) County market valuation of \$57,795 includes land (\$14,600) and improvements (\$43,195).
- (4) County assessed valuation of \$20,230 includes land (\$5,110) and improvements (\$15,120).
- (5) City assessed valuation of \$20,580 includes land (\$6,400) and improvements (\$13,680).

Name and Address: Parrish Hall, 16 South River Street

Assessed Value: County: \$123,610 City: \$156,974 Date: 1966

Market Value: County: \$353,170 Date: 1966

Insurable Replacement Value: \$625,500 Date: 1967

Insurable Sound Value: \$545,500 Date: 1967

Purchase Price: \$350,000

Last Tax Paid:					Date:
County	Institution	Community College	City	School	
\$1,650.06	\$448.38	---	\$ 374.29	\$ 427.28	1957
1,248.46	667.49	\$148.33	3,745.39	6,121.98	1967

Grantors: Gien Aiden Corporation

Recorded: 12-18-58

Book Number: 1412 Page: 82 Date: 12-18-58

Use: This building presently houses the Economics, Political, Psychology, and Sociology Departments.

Area: 43,340 sq. ft. N55⁰20'E S55⁰20'W S34⁰40'E N35⁰16'W

Notes:

- (1) County and Institution taxes for 1957 were computed by using 1956 assessment and 1957 millage. City and School taxes for 1957 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) County market valuation of \$353,170 includes land (\$72,000) and improvements (\$281,410).
- (4) County assessed valuation of \$123,610 includes land (\$25,000) and improvements (\$98,410).
- (5) City assessed valuation of \$156,974 includes land (\$50,064) and improvements (\$94,910).
- (6) The County assessment card for Parrish Hall includes the Parking Lot (28-30 South River Street) and Chapman Hall (24 South River Street).
- (7) The City assesses the Snack Bar separately at \$13,351.

Name and Address: Snack Bar and Guidance Center, 32-42 South River Street

Assessed Value: County: \$11,670 City: \$13,351 Date: 1966

Market Value: County: \$33,321 Date: 1966

Insurable Replacement Value: \$89,000 Date: 1967

Insurable Sound Value: \$62,000 Date: 1967

Purchase Price: Gift

Last Tax Paid: _____ Date: _____

County	Institution	Community College	City	School	Date:
\$107.36	\$116.70	---	\$312.41	\$333.78	1959
117.86	63.01	\$140.04	318.55	520.68	1967

Grantors: Estate of Gilbert McClintock

Recorded: 10-26-59
Book Number: 1440 Page: 40 Date: 9-23-59

Use: Snack Bar and Guidance Center

Area: 5,360 sq. ft. S34°40'E N34°40'W
N55°20'E S55°20'W

- Notes:
- (1) County and Institution taxes for 1959 were computed by using 1958 assessment and 1959 millage. City and School taxes for 1959 are actual taxes paid.
 - (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
 - (3) City assessed valuation of \$13,351 includes land (\$2,390) and improvements (\$10,961).

Name and Address: Denison Hall, 180 South River Street

Assessed Value: County: \$13,460 City: \$23,950 Date: 1966

Market Value: County: \$38,451 Date: 1966

Insurable Replacement Value: \$80,000 Date: 1967

Insurable Sound Value: \$48,000 Date: 1967

Purchase Price: \$35,000

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$220.34	\$117.35	---	\$560.43	\$598.75	1958
135.94	72.68	\$16.15	571.44	934.05	1967

Grantors: Rosanne and Lanning Harvey

Recorded: 10-30-59

Book Number: 1440 Page: 202 Date: 10-28-59

Use: Presently used as a women's dormitory.

Area: 16,874 sq. ft. N55°36'E N34°45'W
S34°30'E S54°57'W

Notes:

- (1) County and Institution taxes for 1959 were computed by using 1958 assessment and 1959 millage. City and School taxes for 1959 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) County market valuation of \$38,451 includes land (\$13,684) and improvements (\$24,767).
- (4) County assessed valuation of \$13,460 includes land (\$4,790) and improvements (\$8,670).
- (5) City assessed valuation of \$23,950 includes land (\$11,000) and improvements (\$12,950).

Name and Address: Hillman Property, 157 South Franklin Street

Assessed Value: County: \$2,290 City: \$6,077 Date: 1966

Market Value: County: \$6,540 Date: 1966

Insurable Replacement Value: Date: 1967

Insurable Sound Value: Date: 1967

Purchase Price: \$16,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$119.95	\$64.13	---	\$155.87	\$237.00	1959
23.12	12.36	\$5.03	144.95	237.00	1967

Grantors: Frederick and Mabel M. Hillman

Recorded: 11-9-59

Book Number: 1440 Page: 253 Date: 11-2-59

Use: Building has been demolished.

Area: 8,102.6 sq. ft.

- Notes:
- (1) County and Institution taxes for 1959 were computed by using 1958 assessment and 1959 millage. City and School taxes for 1959 are actual taxes paid.
 - (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
 - (3) Both the three-story building and the garage were razed in 1960; therefore, 1967 County market value of \$6,540 and 1967 County assessed valuation of \$2,290 are for land only.
 - (4) County assessed valuation prior to demolition was \$11,877 and was divided into \$6,077 for land, \$5,500 for the three-story building, and \$300 for the garage.

Name and Address: Slocum Hall, 115 South Franklin Street

Assessed Value: County: \$7,980 City: \$11,448 Date: 1966

Market Value: County: \$22,790 Date: 1966

Insurable Replacement Value: \$96,000 Date: 1967

Insurable Sound Value: \$56,000 Date: 1967

Purchase Price: \$25,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	<u>Date:</u>
\$114.52	\$60.99	---	\$271.55	\$297.65	1961
127.41	46.19	\$8.10	273.14	446.47	1967

Grantors: F. Noretta Howorth

Recorded: 6-2-61
 Book Number: 1477 Page: 712 Date: 5-24-61

Use: Presently used as a women's dormitory.

Area: 8,858 sq. ft. S34°40'E N34°40'W
 S55°20'W N55°20'E

Notes:

(1) County and Institution taxes for 1961 were computed by using 1960 assessment and 1961 millage. City and School taxes for 1961 are actual taxes paid.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) City assessed valuation of \$11,448 includes land (\$3,400) and improvements (\$8,048).

Name and Address: Miner Hall, 264 South Franklin Street

Assessed Value: County: \$19,180 City: \$19,450 Date: 1966

Market Value: County: \$54,799 Date: 1966

Insurable Replacement Value: \$116,000 Date: 1967

Insurable Sound Value: \$74,000 Date: 1967

Purchase Price: \$20,500

Last Tax Paid:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	<u>Date:</u>
\$176.45	\$ 93.98	---	\$718.72	\$787.80	1961
193.71	103.57	\$23.01	464.07	758.55	1967

Grantors: Grace Miner

Recorded: 12-11-61

Book Number: 1490 Page: 1048 Date: 11-3-61

Use: Presently used as a women's dormitory.

Area: 18,588 sq. ft. S55°20'W N34°30 1/2'E
N55°1/2'W S34°40'E

Notes:

- (1) County and Institution taxes for 1961 were computed by using 1960 assessment and 1961 millage. City and School taxes for 1961 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) County market valuation of \$54,799 includes land (\$12,750) and improvements (\$42,049).
- (4) City assessed valuation of \$19,450 includes land (\$5,500) and improvements (\$13,950).

