

FOR SALE

# 6-UNIT, 3 PROPERTY INVESTMENT PACKAGE

2930 & 3008 Cherry St. & 2931 Maple St. | Erie, PA 16508



**OFFERED AT:**  
**\$645,000**

## PROPERTY HIGHLIGHTS

- 6-Unit, 3 Property Mixed-Use Investment Package
- Comprised Of 3 Contiguous Parcels Totaling 0.19± Acres
- 1 Commercial Unit & 5 Residential Units
- 83% Occupancy - Excellent Rental History
- \$54,615 Annual Income & \$42,040 Net Operating Income (2025 Actual)
- Upside Potential With Below Market Rental Rates
- 911± SF First Floor Commercial Space – Vacant  
1 Bedroom, 1 Bathroom Apartment – Occupied  
2 Bedroom, 1 Bathroom Apartment – Occupied  
Two 3 Bedroom, 1 Bathroom Apartments – Occupied  
3 Bedroom, 1 Bath Single Family Residence – Occupied
- ±14 Off-Street Parking Spaces In Shared Parking Lot And Driveways Plus Street Parking
- Separately Metered Gas & Electric
- Zoned Traditional Single Family Development (R-1A)
- Centrally Located 0.4 Miles (±3 Blocks) From Erie High School & Near Peach Street Retail/Service Corridor
- \$70,053 Pro Forma Annual Income
- \$57,959 Pro Forma NOI
- Offered At \$645,000– 9.0% Pro Forma Cap Rate

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## FOR MORE INFORMATION PLEASE CONTACT

