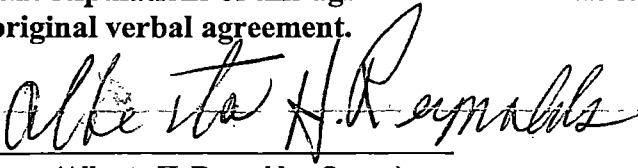


January 26, 2004

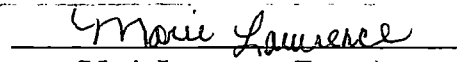
RESIDENTIAL AGREEMENT

This Residential Agreement is being revised this 26<sup>th</sup>, day of January, 2004, between the Owner and Personal Representative, known to be, Alberta H. Reynolds and the tenant, known to be, Ms. Marie Lawrence.

The stipulations of this agreement remain the same representing good faith to the original verbal agreement.




(Alberta H. Reynolds - Owner)  
Personal Representative



(Marie Lawrence - Tenant)

State of New York  
County of MONROE

On this 26<sup>th</sup> day of JANUARY, 2004 before me personally came ALBERTA H. REYNOLDS, to me known, who being by me duly sworn, did depose and say that she resides in MONTECELLO, NEW YORK, that she is the OWNER - PER. REPRESENTATIVE of the Estate of Ethel Dantzler, (Deceased).

Notary 

ROSETTA H. DYES  
Notary Public, State of New York  
No. 01DY6001241  
Qualified in Monroe County  
Commission Expires Jan. 5, 2006



# Last Will and Testament

I, ETHEL DANTZLER

of 403 Bryant Street, Summerville, South Carolina, being of sound and disposing mind and memory and desiring to make such disposition of my worldly estate as I deem best, DO HEREBY MAKE, PUBLISH AND DECLARE THIS TO BE MY LAST WILL AND TESTAMENT, hereby revoking any and all former wills and codicils whatever by me made.

First: I direct that all my just debts and funeral expenses be paid out of my estate as soon after my decease as conveniently may be and to that end charge my whole estate, real and personal, with the same.

*Ethel Dantzler*

Second: I give, devise and bequeath to my beloved husband, Issac Dantzler, all my property, both real, personal and mixed, of every kind and nature, wherever situate or located, absolute in fee simple forever.

Third: Should my beloved husband predecease me, I will, devise and bequeath unto my beloved daughter, Albertha Reynolds, all my property, both real, personal and mixed, of every kind and nature, wherever situate or located, absolute in fee simple forever. I am aware of the fact that I am eliminating and excluding all of my other children from any part of my estate and I am doing this of my own free will.

Fourth: I hereby name, constitute and appoint my beloved daughter, Albertha Reynolds, as Executrix of this my Last Will and Testament, and I expressly confer upon her power as such to administer my estate, relieving her of giving bond.

WITNESS my hand and seal this 13th day of April, 1983.

x *Ethel Dantzler* (L.S.)

SIGNED, SEALED, PUBLISHED AND DECLARED BY THE ABOVE Ethel Dantzler as and for her Last Will and Testament, in the presence of us, who, in the presence of her, and in the presence of each other, at her request, have subscribed our names hereto as witnesses, this 13th day of April, 1983.

Thomas A. Himehouse ADDRESS Summerville, S.C.  
Camellia M. Dantzler ADDRESS 920 W. 1<sup>st</sup> No. 5, Village 54  
Charles L. Sellen ADDRESS SUMMERVILLE SC

REC  
DORCH  
2000 MA

50,900.00  
67.50  
42.50

PROBATE JUDGE  
DORCHESTER COUNTY

99 DEC 20 AM 9:42

PROBATE COURT

STATE OF SOUTH CAROLINA  
COUNTY OF

DORCHESTER

IN THE MATTER OF

ETHEL DANTZLER, DECEASED

CASE NUMBER

99ES18-00387

INVENTORY AND APPRAISEMENT

ORIGINAL  
 SUPPLEMENTAL: # \_\_\_\_\_

Personal Representative(s): Dorothy Lambert  
P.O. Box 30, Ladson, South Carolina 29456

Decedent's Social Security Number: 1 Was there a will?  YES  NO

Decedent's Date of Death: 5/4/96 Domicile at death: Summerville S.C.