Name and Address: Ahlborn Property, 131 South Franklin Street

Assessed Value: County: \$24,670 City: \$14,908 Date: 1966

Market Value: County: \$70,490 Date: 1966

Insurable Replacement Value: \$170,000 Date: 1967

Insurable Sound Value: \$118,000 Date: 1967

Purchase Price: \$30,000

Last Tax Paid:					Date:
County	Institution	Community College	City	School	
\$226.96	\$145.55	---	\$263.28	\$313.07	1962
249.16	133.21	\$29.60	355.70	581.41	1967

Grantors: Ruth Ahlborn, Sarah and William Chaffee, H. A. Hazen, Donald Hazen, N. Gurney, and Margaret Ahlborn.

Recorded: 3-30-62
 Book Number: 1495 Page: 882 Date: 2-3-62

Use: Presently used as a women's dormitory.

Area: 10,080 sq. ft. N55°20'E S55°20'W
 N34°40'W S34°40'E

Notes:

(1) County and Institution taxes for 1962 were computed by using 1961 assessment and 1962 millage. City and School taxes for 1962 are actual taxes paid.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) City assessed valuation of \$14,908 includes land (\$7,458) and improvements (\$7,450).

(4) The County records includes Sturdevant Hall, 129 South Franklin Street and the Ahlborn property, 131 South Franklin Street on the same assessment card. Therefore, market valuation, assessed valuation, and all County taxes for both properties are the same.

(5) Insurable replacement and insurable sound values are the same for both properties.

(6) City assessment records maintain separate cards for both properties. These separate assessments were used to compute city and school district taxes for 1967.

Name and Address: Hainna Hall, 230 South River Street

Assessed Value: County: \$4,740 City: \$7,600 Date: 1966

Market Value: County: \$13,510 Date: 1966

Insurable Replacement Value: \$45,000 Date: 1967

Insurable Sound Value: \$25,000 Date: 1967

Purchase Price: \$15,000

Last Tax Paid:					Date:
County	Institution	Community College	City	School	
\$69.92	\$44.84	---	\$177.94	\$203.82	1963
86.59	46.11	\$10.24	181.33	294.40	1967

Grantors: Thomas W. and Carrie M. Watkins

Recorded: 6-17-63

Book Number: 1523 Page: 885 Date: 6-18-63

Area: 4,000 sq. ft.

- Notes:
- (1) County and Institution taxes for 1963 were computed by using 1962 assessment and 1963 millage. City and School taxes for 1963 are actual taxes paid.
 - (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
 - (3) Hainna Hall was demolished in June, 1968.
 - (4) County market valuation prior to demolition was \$13,510 and included land (\$3,578) and improvements (\$9,932).
 - (5) County assessed valuation of \$4,730 included land (\$1,250) and improvements (\$3,480).
 - (6) City assessed valuation of \$7,600 included land (\$3,000) and improvements (\$4,600).

Name and Address: Field House #1, Edwardsville

Assessed Value: County: \$1,160 Date: 1966

Market Value: County: \$3,312 Date: 1966

Insurable Replacement Value: \$112,000 Date: 1967

Insurable Sound Value: \$108,000 Date: 1967

Purchase Price: \$38,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>Municipal</u>	<u>School</u>	
\$11.71	\$6.26	\$1.39	\$17.40	\$46.40	1967

Grantors: Glen Alden Corporation

Recorded: 12-6-63

Book Number: 1535 Page: 150 Date: 12-6-63

Use: Athletic field and front field house

Area: 10.24 acres S49°30'W N49°30'E
N32°30'W S40°30'E

Notes:

(1) County and Institution taxes for 1967 were computed by using 1966 assessment and 1967 millage. Borough and School taxes for 1967 were computed by using 1966 County assessment and 1967 borough and school millage.

(2) County market value includes Lot #13 (\$3,072) and Lot #15 (\$240).

(3) County assessed valuation includes Lot #13 (\$1,080) and Lot #15 (\$30).

(4) Areas for Lot #13 and Lot #15 are 6.24 acres and 4 acres respectively.

Name and Address: Field House #1 (rear), Edwardsville

Assessed Value: County: \$530 Date: 1966

Market Value: County: Date: 1966

Insurable Replacement Value: \$50,000 Date: 1967

Insurable Sound Value: \$48,000 Date: 1967

Purchase Price: \$38,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>Municipal</u>	<u>School</u>	
\$5.35	\$2.86	\$.63	\$7.95	\$21.20	1967

Grantors: Andrew Barney

Recorded: 4-27-64
Book Number: 1543 Page: 81 Date: 4-27-64

Use: Field House (rear)

Area: 0.5 acres N52°45'E S52°45'W
N37°15'E S37°15'W

Notes:

County and Institution taxes for 1967 were computed by using 1966 assessment and 1967 millage. Municipal and School taxes for 1967 were computed by using 1966 County assessment and 1967 borough and school millages, 15 and 40 mills respectively.

Name and Address: Women's Dormitory, 36 West River Street

Assessed Value: County: \$21,500 City: \$23,358 Date: 1966

Market Value: County: \$61,412 Date: 1966

Insurable Replacement Value: \$126,000 Date: 1967

Insurable Sound Value: \$111,000 Date: 1967

Purchase Price: \$40,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	<u>Date:</u>
\$261.00	\$152.56	---	\$584.18	\$642.34	1964
217.15	109.08	\$25.80	557.32	910.96	1967

Grantors: Michael and Esther McLaughlin

Recorded: 7-17-64

Book Number: 1548 Page: 672 Date: 7-15-64

Use: Presently used as a women's dormitory.

Area: 6,800 sq. ft. S34⁰40'E N34⁰40'W
S55 20'W N55 20'E

Notes:

(1) County and Institution taxes for 1964 were computed by using 1963 assessment and 1964 millage. City and School taxes for 1964 are actual taxes paid.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) City assessed valuation of \$23,358 includes land (\$8,008) and improvements (\$15,350).

Name and Address: Gutman Property, 280 South Franklin Street

Assessed Value: County: \$7,720 City: \$10,000 Date: 1966

Market Value: County: \$22,055 Date: 1966

Insurable Replacement Value: \$80,000 Date: 1967

Insurable Sound Value: \$45,000 Date: 1967

Purchase Price: Gift

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$101.85	\$57.23	----	\$238.60	\$275.00	1964
77.97	41.68	\$9.26	256.50	390.00	1967

Grantors: Rachel Wolfe Gutman

Recorded: 10-7-64

Book Number: 1554 Page: 542 Date: 10-7-64

Use: This property has always been used for apartments.

Area: 9,350 sq. ft. N55°20'E S55°20'W
S34°40'E N34°40'W

Notes:

(1) County, Institution, City, and School taxes for 1964 are actual taxes paid by the College.

(2) County, Institution, City, and School taxes for 1967 are actual taxes paid by the College.

(3) City assessed valuation of \$10,000 includes land (\$2,300) and improvements (\$7,700).

Name and Address: Concrete City, Hanover Township and Nanticoke City

Assessed Value: County: \$8,394.50 Date: 1966

Market Value: County: \$24,270.00 Date: 1966

Insurable Replacement Value: Date: 1967

Insurable Sound Value: Date: 1967

Purchase Price Gift

Last Tax Paid: Date:

County	Institution	Community College	Municipal	School	Date
\$222.50	\$111.50	\$10.07	Nanticoke \$ 35.25	\$ 65.47	1967
			Hanover Twp. 127.59	268.62	1967

Grantors: Glen Alden Corporation

Recorded: 12-31-64

Book Number: 1559 Page: 251 Date: 12-30-64

Use: Training Center

Area: 39 acres

Notes:

(1) The taxing districts for Concrete City are Hanover Township and Nanticoke City. Approximately eight acres or one-fifth of the total area of Concrete City is situated in Nanticoke. Thus, Municipal and School taxes for this acreage were computed by using one-fifth of the assessed County valuation for 1966 (\$1,678.90) and the 1967 municipal and school millages for Nanticoke City, 21 and 39 mills respectively. Likewise, municipal and school taxes for the remaining acreage, which is situated in Hanover Township have been computed by using four-fifths of the County assessed valuation for 1966 (\$6,715.60) and the 1967 municipal and school millages for Hanover Township, 19 and 40 mills respectively.