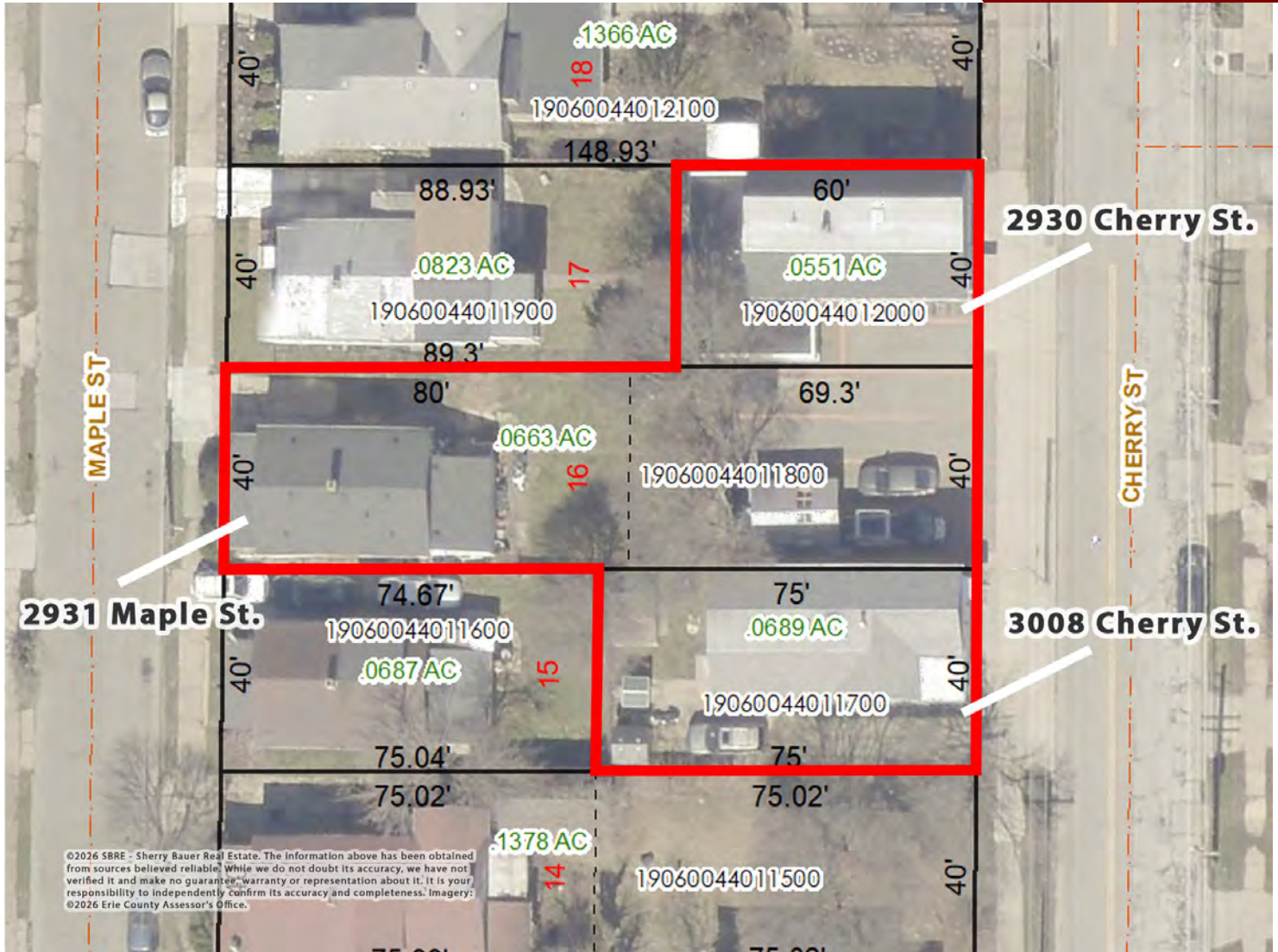
**Sherry Bauer**  
**Broker**

O. 814.453.2000 x101 | C. 814.460.2000  
sbauer@sherrybauerrealestate.com

# SBRE

# 6-UNIT MIXED-USE INVESTMENT PROPERTY

**For Sale** | 2930 & 3008 Cherry St. & 2931 Maple St. | Erie, PA 16508



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		Current (\$/Month)				Projected (\$/Month)					Unit Description
		Rent	Gas	Electric	W/S/T	Rent	Gas	Electric	W/S/T	Total	
1	2930 Cherry Street	-	T	T	LL	\$ 945.00	T	T	\$ 50.00	\$ 995.00	911± SF Commercial Unit + 4-6 Off-Street Parking Spaces
2	2928 Cherry Street	\$ 710.00	T	T	LL	\$ 975.00	T	T	\$ 75.00	\$ 1,050.00	2 Bed, 1 Bath (Upper) + 1 Off-Street Parking Space
3	2932 Cherry Street	\$ 685.00	NA	T	LL	\$ 750.00	NA	T	\$ 50.00	\$ 800.00	1 Bed, 1 Bath + 1 Off-Street Parking Space
4	2931 Maple Street	\$ 865.00	T	T	T*	\$ 1,200.00	T	T	T*	\$ 1,200.00	3 Bed, 1 Bath + Driveway
5	3006 Cherry Street	\$ 795.00	T	T	T**	\$ 1,000.00	T	T	T**	\$ 1,000.00	3 Bed, 1 Bath (Upper) + 1 Off-Street Parking Space
6	3008 Cherry Street	\$ 820.00	T	T	T**	\$ 1,100.00	T	T	T**	\$ 1,100.00	3 Bed, 1 Bath + Driveway
	<b>Total</b>	\$ 3,875.00				\$ 5,970.00			\$ 175.00	\$ 6,145.00	

NOTE:

T\* W/S/T billed directly to tenant.

T\*\* W/S/T bill split evenly between tenants. Not sub-metered. LL bills tenants quarterly upon receipt.

**Pro Forma Financial Analysis**

<b>Rental Income</b>					
<b>Rental Unit</b>	<b>Actual (2025)</b>		<b>Pro Forma</b>		
	<b>Rent (\$/MO)</b>	<b>Rent (\$/YR)</b>	<b>Rent (\$/MO)</b>	<b>Rent (\$/YR)</b>	<b>Notes</b>
<b>2930 Cherry Street</b>	\$ 940.00	\$ 11,280.00	\$ 995.00	\$ 11,940.00	Incl. \$50/Mo W/S/T
<b>2928 Cherry Street</b>	\$ 710.00	\$ 8,520.00	\$ 1,050.00	\$ 12,600.00	Incl. \$75/Mo W/S/T
<b>2932 Cherry Street</b>	\$ 685.00	\$ 8,220.00	\$ 800.00	\$ 9,600.00	Incl. \$50/Mo W/S/T
<b>2931 Maple Street</b> (3/28/25-12/31/25)	\$ 825.00	\$ 7,425.00 *	\$ 1,200.00	\$ 14,400.00	
<b>3006 Cherry Street</b> (7/1/25-12/31/25)	\$ 777.50	\$ 9,330.00 **	\$ 1,000.00	\$ 12,000.00	
<b>3008 Cherry Street</b>	\$ 820.00	\$ 9,840.00	\$ 1,100.00	\$ 13,200.00	
<b>Total</b>	\$ 3,817.50	\$ 54,615.00	\$ 6,145.00	\$ 73,740.00	
Vacancy @ 5%		\$ -		\$ (3,687.00)	
<b>Effective Gross Income</b>		\$ 54,615.00		\$ 70,053.00	