Place of Death: Monticello N.C.

The undersigned, being sworn, states That the following schedules contain a complete and accurate inventory and appraisal of all real and personal property of this estate so far as the undersigned is informed, that he/she has estimated and/or appraised all listed property at its fair market value according to the best of his/her knowledge and ability

SWORN to before me this 18th day of December, 19 99.

Granita A. Edwards  
Notary Public for South Carolina

My Commission Expires: MY COMMISSION EXPIRES  
MAY 29, 2002

Signature: DOROTHY LAMBERT  
Name: Dorothy Lambert  
Address: P.O. Box 30 Ladson S.C. 29456

Telephone (O) \_\_\_\_\_  
(H) 843-8739617

Signature \_\_\_\_\_  
Name: \_\_\_\_\_  
Address \_\_\_\_\_

Telephone (O) \_\_\_\_\_  
(H) \_\_\_\_\_

Attorney \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

For estates of decedents, the gross fair market valuation of all assets, regardless of situs, should be given as of the date of death. List all out-of-state assets on appropriate schedules. A Supplemental Inventory should be utilized for correcting, adjusting or adding to an original inventory. A qualified and disinterested appraiser may be employed to ascertain the value of any asset, the value of which may be subject to reasonable doubt. If an appraiser is employed, his/her name and address should be indicated with the item or items he/she appraised.

Within ninety (90) days following appointment, a copy of the inventory and appraisal shall be sent to each interested person who requests it, and the original inventory filed with the Probate Court.

RECAPITULATION

	Out-of-state	In-state
Schedule A - Real Estate	\$ _____	\$ <u>50,900.00</u>
Schedule B - Stocks and Bonds	_____	_____
Schedule C - Mortgages, Notes and Cash	_____	_____
Schedule D - Insurance on Decedent's Life: Part 1 - Payable to Estate	_____	_____
Part 2 - Payable to Beneficiary	_____	_____
Schedule E - Jointly Owned Property	_____	_____
Schedule F - Other Miscellaneous	_____	_____
Schedule G - Transfers during Decedent's life	_____	_____
Schedule H - Powers of Appointment	_____	_____
Schedule I - Annuities	_____	_____
TOTAL GROSS VALUE	\$ <u>50,900.00</u>	
ENCUMBRANCES	<u>1,682.22</u>	
TOTAL NET WORTH	\$ <u>49,217.78</u>	

NOTE: WHEN COMPLETING THE FOLLOWING SCHEDULES, PLEASE REMEMBER TO LIST ALL ASSETS, REGARDLESS OF SITUS. ALL OUT-OF-STATE ASSETS MUST BE DISCLOSED.

**SCHEDULE A** — Real Estate (All interest in real property except those held with right of survivorship) (If none, so state.) (For jointly owned property with right of survivorship, see schedule E)

Item No.	Description	Tax Assessor's Fair Market Value for year of Decedent's Death	Appraised Value	Appraised Value of Decedent's Interest
	<i>family house</i>		<i>\$50,900.00</i>	
	<i>Tract No 130-14-10. 004</i>	<i>\$50,900.00</i>		<i>\$50,900.00</i>

TOTAL SCHEDULE A  
(also enter under recapitulation, page 1)

*\$50,900.00*

**SCHEDULE B** - Stocks and Bonds (If none, so state.) (For jointly owned property with right of survivorship, see schedule E)

Item No.	Description	Face Value	Appraised Value
----------	-------------	------------	-----------------

TOTAL SCHEDULE B  
(also enter under recapitulation, page 1)

*\$ none*

**SCHEDULE C** - Mortgages, Notes and Cash (If none, so state.) (For jointly owned property with right of survivorship, see schedule E)

Item No.	Description	Value
----------	-------------	-------

TOTAL SCHEDULE C  
(also enter under recapitulation, page 1)

*\$ none*

(If more space is required, insert tax schedules or additional sheets of same size.)