(2) County and Institution taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) County market valuation of \$24,270 includes land (\$2,340) and improvements (\$21,930).

(4) This property may be located in County records on Aerial Map K8, Block "A", Lot 5.

Name and Address: Chase Apartment Building, 76 West South Street

Assessed Value: County: \$6,320 City: \$6,879 Date: 1966

Market Value: County: \$18,075 Date: 1966

Insurable Replacement Value: \$66,000 Date: 1967

Insurable Sound Value: \$46,000 Date: 1967

Purchase Price: \$12,500

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$97.50	\$61.00	---	\$172.04	\$247.64	1965
63.83	34.12	\$7.58	164.13	268.28	1967

Grantors: Estate of Hamilton and Lieuween Chase

Recorded: 4-13-65

Book Number: 1564 Page: 679 Date: 2-23-65

Use: Presently used as a women's dormitory.

Area: 2,625 sq. ft. - 1st Thereof S56°56'W, N55°56'E, N34°40'W, S34°40'E

5,250 sq. ft. - 2nd Thereof S55°54'W, N56°56'W, S34°18'E, N34°40'E

Notes:

- (1) County and Institution taxes for 1965 were computed by using 1964 assessment and 1965 millage. City and School taxes for 1965 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) County market valuation of \$18,075 includes land (\$2,240) and improvements (\$15,835).
- (4) County assessed valuation of \$6,320 includes land (\$780) and improvements (\$5,540).
- (5) City assessed valuation of \$6,879 includes land (\$3,279) and improvements (\$3,600).

Name and Address: Brockman Property, 246 South River Street

Assessed Value: County: \$3,450 City \$4,276 Date: 1966

Market Value: County: \$9,850 Date: 1966

Insurable Replacement Value: \$25,000 Date: 1967

Insurable Sound Value: \$14,000

Purchase Price: \$11,500

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$54.82	\$28.19	---	\$136.95	\$197.13	1965
47.67	25.48	\$5.66	102.02	166.76	1967

Grantors: Stanley and Anna Brockman

Recorded: 4-19-65
 Book Number: 1565 Page: 282 Date: 4-15-65

Use: Building was demolished in 1966; lot is presently used as a parking area.

Area: 4,066 sq. ft. S55°20'W S34°59'E
 N55°20'E N34°59'W

Notes:

- (1) County and Institution taxes for 1965 were computed by using 1964 assessment and 1965 millage. City and School taxes for 1965 are actual taxes paid.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) Both County and City assessment figures for 1966 are based on the value of the land only.

Name and Address: Women's Dormitory, 150 South River Street
 Assessed Value: County: \$7,980 City: \$13,800 Date: 1966
 Market Value: County: \$22,798 Date: 1966
 Insurable Replacement Value: \$102,000 Date: 1967
 Insurable Sound Value: \$66,000 Date: 1967
 Purchase Price: \$40,000

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$51.15	\$35.65	---	\$285.13	\$496.80	1965
78.28	41.85	\$9.30	353.97	538.20	1967

Grantors: Margaret and Edward Yashinski

Recorded: 6-30-54
 Book Number: 1570 Page: 316 Date: 6-29-65

Use: Presently used as a women's dormitory.

Area: 17,020 sq. ft. N55°E S55°20'W
 N35°W S35°E

Notes:

(1) County, Institution, City, and School taxes for 1965 are actual taxes paid by Wilkes College.

(2) County, Institution, Community College, City, and School taxes for 1967 are actual taxes paid by Wilkes College.

(3) City assessed valuation of \$13,800 includes land (\$6,100) and improvements (\$7,700).

Name and Address: New Men's Dormitory, 262-64 South River Street

Assessed Value: County: --- City: \$673,400 Date: 1966

Market Value: County: --- Date: 1966

Insurable Replacement Value: \$136,000 Date: 1967

Insurable Sound Value: \$115,000 Date: 1967

Purchase Price: \$28,303

Last Tax Paid: _____ Date: _____

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	<u>Date</u>
---	---	---	\$16,067.32	\$26,626.00	1967

Grantors: Wilkes-Barre Redevelopment Authority

Recorded: 8-1-65

Book Number: 1570 Page: 874 Date: 8-1-65

Use: Cafeteria and men's dormitory

Area: 90,306 sq. ft. + 4,036 sq. ft.

Notes:

1) In view of the fact that the County has set neither an assessed value nor a market value, County, Institution, and Community College taxes for 1967 are neither available nor can they be realistically computed.

2) City and School taxes for 1967 were computed by using 1966 assessment and 1967 millage.

3) The College purchased the property from the Wilkes-Barre Redevelopment Authority for \$23,808; cost of construction of the building was \$1,950,000.

4) The grantor for the total area of land was the Wilkes-Barre Redevelopment Authority; however, data concerning original individual owners together with pertinent statistical data concerning the original separate properties is found on the accompanying data sheets.

REDEVELOPMENT AUTHORITY
PROPERTY DESCRIPTION AND DEED DATA

<u>LOT</u>	<u>ORIGINAL OWNER</u>	<u>WRIGHT ST. ADDRESS</u>	<u>DEED NUMBER</u>	<u>AREA</u>
1	Heidenreich	36-38-40	1501-163	40 x 94
2	Stolfi	32-34	1547-522	40 x 162
3	Stolfi	30	1547-520	40 x 165
4	Havas	28	1525-569	20 x 135
5	Gruvis	26	1528-14	20 x 135
6	Williams	22-24	1532-884	40 x 142
7	Brennan	14-16-18-20	1491-38	56 x 76
27	Shepard	62	1324-635	40 x 141
28	Gleason	60	1528-1	15 x 97
29	Barnes	58	1519-562	15 x 97
30	Peters	56	1541-78	15 x 97
31	McGourty	54	1539-578	15 x 97
32	Taylor	52	1543-723	15 x 97
33	Fisher	50	1525-563	15 x 97
34	Clausen	48	1543-762	14 x 97
35	Nicholson	46	1529-11	14 x 97
36	Redevelopment	42-44	1543-1102	40 x 122
20	Stolfi	15-17	1538-923	40 x 60
21	Stolfi	19	1538-923	20 x 60
22	Temple Israel	21	1514-676	20 x 60
24	Stanave	27	1527-936	20 x 75
25	Stephenson	29	1525-557	20 x 70
26	Fraley	31	----	20 x 80
27	Snyder	33	1526-1193	20 x 80
28	Fiesler	35	1527-927	19 x 80
29	Dewell	37	1531-615	20 x 80
30	Kovac	39	1551-1024	20 x 72
31	Simpson Corp.	41	1543-480	20 x 70
32	Simpson Corp.	43	1544-480	44 x 57
33	Westmoreland	51	1553-1	44 x 80
34	Caruso	57	1525-1191	21 x 85
35	Lumley	59	1527-227	19 x 85

Notes:

The names listed above are those of the original owners from whom the Redevelopment Authority purchased the properties.