<b>Expenses</b>			
	<b>Actual (2025)</b>		<b>Pro Forma</b>
<b>Real Estate Taxes</b>			
2930-2928-2932 Cherry St.	\$	(2,592.73)	\$ (2,680.97)
2931 Maple St.	\$	(2,143.39)	\$ (2,215.49)
3006 & 3008 Cherry St.	\$	(2,465.22)	\$ (2,548.15) Based On
<b>Total</b>	\$	(7,201.34)	\$ (7,444.61) 2025-2026 Taxes
<b>Insurance</b>			
2930-2928-2932 Cherry St.	\$	(1,800.00)	\$ (1,800.00)
2931 Maple St.	\$	(553.00)	\$ (553.00)
3006 & 3008 Cherry St.	\$	(1,107.00)	\$ (1,107.00)
<b>Total</b>	\$	(3,460.00)	\$ (3,460.00)
<b>Landlord Paid Utilities</b>			
2930-2928-2932 Cherry St. (W/S/T)	\$	(942.00)	\$ (942.00) ***
2931 Maple St.	\$	(812.00)	\$ -
3006 & 3008 Cherry St.	\$	-	\$ -
5% Vacancy (Based On 2025)			\$ (87.70)
<b>Total</b>	\$	(1,754.00)	\$ (1,029.70)
<b>Annual City Rental Registry Fee</b>	\$	(160.00)	\$ (160.00)
<b>Total Expenses</b>	\$	(12,575.34)	\$ (12,094.31)

<b>Net Operating Income</b>	\$ 42,039.66	\$ 57,958.69
<b>Offered At</b>	\$ 645,000.00	
<b>Cap Rate</b>	6.5%	9.0%

NOTE: \*2931 Maple Street: Unit vacant 1/1/25-3/27/25.

\*\*3006: Unit leased 1/1/25-6/30/25 at \$760/month. New Tenant 7/1/25-12/31/25 at \$795/Month.

\*\*\*Proposed billing of W/S/T for 2930-2928-2932 Cherry St. yields \$2,100/YR.

# 3,648± SF, 3-UNIT MIXED-USE INVESTMENT PROPERTY

**BLDG 1** | 2928, 2930 & 2932 Cherry Street | Erie, PA 16508



## HIGHLIGHTS

- 3,648± SF 3-Unit Mixed-Use Investment Property
- 1 Commercial Unit & 2 Apartments – 67% Occupancy
- \$28,020 Annual Income (2025 Actual)
- \$22,764 Net Operating Income (2025 Actual)
- Upside Potential With Commercial Unit Vacant & Below Market Rents
- Pro Forma Annual Income \$34,140
- Pro Forma NOI \$28,724
- 911± SF First Floor Commercial Space  
Recently Vacated After Long-Term Tenancy  
Front Room, 2 Additional Rooms/Offices, 2 Restrooms,  
Basement For Storage & Off-Street Parking For 4-6  
Offered At \$945/Month + Gas + Electric + \$50/Mo. W/S/T
- Upper Level 3 Bedroom, 1 Bathroom Apartment With 1 Off-Street Parking Space - Occupied
- 1st Floor, 1 Bedroom, 1 Bathroom Apartment With 1 Off-Street Parking Space - Occupied
- 1 Paved, Off-Street Parking Space & Contiguous With Additional Paved Parking Lot On 2931 Maple Street Parcel For A Total Of ±9 Parking Spaces Along Cherry Street
- Separately Metered Gas & Electric
- Forced Air Gas Heat & Central Air Conditioning (2 Units) & Electric Baseboard Heat & Window AC Unit (1 Bedroom)
- Landlord Owned Appliances: 2 Refrigerators, 2 Ranges, Hood, Microwave Hood, Window AC Unit, Washer & Dryer
- Situated On 0.0551± Acres Zoned R-1A
- Built In 1909
- Tax ID Number: 19-060-044.0-120.00