**SCHEDULE D - Insurance** (If none, so state )

Part 1 - Life Insurance Payable to the Estate

Item No.	Description	Value
		<i>None</i>

**TOTAL PART 1**

(also enter under recapitulation, page 1)

\$ *None*

Part 2 - Life Insurance Payable to Beneficiaries

Item No.	Description	Beneficiary	Value
----------	-------------	-------------	-------

**TOTAL PART 2**

(also enter under recapitulation, page 1)

\$ *None*

**SCHEDULE E - Jointly owned Property** (with right of survivorship) (If none, so state.)

NOTE: You must complete Schedule E if the decedent owned any property jointly with right of survivorship at the time of death, whether or not the decedent's interest is includible in the gross estate.

Percentage includible:

1 - Joint interest held by decedent and spouse — the amount included is one-half (50%) of the value in all cases

2 - Other joint interest — Generally you must include the full value of the jointly owned property in the gross estate. However, the full value should not be included if you can show that a part of the property originally belonged to the other tenant(s). The amount included is the amount of the decedent's contribution to the joint account(s).

Item No.	Description	Joint Owner(s)	Percentage Includible	Appraised Value of Decedent's Interest
----------	-------------	----------------	-----------------------	----------------------------------------

**TOTAL SCHEDULE E**

(also enter under recapitulation, page 1)

\$ *None*

(If more space is required, insert tax schedules or additional sheets of same size.)

**SCHEDULE F - Miscellaneous Personal Property** - (tangible personal property, employment bonus or award, interest in a partnership or unincorporated business, articles or collections having either artistic or intrinsic value, etc.) (If none, so state.) (For jointly owned property with right of survivorship, see schedule E.)

Item No.	Description	Value
		<i>None</i>

TOTAL SCHEDULE F  
(also enter under recapitulation, page 1)

\$ *None*

**SCHEDULE G - Transfers During Decedent's Life** - Transfers intended to take effect at death. United States Government Bonds "Payable on Death". Trust created by Decedent in which income for life was retained. Life insurance transfers. Lifetime transfers of real property in which Decedent retains a life estate or other incidents of ownership. (If none, so state.)

Item No.	Description	Value
		<i>None</i>

TOTAL SCHEDULE G  
(also enter under recapitulation, page 1)

\$ *None*

(If more space is required, insert tax schedules or additional sheets of same size.)

**SCHEDULE H - Powers of Appointment** Property over which Decedent possessed a Power of Appointment both real and personal, whether Testamentary or otherwise. (If none, enter none.)

Item No.	Description	Value
		<i>None</i>

TOTAL SCHEDULE H  
(also enter under recapitulation, page 1)

\$ *None*

**SCHEDULE I - Annuities** (If none, so state.) (IRA's, Keogh's, etc.)

Item No.	Description	Value
----------	-------------	-------

TOTAL SCHEDULE I  
(also enter under recapitulation, page 1)

\$ *None*

(If more space is required, insert tax schedules or additional sheets of same size.)

**ENCUMBRANCES** (e.g., mortgages, liens, judgements, etc., but not general debts of the estate) - List specific assets encumbered

Item No.	Schedule & Item Number Encumbered Thereby	Description & Amount
	GM - No - 130-14-10004 Schedule - A - mortgage	Lepton - 1 family house Norwest Mortgage Co. 1,682.22

**TOTAL ENCUMBRANCES**  
(also enter under recapitulation, page 1)

\* s. 1,682.22

**MANIFESTLY NON-TAXABLE**

(To be executed by the Probate Court Judge in those cases where it appears that the estate is not REPORTABLE to the South Carolina Tax Commission under the provisions of the Estate Tax Laws of the State of South Carolina, i.e., the total gross value is indicated to be less than prescribed limits.)

It appears from the foregoing record of the above captioned estate on file in the Probate Court of this County, such estate is not reportable to the South Carolina Tax Commission.