REDEVELOPMENT AUTHORITY PROPERTIES
COUNTY VALUATIONS AND COUNTY TAXES

<u>LOT</u>	<u>YEAR ACQ.</u>	<u>ORIGINAL OWNER</u>	<u>WRIGHT ST. ADDRESS</u>	<u>MKT. VALUE</u>	<u>ASSD. VALUE</u>	<u>COUNTY TAX</u>	<u>INST. TAX</u>
1	1964	Heidenreich	36-38-40	\$ 633	\$ 220	\$ 50.45	\$ 28.34
2	1964	Stolfi	32-34	19,850	6,950 *	65.10	36.58
3	1964	Stolfi	30	20,292	7,160 *	65.10	36.58
4	1963	Havas	28	379	130	22.42	14.38
5	1963	Gruvis	26	379	130	22.42	14.37
6	1963	Williams	22-24	778	270	25.76	16.52
7	1963	Brennan	14-16-18-20	863	300	43.13	27.66
27	1963	Shepard	62	800	280	27.87	17.87
28	1963	Gleason	60	220	80	16.98	10.89
29	1963	Barnes	58	240	80	17.06	10.94
30	1964	Peters	56	260	90	20.05	11.26
31	1964	McGourty	54	260	90	20.05	11.26
32	1964	Taylor	52	260	90	20.05	11.26
33	1963	Fisher	50	260	90	17.57	11.26
34	1964	Clausen	48	220	80	19.21	10.79
35	1963	Nicholson	46	240	80	17.06	10.94
36	1964	Redevelopment	42-44	2,880	1,010 *	31.50	17.70
20	1964	Stolfi	15-17	8,042	2,820 *	34.44	19.35
21	1964	Stolfi	19	5,874	2,060 *	32.40	18.78
22	1964	Temple Israel	21	609	250	16.80	9.44
24	1963	Stanave	27	287	100	18.49	11.85
25	1963	Stephenson	29	273	100	14.90	9.55
26	1964	Fralely	31	283	100	14.70	8.26
27	1963	Snyder	33	292	100	17.72	9.04
28	1963	Fiesler	35	270	90	15.61	10.01
29	1963	Dewell	37	292	100	15.89	10.19
30	1964	Kovac	39	5,936	2,080 *	22.81	17.19
31	1964	Simpson Corp.	41	273	100	15.96	8.96
32	1964	Simpson Corp.	43	542	190	16.80	9.44
33	1964	Westmoreland	51	780	270	27.93	15.69
34	1963	Caruso	57	316	110	13.24	8.49
35	1963	Lumley	59	286	100	12.51	8.02

Notes:

1) The names listed above are those of the original owners from whom the Redevelopment Authority purchased the properties. All of these properties on which the New Men's Dormitory is now located were part of the Wright Street Project and were acquired by the Redevelopment Authority in 1963 and 1964, and were acquired by the College from the Redevelopment Authority in 1965.

2) Market and assessed valuations for the properties listed above are taken from County assessment data as of the time of acquisition by the Redevelopment Authority and are for land only, except those marked with an asterisk which include land and buildings.

3) For properties acquired by the Redevelopment Authority in 1963, County and Institution taxes were computed by using 1963 County assessed valuations and 1964 tax millages.

4) For properties acquired by the Redevelopment Authority in 1964, County and Institution taxes were computed by using 1964 County assessed valuations and 1965 tax millages.

No.	Year	Name	Acq. Date	Assessed Val.	County Tax	Institution Tax
1	1964	...	...	...	...	...
2	1964	...	...	...	...	...
3	1964	...	...	...	...	...
4	1964	...	...	...	...	...
5	1964	...	...	...	...	...
6	1964	...	...	...	...	...
7	1964	...	...	...	...	...
8	1964	...	...	...	...	...
9	1964	...	...	...	...	...
10	1964	...	...	...	...	...
11	1964	...	...	...	...	...
12	1964	...	...	...	...	...
13	1964	...	...	...	...	...
14	1964	...	...	...	...	...
15	1964	...	...	...	...	...
16	1964	...	...	...	...	...
17	1964	...	...	...	...	...
18	1964	...	...	...	...	...
19	1964	...	...	...	...	...
20	1964	...	...	...	...	...
21	1964	...	...	...	...	...
22	1964	...	...	...	...	...
23	1964	...	...	...	...	...
24	1964	...	...	...	...	...
25	1964	...	...	...	...	...
26	1964	...	...	...	...	...
27	1964	...	...	...	...	...
28	1964	...	...	...	...	...
29	1964	...	...	...	...	...
30	1964	...	...	...	...	...
31	1964	...	...	...	...	...
32	1964	...	...	...	...	...
33	1964	...	...	...	...	...
34	1964	...	...	...	...	...
35	1964	...	...	...	...	...
36	1964	...	...	...	...	...
37	1964	...	...	...	...	...
38	1964	...	...	...	...	...
39	1964	...	...	...	...	...
40	1964	...	...	...	...	...
41	1964	...	...	...	...	...
42	1964	...	...	...	...	...
43	1964	...	...	...	...	...
44	1964	...	...	...	...	...
45	1964	...	...	...	...	...
46	1964	...	...	...	...	...
47	1964	...	...	...	...	...
48	1964	...	...	...	...	...
49	1964	...	...	...	...	...
50	1964	...	...	...	...	...

Note: The assessed values shown above are as of the date of acquisition by the Redevelopment Authority. The taxes shown are for the year of acquisition. The taxes shown for 1964 are for the year 1964, and the taxes shown for 1965 are for the year 1965.

REDEVELOPMENT AUTHORITY PROPERTIES
CITY VALUATIONS AND CITY TAXES

<u>LOT</u>	<u>YEAR ACQ.</u>	<u>ORIGINAL OWNER</u>	<u>WRIGHT ST. ADDRESS</u>	<u>ASSD. VALUE</u>	<u>CITY TAX</u>	<u>SCHOOL TAX</u>
18A	1964	Heidenreich	36-38-40	\$ 2,380	\$ 59.52	\$ 65.45
6A	1964	Stolfi	32-34	5,700	142.55	156.75
6	1964	Stolfi	30	7,400	185.07	203.50
5	1963	Havas	28	2,511	62.09	69.05
4	1963	Gruvis	26	2,491	61.60	68.50
3	1963	Williams	22-24	2,800	69.24	77.00
2	1963	Brennan	14-16	3,107	76.83	85.44
2A	1963	-----	18-20	2,895	71.59	79.61
-----	1963	Shepard	62	-----	-----	-----
16	1963	Gleason	60	1,700	42.04	46.75
-----	1963	Barnes	58	-----	-----	-----
14	1964	Peters	56	1,792	44.81	49.28
13	1964	McGourty	54	1,792	44.81	49.28
12	1964	Taylor	52	1,942	48.56	53.04
11	1963	Fisher	50	1,692	41.84	46.53
10	1964	Clausen	48	1,607	40.19	44.19
9	1963	Nicholson	46	1,733	42.85	47.65
8	1964	Redevelopment	42-44	3,700	92.53	101.75
26	1964	Stolfi	15-17	2,480	62.02	68.20
*	1964	Stolfi	19	*	*	*
4	1964	Temple Israel	21	1,440	36.01	39.60
25	1963	Stanave	27	2,260	55.88	62.15
24	1963	Stephenson	29	1,390	34.37	38.22
23	1964	Fraley	31	1,540	38.51	42.35
22	1963	Snyder	33	1,540	38.08	42.35
21	1963	Fiesler	35	1,487	36.77	40.89
20	1963	Dewell	37	1,700	42.04	46.75
19	1964	Kovac	39	2,220	33.51	61.05
*	1964	Simpson Corp.	41	1,920	48.01	52.80
18	1964	Simpson Corp.	43	*	*	*
12	1964	Westmoreland	51	2,518	62.97	69.24
17	1963	Caruso	57	1,382	34.17	65.50
16	1963	Lumley	59	1,498	37.04	41.19

Notes:

1) The names listed above are those of the original owners from whom the Redevelopment Authority purchased the properties. All of these properties on which the New Men's Dormitory is now located were part of the Wright Street Project and were acquired by the Redevelopment Authority in 1963 and 1964, and were acquired by the College from the Redevelopment Authority in 1965.