## FOR MORE INFORMATION PLEASE CONTACT

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3,648± SF, 3-UNIT MIXED-USE  
INVESTMENT PROPERTY

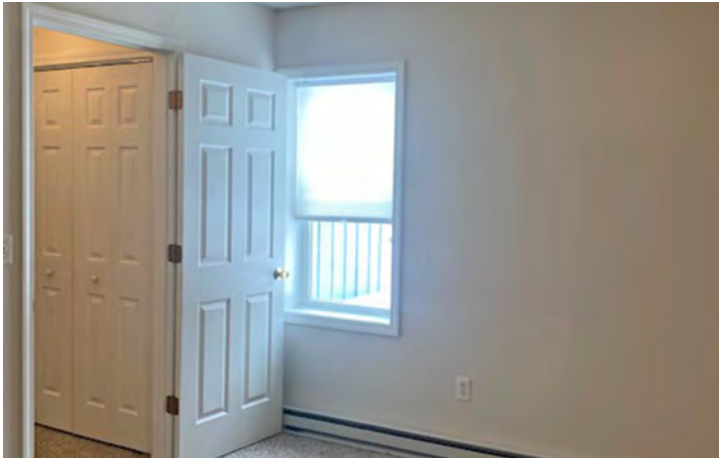
**BLDG 1** | 2928, 2930 & 2932 Cherry Street | Erie, PA 16508



1 Bedroom, 1 Bathroom Street Level Apartment - 2932 Cherry Street



1 Bedroom, 1 Bathroom Street Level Apartment - 2932 Cherry Street



1 Bedroom, 1 Bathroom Street Level Apartment - 2932 Cherry Street



911± SF Commercial Storefront/Office - 2930 Cherry Street: Front Room



911± SF Commercial Storefront/Office - 2930 Cherry Street: Front Room



1,250± SF Commercial Storefront/Office - 2930 Cherry Street: Office 1

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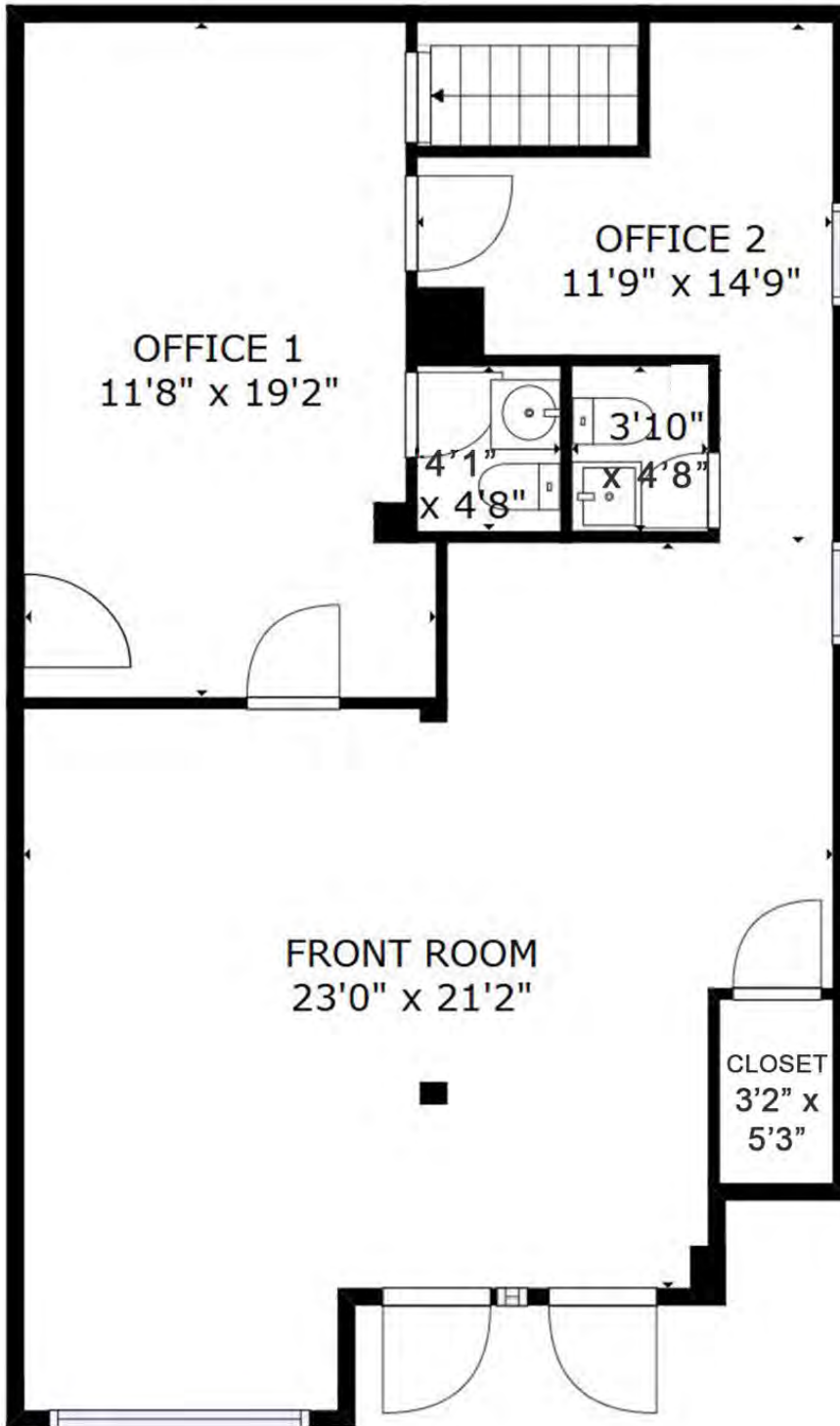
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3,648± SF, 3-UNIT MIXED-USE  
INVESTMENT PROPERTY