Executed this 20th day of Dec., 1999

Tiffany Shaw  
Probate Court Judge

IN THE MATTER OF (Decedent Name) Ethel Dantzler

CASE NUMBER 99ES18-00387

APPLICATION FOR

(check any that apply)

PETITION FOR

INFORMAL

- PROBATE OF WILL
- APPOINTMENT

FORMAL

- TESTACY
- APPOINTMENT

Applicant/Petitioner: Dorothy Lambert  
 Address: P.O. BOX 30, LADSON, SC 29456  
 Telephone: 843-873-9617

I. ALL APPLICANTS/PETITIONERS MUST COMPLETE THIS SECTION.

1. Nature of interest of undersigned: DAUGHTER OF Decedent

2. Decedent Information  
 Name: Ethel Dantzler  
 Social Security Number: \_\_\_\_\_  
 Date of Birth: 9-23-11  
 Date of Death: 5-4-96  
 Age at date of death: 85  
 Domicile at date of death: DORCHESTER SC  
(county) (state)

99 SEP 27 AM 10:08  
 PROBATE JUDGE  
 DORCHESTER COUNTY

3. Venue for this proceeding is proper in this county because:
- Decedent was domiciled in this county at date of death.
  - Decedent was not domiciled in South Carolina, but property of Decedent was located in this county at date of death.
  - Decedent has a right to take legal action in this county because:

4a. Names and addresses of devisees, including dates of birth of minors:

Name	Date of Birth	Address	Relationship to Decedent

(use additional sheet if necessary)

4b. Names and addresses of intestate heirs who are not devisees, including dates of birth of minors:

Name	Date of Birth	Address	Relationship to Decedent
<u>Albertha Reynolds</u>	<u>Legal</u>	<u>New York</u>	<u>Daughter</u>
<u>James Hilliard</u>	<u>" "</u>	<u>" "</u>	<u>Son</u>
<u>Geneva Dingle</u>	<u>" "</u>	<u>Sville, SC</u>	<u>Daughter</u>
<u>Dorothy Lambert</u>	<u>" "</u>	<u>Ladson SC</u>	<u>" "</u>

(use additional sheet if necessary)

5. Did decedent have any change of marital status or the birth or adoption of any children after execution of the Will (if one exists), or has any child of the decedent been born since his death, or is any birth of a child of the decedent anticipated?

(This includes illegitimate children.)  
 NO  YES If yes, please explain on page 3.

6. To the best of your knowledge, was the decedent a patient in a South Carolina Mental Health facility during his/her lifetime?

NO  YES If yes, please explain on page 3.

7. Has a guardian or conservator ever been appointed for this person?

NO  YES If yes, please explain on page 3.

8. Has a personal representative of the decedent been appointed prior to this date by a Court in this state or elsewhere?

NO  YES If yes, please state details, including name and address of such Personal Representative, on page 3.

9. Have you received or are you aware of any demands for notice of any probate or appointment proceeding concerning the decedent that may have been filed in this state or elsewhere?

NO  YES If yes, please state details, including names and address, on page 3.

10. Have more than ten years passed since the decedent's death?

NO  YES If yes, please state circumstances authorizing tardy probate on page 3.

11. The decedent died with a personal estate of about the value of - 0 - and real estate of about the value of \$20,550.05. (A full inventory and appraisal, form #350PC, must be filed within 90 days.) If decedent was a non-resident, please attach South Carolina Tax Commission form ET 101.

12. After the exercise of reasonable diligence, are you aware of any unrevoked will and/or codicil(s), other than the one(s) attached hereto, relating to property in this State?

NO  YES If yes, please explain on page 3 and then proceed to Section II. (?)

II. IF A WILL EXISTS, PLEASE COMPLETE THIS SECTION. (?)

1. Regarding the decedent's will:

- the original is attached
- the original is in the Court's possession
- an authenticated copy of a will probated in another jurisdiction is attached
- an authenticated copy of a will not probated in another jurisdiction is attached
- the will is lost, destroyed, or otherwise unavailable; however, a description of its contents is attached

2. Do you believe, to the best of your knowledge, the will described above was validly executed?  
 YES  NO If no, please explain on page 3.

3. The date of execution of the will was: \_\_\_\_\_  
codicil(s): \_\_\_\_\_

4. Are you aware of any instrument or document amending or revoking the will?  
 NO  YES If yes, please explain on page 3.

5. Have you exercised reasonable diligence to determine there is no instrument or document revoking the will?  
 YES  NO If no, please explain on page 3.

6. Do you believe the will defined in "1" above is the decedent's last will?  
 YES  NO If no, please explain on page 3.

**COMPLETE EXPLANATION(S) FOR QUESTIONS IN SECTIONS I AND II HERE.**

(If more space is required, use additional sheet.)