2) Assessed valuations for the properties listed above are taken from City assessment data as of the time of acquisition by the Redevelopment Authority.

3) For properties acquired by the Redevelopment Authority in 1963, City and School taxes were computed by using 1963 City assessed valuations and 1964 tax millages.

4) For properties acquired by the Redevelopment Authority in 1964, City and School taxes were computed by using 1964 City assessed valuations and 1965 tax millages.

5) City assessed valuation and City and School tax figures for 62 and 58 Wright Street are unavailable.

6) City assessment and tax records combine 15-17 and 19 Wright Street; therefore, assessed valuation and taxes listed for 15-17 Wright Street include 19 Wright Street.

7) City assessment and tax records combine 41 and 43 Wright Street; therefore, assessed valuation and taxes listed for 41 Wright Street include 43 Wright Street.

Name and Address: Student Activities Building, 76 West Northampton Street

Assessed Value: County: \$8,540 City: \$13,000 Date: 1966

Market Value: County: \$24,410 Date: 1966

Insurable Replacement Value: \$105,000 Date: 1967

Insurable Sound Value: \$75,000 Date: 1967

Purchase Price: \$25,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	<u>Date</u>
\$62.92	\$44.82	---	\$172.04	\$247.64	1965
78.27	41.85	\$9.30	310.18	507.00	1967

Grantors: Edward and Alice Williams

Recorded: 8-6-65

Book Number: 1573 Page: 729 Date: 8-2-65

Use: Presently houses offices for the Beacon, Amnicola, and Student Government.

Area: 7,200 sq. ft.

Notes:

(1) County and Institution taxes for 1965 were computed by using 1964 assessment and 1965 millage. City and School taxes for 1965 are actual taxes paid.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) County market valuation of \$24,410 includes land (\$4,082) and improvements (\$20,328).

(4) County assessed valuation of \$8,540 includes land (\$1,430) and improvements (\$7,110).

(5) City assessed valuation of \$13,000 includes land (\$6,000) and improvements (\$7,000).

Name and Address: Center For The Performing Arts, West South and River Streets

Assessed Value: County: --- City: \$300,000 Date: 1966

Market Value: County: --- Date:

Insurable Replacement Value: \$910,000 Date: 1967

Insurable Sound Value: \$910,000 Date: 1967

Purchase Price: Gift

Last Tax Paid: _____ Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
---	---	---	\$7,158.00	\$11,700.00	1967

Grantors: Wyoming Valley Society of Arts and Sciences

Recorded: 10-16-64

Book Number: 1555 Page: 310 Date: 3-28-65

Use: Theater

Area: 32,550 sq. ft.

Notes:

1) In view of the fact that the County has set neither an assessed value nor a market value, County, Institution, and Community College taxes for 1967 are neither available nor can they be realistically computed.

2) City and School taxes for 1967 were computed by using 1966 assessment and 1967 millage.

3) The County has not yet assessed this property; the land was assessed by the County at \$9,750 prior to construction.

4) Since the building was newly constructed by the College, purchase price data is not available. However, the construction cost for the building is \$934,000.

5) City assessed valuation of \$300,000 includes land (\$16,000) and improvements (\$284,000).

Name and Address: Eagen Property, 237-39 South Franklin Street

Assessed Value: County: \$11,990 City: \$11,365 Date: 1966

Market Value: County: \$34,262 Date: 1966

Insurable Replacement Value: \$98,000 Date: 1967

Insurable Sound Value: \$58,000 Date: 1967

Purchase Price: \$40,000

Last Tax Paid: Date:

County	Institution	Community College	City	School	Date:
\$ 89.93	\$56.35	---	\$306.08	\$443.24	1966
121.09	67.74	\$14.38	271.68	332.44	1967

Grantors: Joseph and Marguerite Eagen

Recorded: 10-28-66

Book Number: 1603 Page: 572 Date: 10-26-66

Use: Presently used as a women's dormitory.

Area: 10,040 sq. ft. N55°40'W S55°40'E
S34°40'E N34°40'W

Notes:

- (1) All County and City taxes for 1966 are actual taxes paid by Wilkes College.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (3) City assessed valuation of \$11,365 includes land (\$3,940) and improvements (\$7,425).

Name and Address: Kaswinkel Property, 68-74 West Northampton Street

Assessed Value: County: \$18,000 City: \$33,890 Date: 1966

Market Value: County: \$51,736 Date: 1966

Insurable Replacement Value: \$190,000 Date: 1967

Insurable Sound Value: \$135,000 Date: 1967

Purchase Price: \$62,000

Last Tax Paid:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	Date:
\$182.81	\$97.74	\$21.72	\$808.62	\$1,321.71	1967

Grantors: Albert Kaswinkel

Recorded: 2-1-67

Book Number: 1609 Page: 97 Date: 2-1-67

Use: Presently used as a women's dormitory.

Area: 18,420 sq. ft.

Notes:

(1) All County and City taxes for 1967 are actual taxes paid by Wilkes College.

(2) City assessed valuation of \$33,890 includes land (\$13,200) and improvements (\$20,690).

Name and Address: Christian Science Building, 185 South Franklin Street

Assessed Value: County: \$23,510 City: \$18,550 Date: 1966

Market Value: County: \$67,182 Date: 1966

Insurable Replacement Value: \$81,000 Date: 1967

Insurable Sound Value: \$65,000 Date: 1967

Purchase Price: \$160,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$237.45	\$126.95	\$28.21	\$442.60	\$723.45	1967

Grantors: First Church of Christ Scientist

Recorded: 4-12-67
 Book Number: 1613 Page: 511 Date: 2-13-67

Use: Lecture Hall

Area: 9,000 sq. ft. N34⁰40'W S34⁰47'E
 N55⁰20'E S55⁰20'W

Notes:

- (1) This property was tax exempt at time of acquisition.
- (2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

Name and Address: Sterling Property, 30 West River Street

Assessed Value: County: \$9,810 City: \$18,750 Date: 1966

Market Value: County: \$27,989 Date: 1966

Insurable Replacement Value: \$65,000 Date: 1967

Insurable Sound Value: \$59,000 Date: 1967

Purchase Price: \$35,000

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$161.60	\$86.40	---	\$480.93	\$731.25	1966
99.08	52.97	\$11.77	558.32	910.96	1967

Grantors: Miners National Bank, Executor for Ailine Payne Sterling

Recorded: 3-15-67

Book Number: 1611 Page: 257 Date: 3-15-67

Use: Presently used as a dormitory and offices.

Area: 4,500 sq. ft.

Notes:

(1) All County and Institution taxes for 1966 were computed by using 1965 assessment and 1966 millage. City and School taxes for 1966 were actual taxes paid by Wilkes College.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(3) City assessed valuation of \$18,750 includes land (\$6,750) and improvements (\$12,000).

Name and Address: Schappert Property, 251 South River Street

Assessed Value: County: \$7,800 City: \$9,925 Date: 1966

Market Value: County: \$22,555 Date: 1966

Insurable Replacement Value: \$62,000 Date: 1967

Insurable Sound Value: \$55,800 Date: 1967

Purchase Price: \$25,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$ 78.78	\$42.12	---	\$236.81	\$377.22	1966
100.24	53.59	\$11.91	254.57	387.07	1967

Grantors: N. Frederick Schappert

Recorded: 7-14-67

Book Number: 1620

Page: 1163

Date: 7-13-67

Use: Presently used as a women's dormitory.

Area: 6,515 sq. ft.

S60°W N60°E
S30°1/2'E N30°1/2'W

Notes:

(1) All County and City taxes for 1966 were computed by using 1965 assessment and 1966 millage.