**III. IF APPLYING FOR INFORMAL OR FORMAL APPOINTMENT, PLEASE COMPLETE THE FOLLOWING.**

1. The name(s) and address(es) of the proposed Personal Representative(s) is/are:

2. Priority for this appointment is:

- named as Primary Personal Representative in will or nominee of Primary Personal Representative
- named as Alternate Personal Representative in will or nominee of Alternate Personal Representative
- surviving spouse of decedent who is devisee of decedent or nominee of said spouse
- other devisee of decedent (describe): \_\_\_\_\_ or nominee of said devisee
- surviving spouse of decedent or nominee of said spouse
- other heir of decedent (describe): \_\_\_\_\_ or nominee of said heir
- creditor (Forty-five days after death must have passed) or nominee of creditor
- other (describe): \_\_\_\_\_
- nominee of any of the above

3. List below the names of any other persons, if any, having a prior or equal right of appointment (see priority above).

IV. ALL APPLICANTS/PETITIONERS MUST COMPLETE VERIFICATION.

VERIFICATION

The undersigned, being sworn, states that the facts set forth in the foregoing statement are true to the best of the undersigned's knowledge, information and belief; and hereby submits to the Court's jurisdiction in this matter.

SWORN to before me this 28th day of Sept, 1999.

Signature: [Signature]  
Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_

[Signature]  
Notary Public for South Carolina

My Commission Expires: 12-14-2003

ORDER OF INFORMAL PROBATE

IT IS HEREBY ORDERED that the above application for probate of a will be  GRANTED  DENIED informally this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Probate Court Judge

ORDER FOR HEARING ON FORMAL PETITION

IT IS HEREBY ORDERED that a hearing on this matter be set for:

DATE: OCTOBER 28, 1999

TIME: 3:00 P.M.

PLACE: DORCHESTER COUNTY JUDICIAL COMPLEX, 212 DEMING WAY, SUMMERVILLE, SC

Pursuant to Section 62-1-401, the petitioner is ordered to give notice of this hearing to all interested persons at least twenty (20) days prior to the hearing.

Executed this 28TH day of SEPTEMBER, 19 99

[Signature]  
Probate Court Judge

**ORDER OF FORMAL TESTACY**

On hearing of the above petition, this Court finds that the person is deceased, venue is proper, and the proceeding was commenced within appropriate time limits.

The Court further finds that

the decedent died intestate. The heirs are:

the decedent died testate. IT IS THEREFORE ORDERED, that the Last Will and Testament of the above-named decedent, dated \_\_\_\_\_, be admitted formally to probate.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

\_\_\_\_\_  
Probate Court Judge

SEE ATTACHED ORDER

**ORDER OF APPOINTMENT**

IT IS HEREBY ORDERED that the above application/petition for appointment be granted upon the filing of a bond as appropriate, qualification and acceptance.

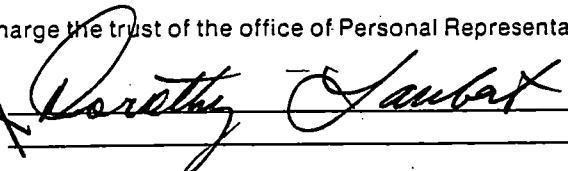
Executed this 28<sup>th</sup> day of October, 1999



\_\_\_\_\_  
Probate Court Judge

**QUALIFICATION AND STATEMENT OF ACCEPTANCE**

I accept this appointment and agree to perform the duties and discharge the trust of the office of Personal Representative of this estate.

Signature:   
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone (O): \_\_\_\_\_  
(H): \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone (O): \_\_\_\_\_  
(H): \_\_\_\_\_

Attorney: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

# Exhibit B

PROBATE JUDGE  
DORCHESTER COUNTY  
2022 JAN 18 PM 3:04

STATE OF SOUTH CAROLINA  
COUNTY OF DORCHESTER

BK 4072PG203

4072-203

PROBATE COURT

IN THE MATTER OF **ETHEL DANTZLER, DECEASED**

CASE NUMBER **99ES18-00387**

FILED-RECORDED  
RMC / ROD

2004 APR -5 AM 11:57

LINDA T. MESSERVY  
DORCHESTER COUNTY, SC

**DEED OF DISTRIBUTION**

WHEREAS, the decedent died on the 4th day of May, 1996, 20  
and

WHEREAS, the estate of the decedent is being administered in the Probate Court for  
Dorchester County, South Carolina in File No. 1999ES18-00387-2  
and

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the  
decedent; and

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified  
fiduciary in this matter;

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal  
Representative has granted, bargained, sold and released, and by these Presents does grant,  
bargain, sell and release to:

Name: Alberta E. Reynolds *et.*  
Address: 32 Bushnell Avenue  
Monticello, New York 12701

the following described property:

All that piece, parcel or lot of land, with the buildings  
and improvements thereon, situate, lying and being in the City of  
Summerville, County of Dorchester and State of South Carolina  
shown and designated as Lot Ten (10), Square 29, on a plat by  
Thomas W. Bailey, C.E. and L.S. dated October 1969 and recorded  
in Plat Book 17, Page 312 in the Office of the RMC for  
Dorchester County; said lot having such size, shape, location  
and dimensions, buttings and boundings as referenced to said  
plat shall more fully and at large appear.

This being the same piece of property conveyed to the Decedent  
Ethel Dantzler, by Deed of Distribution dated March 4, 1985  
and recorded in the Office of the RMC for Dorchester County  
in Deed Book 1057, Page 100.

TMS# 130-14-10-004

FORM 0400PG (10/97)  
02-8-007, 02-3-008

**POOR ORIGINAL**

DORCHESTER COUNTY PROBATE COURT  
101 Ridge St., St. George, SC 29477 (803) 337-0100

DORCHESTER COUNTY

SC Deed Rec Fee \_\_\_\_\_

Cor Co Deed Rec Fee \_\_\_\_\_

Filing Fee 10.00

Exemption # 1

Page 1 of 2

LINDA T. MESSERVY  
Registrar of Mesne Conveyances

4072-204

4072-204

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to said Premises/Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said

Alberta H. Reynolds

their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 24th day of March, 2004.

SIGNED, SEALED AND DELIVERED

Estate of: Ethel Dantzler

IN THE PRESENCE OF

by Signature: Alberta H. Reynolds, as Personal Representative

Witness: Rosetta H. Dyes

Witness: Georgianna H. Thomas

STATE OF SOUTH CAROLINA )
COUNTY OF Monroe )

PROBATE

PERSONALLY appeared before me Georgianna H. Thomas and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she together with Rosetta H. Dyes, witnessed the execution thereof.

Witness Signature:

Georgianna H. Thomas

SWORN to before me this 24th day of March, 2004

Notary Public for South Carolina New York. My Commission Expires: Jan. 05, 06

Notary Public (NY) 65-3-507, 65-3-503

ROSETTA H. DYES Notary Public, State of New York No. 01DY8001241 Qualified in Monroe County Commission Expires Jan. 5, 2006

STATE OF SOUTH CAROLINA COUNTY OF DORCHESTER

Filed for record this 5th day of March 2004 at 11:57 AM and recorder in book 4072 page 203

LINDA T MESSERVY REGISTER OF MESNE CONVEYANCES

POOR ORIGINAL

# Real Property/Mobile Home Inquiry

## CAMA PARCEL SUMMARY

<b>Account #</b> R0014504	<b>TMS #</b> 1301410004000	<b>Parcel Address</b> 403 BRYAN ST	<b>Total Land &amp; Improvemen</b> 112,367.00
------------------------------	-------------------------------	---------------------------------------	--------------------------------------------------

---

### Owner Information

<b>Owner</b>	REYNOLDS ALBERTHA
<b>Owner Address</b>	403 BRYAN ST SUMMERVILLE SC 294830000
<b>Plat Book &amp; Page</b>	17 312

---

### Legal Information

<b>Building Count</b>	1	<b>Zoning Code</b>	GR-5_SV
<b>Parcel Address</b>	403 BRYAN ST	<b>Tax District</b>	207
<b>Lot</b>		<b>Subdivision</b>	
<b>Block</b>		<b>Section</b>	
<b>Tract</b>		<b>Other</b>	