(2) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

Name and Address: Grossman Property, 248 South River Street

Assessed Value: County: \$4,720 City: \$6,593 Date: 1966

Market Value: County: \$13,490 Date: 1966

Insurable Replacement Value: Date: 1967

Insurable Sound Value: Date: 1967

Purchase Price: \$13,000

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$34.84	\$18.63	\$4.14	\$157.30	\$257.12	1967

Grantors: Simon and Miriam Grossman

Recorded: 11-15-67

Book Number: 1630 Page: 795 Date: 11-15-67

Use: Presently used as a dormitory.

Area: S34°59'E S55°8'W
N55°20'E N34°59'W

Notes:

(1) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(2) City assessed valuation of \$6,593 includes land (\$2,093) and improvements (\$4,500).

Name and Address: Bedford Property, 96 West South Street

Assessed Value: County: \$4,730 City: \$22,520 Date: 1966

Market Value: County: \$13,510 Date: 1966

Insurable Replacement Value: \$235,000 Date: 1967

Insurable Sound Value: \$200,000 Date: 1967

Purchase Price: Gift

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$168.75	\$105.75	\$5.67	\$537.32	\$878.28	1967

Grantors: Miners National Bank of Wilkes-Barre, Executor for Paul Bedford.

Recorded: 11-17-67
 Book Number: 1629 Page: 744 Date: 11-17-67

Use: Presently used for classrooms and offices.

Area: 15,485 sq. ft. N29°47'W S60°29'W
 N60°42'E S30°06'E

Notes:

(1) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.

(2) City assessed valuation of \$22,520 includes land (\$9,000) and improvements (\$13,520).

Name and Address: Whalen Property, 235 South Franklin Street

Assessed Value: County: \$8,630 City: \$14,370 Date: 1966

Market Value: County: \$24,665 Date: 1966

Insurable Replacement Value: \$120,000 Date: 1967

Insurable Sound Value: \$84,000 Date: 1967

Purchase Price: \$40,000

Last Tax Paid:					Date:
<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	
\$87.16	\$46.60	\$10.35	\$342.86	\$560.43	1967

Grantors: Edward and Jeanne M. Whalen

Recorded: 12-26-67

Book Number: 1631 Page: 668 Date: 12-26-67

Use: Presently used as a women's dormitory.

Area: 10,915 sq. ft. S66°42'W N29°37'W
N60°33'E S29°37'E

Notes:

- (1) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (2) County market valuation of \$24,665 includes land (\$6,125) and improvements (\$18,540).
- (3) County assessed valuation of \$8,630 includes land (\$2,140) and improvements (\$6,490).
- (4) City assessed valuation of \$14,370 includes land (\$7,770) and improvements (\$7,800).

Name and Address: Men's Dormitory, 262-64 South River Street

Assessed Value: County: \$12,470 City: \$19,170 Date: 1966

Market Value: County: \$35,624 Date: 1966

Insurable Replacement Value: \$136,000 Date: 1967

Insurable Sound Value: \$115,000 Date: 1967

Purchase Price: \$37,500

Last Tax Paid: Date:

<u>County</u>	<u>Institution</u>	<u>Community College</u>	<u>City</u>	<u>School</u>	<u>Date:</u>
\$125.94	\$67.33	\$14.96	\$464.07	\$758.65	1967

Grantors: Westmoreland Building Corporation (from Joseph P. and Grace B. Flanagan)

Recorded: 2-20-68
 Book Number: 1639 Page: 808 Date: 2-20-68

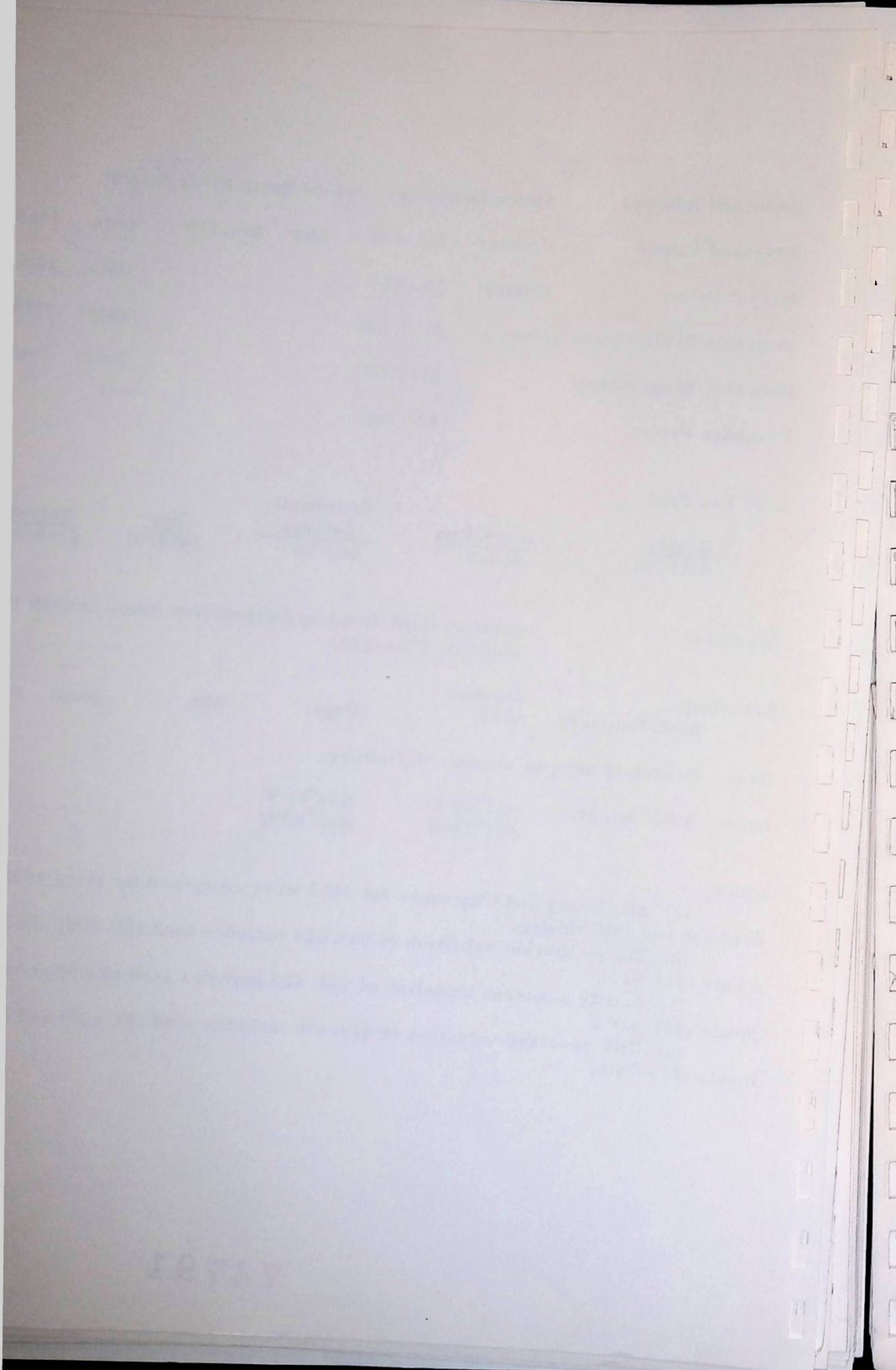
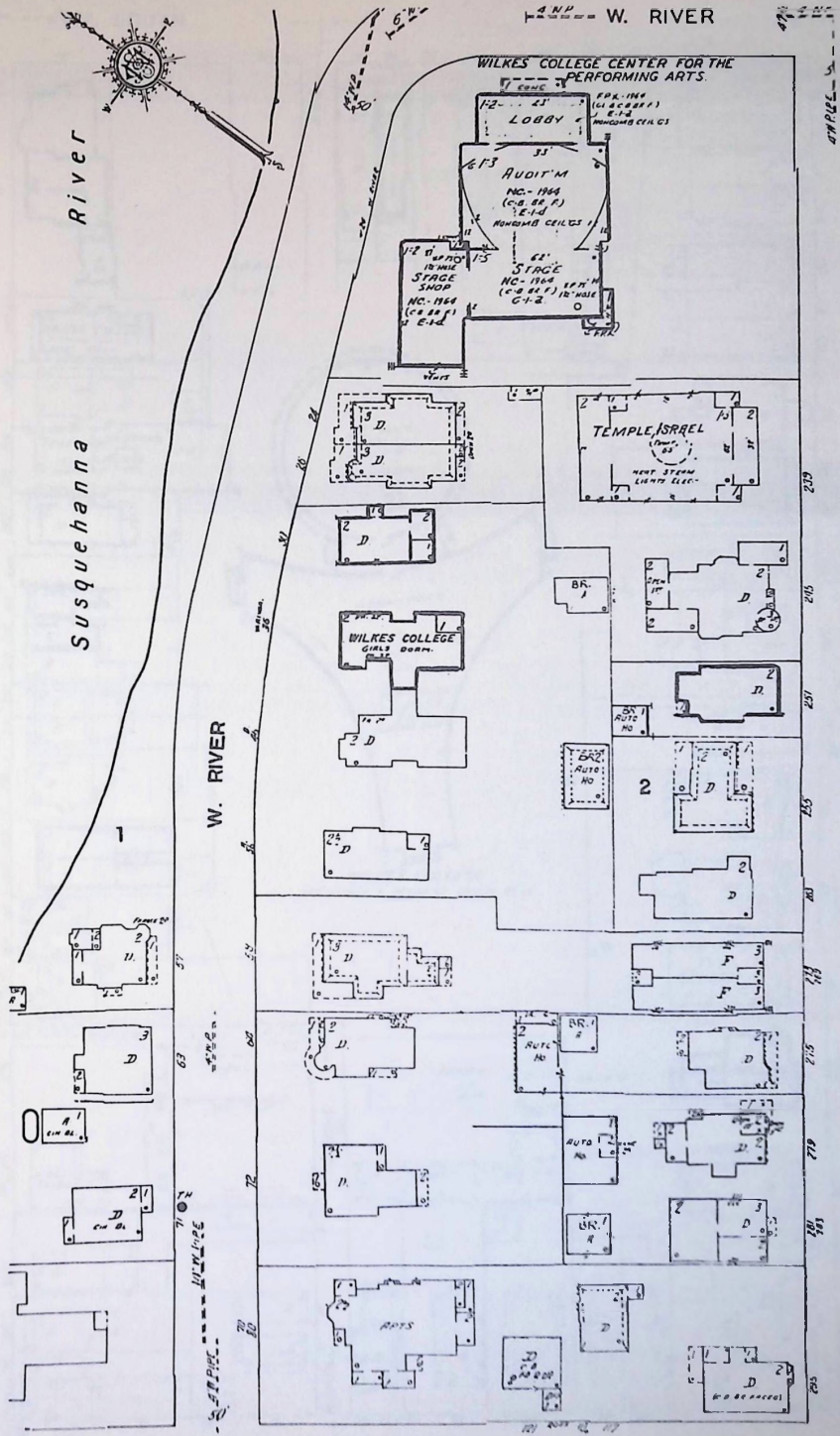
Use: Presently used as a men's dormitory.