---

### Last Sale Information

<b>Deed Book #</b>	004072
<b>Deed Page #</b>	203
<b>Sale Price</b>	.00
<b>Sale Date</b>	2004-04-05
<b>Grantor</b>	DANTZLER ETHEL
<b>Grantee</b>	REYNOLDS ALBERTHA
<b>Transfer Date</b>	2004-04-05

---

## DORCHESTER COUNTY ASSESSOR PROPERTY PROFILE

<b>Account #:</b> R0014504	<b>Local #:</b> 1301410004000	<b>Parcel #:</b> 1301410004000
<b>Tax Year:</b> 2024	<b>Levy:</b>	<b># of Imps:</b> 1
<b>Tax Dist:</b> 207	<b>Map #:</b>	<b>LEA:</b> 32
<b>PUC:</b> 1	<b>Initials:</b>	<b>Acct Type:</b> Real Estate
<b>Assign To:</b> ASTAMB/JP H		<b>Created On:</b>
		<b>Active On:</b> 08/10/2021
		<b>Inactive On:</b>
		<b>Last Updated:</b>

<u>Owner's Name and Address</u>	<u>Property Address</u>
REYNOLDS ALBERTHA C/O ROSETTA DYES 3118 ELMWOOD AVE APT 28 ROCHESTER, NY 14618-2016	403 BRYAN ST

### Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
04/05/2004	\$0	No Value - Conversion	004072203	004072	203	DANTZLER ETHEL

### Legal

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
		17	312			

### Subdivision Information

Sub Name	Block	Lot	Tract

### Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Residential	LOTHER6	Market	13,646	Square Feet	13,646.000000	\$3.50	\$47,761		
<b>Class</b>				<b>Sub Class</b>					
<b>Land Subtotal:</b>					0.31		\$47,761		\$0

### Land Attributes

Attribute	Description	Adjustment

### Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Residential	IOTHER6	Single Family		\$64,606		
<b>Improvement Subtotal:</b>					\$64,606		\$0

### Total Property Value

**Total Value:**  
\*Approximate Assessed Value

## DORCHESTER COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0014504	Local #: 1301410004000	Parcel #: 1301410004000
Imp #: 1		Landscaping \$: 0.00
Property Type: Residential		
Quality: Average		
Condition: Average	Nbhd: 112	
Perimeter: 0	Nbhd Ext: AA	
% Complete: 100.00%	Nbhd Adj: 1.0000	

### Occupancy Summary

Occupancy: Single Family	Occ %: 100%
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### Built As Summary

Built As: Ranch 1 Story	Year Built: 1979
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Construction Type: Masonry Common Brick	Year Remodeled:
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HVAC: Central Air to Air	
Interior Finish:	% Remodeled: 0.0000
Roof Cover: Composition Shingle	Adj Year Blt: 1979
Built As SF: 1205	Effective Age:
# of Baths: 1.10	
# of Bdrms: 4.00	
# of Stories: 1.00	
Story Height: 8	
Sprinkler SF:	Diameter:
Capacity:	Height: 8

### Improvement Summary

Improvement	1	Units	Units Price	RCN	Actual Value
<b>Fixture</b>					
Total Fixtures		6.0000	\$0.00	\$0.00	\$0.00
<b>Porch</b>					
Wood Roof		61.0000	\$13.31	\$811.91	\$812.00
<b>Rough In</b>					
Rough In		1.0000	\$0.00	\$0.00	\$0.00

### Improvements Value Summary

IMPNO: 1		
RCN Cost/SF: \$97.48	Design Adj: 0.0000	Func Obs %: 0.0000
Total RCN: \$117,465.00	Exterior Adj: 0.0000	Econ Obs %: 0.0000
Phys Depr %: 0.4500	Interior Adj: 0.0000	Other Obs %: 0.0000
Phys Depr \$: \$52,859.00	Amateur Adj: 0.0000	

**DORCHESTER COUNTY ASSESSOR  
PROPERTY PROFILE**

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<b>Account #:</b> R0014504	<b>Local #:</b> 1301410004000	<b>Parcel #:</b> 1301410004000
<b>RCNLD \$:</b> \$64,606.00	<b>RCNLD Cost/</b> \$: \$53.61	<b>Market/SF:</b> \$0.00