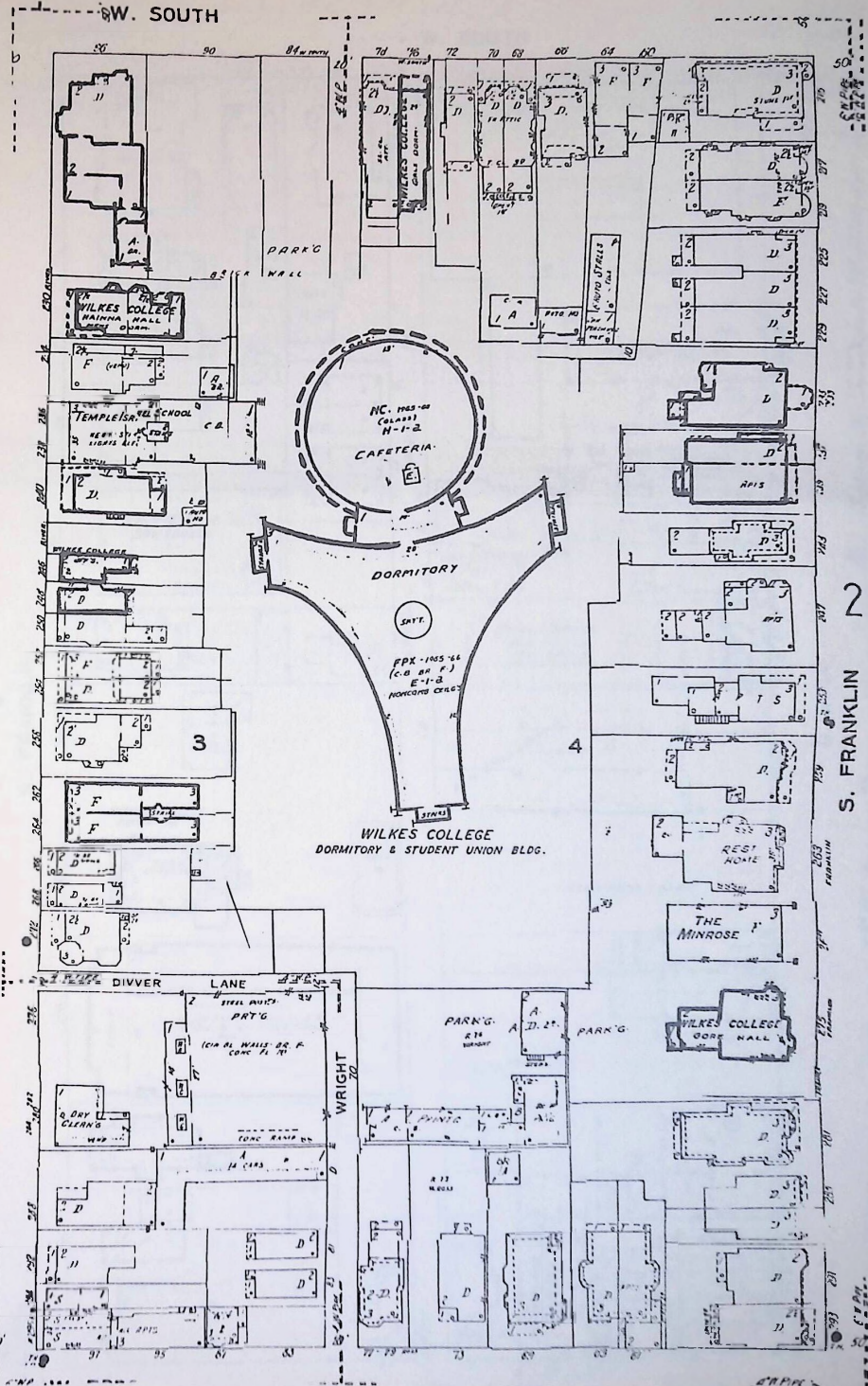
Area: 4,000 sq. ft. S34°40'E N34°40'W
 S55°20'W N55°20'E

Notes:

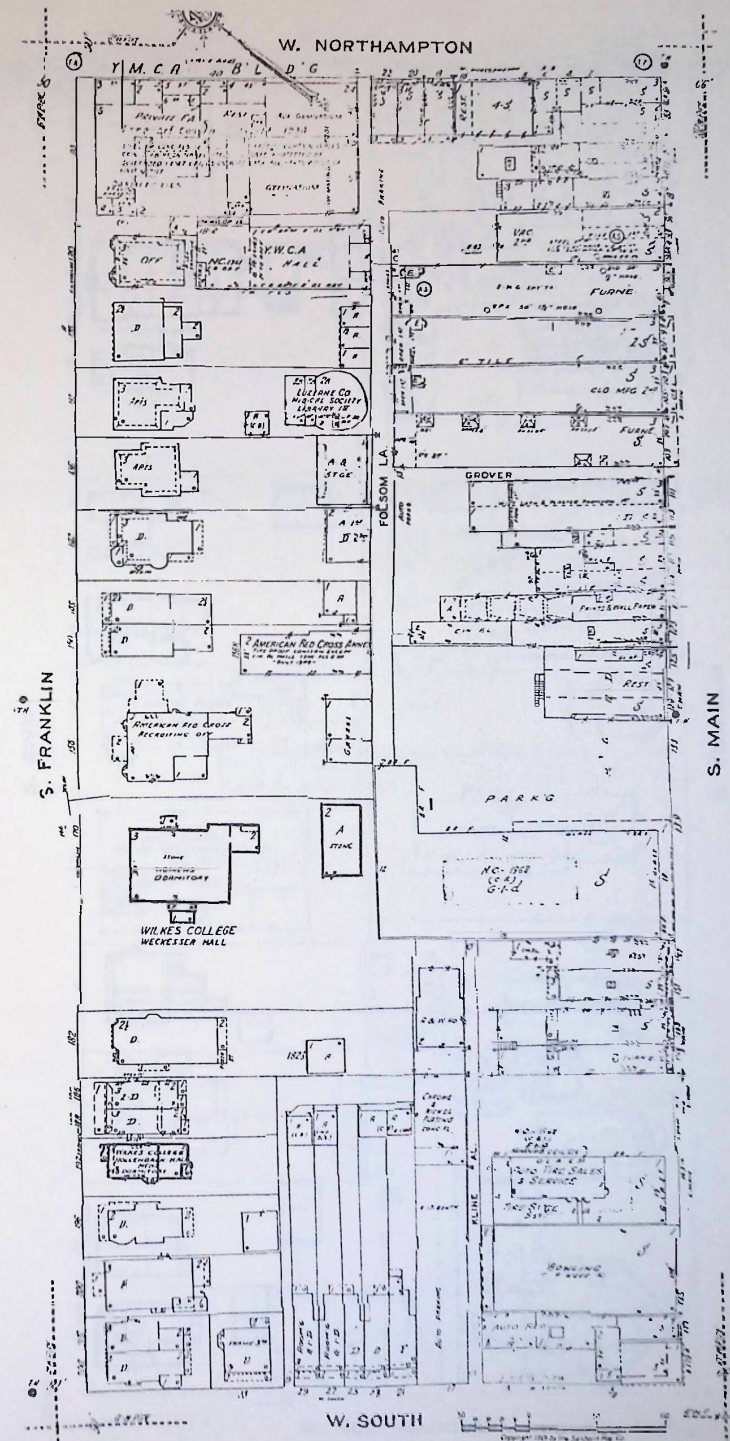
- (1) All County and City taxes for 1967 were computed by using 1966 assessment and 1967 millage.
- (2) County market valuation of \$35,624 includes land (\$2,708) and improvements (\$32,916).
- (3) County assessed valuation of \$12,470 includes land (\$950) and improvements (\$11,520).
- (4) City assessed valuation of \$19,170 includes land (\$4,620) and improvements (\$14,550).

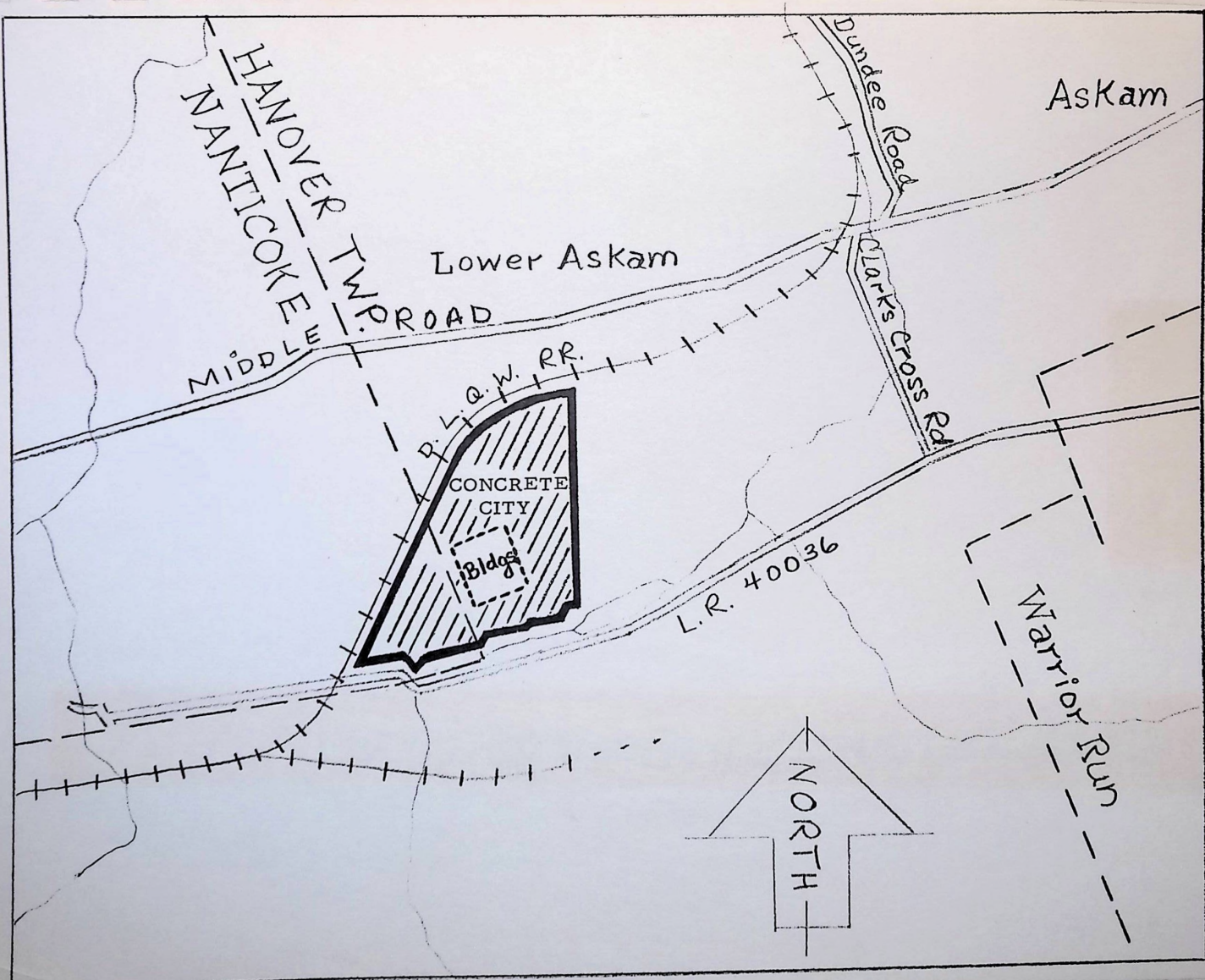
74791





2
S. FRANKLIN







1000151590

WTKFS COLLEGE LIBRARY