**For Sale** | 2928, 2930 & 2932 Cherry Street | Erie, PA 16508

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES

**2930 Cherry Street**  
**Erie, PA 16508**



911± SF  
Mixed-Use Space

(Additional Basement  
For Storage Not Shown)

NOTE: Drawing may not be to scale.  
All dimensions are approximate.

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Interactive Floor Plan: <https://visithome.ai/kZqp2HVeQBCaSKLTsHorQg?mu=ft>

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# 1,202± SF SINGLE FAMILY RESIDENTIAL INVESTMENT PROPERTY

**BLDG 2** | 2931 Maple Street | Erie, PA 16508



## HIGHLIGHTS

- 1,202± SF Single Family Residential Investment Property
- 3 Bedroom, 1 Bathroom Residence
- 100% Occupancy
- \$7,425 Annual Income (2025 - Actual)
- \$3,508 Net Operating Income (2025 - Actual)
- Upside Potential - Below Market Rent
- Proforma Annual Income \$14,400
- Pro Forma NOI \$11,664
- Partially Fenced Back Yard
- Driveway Offers Off-Street Parking For ±2 For Single Family Residential Rental
- Parcel Includes Additional Paved Parking Lot For ±8 Servicing 2930 & 3008 Cherry Street Tenants
- Separately Metered Gas & Electric
- Forced Air Gas Heat & Central Air Conditioning
- Landlord Owned Appliances: Refrigerator, Range, Hood, Window AC Unit, Washer & Dryer
- Situated On 0.0663± Acres Zoned R-1A
- Built In 1892
- Tax ID Number: 19-060-044.0-118.00

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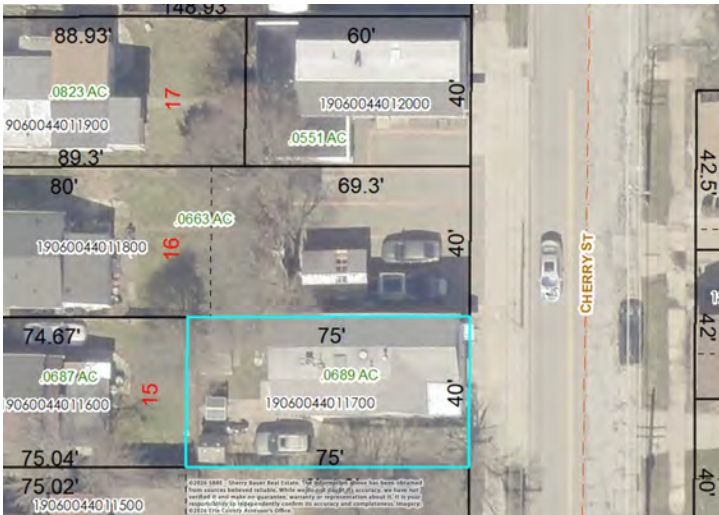
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# 1,710± SF 2-UNIT RESIDENTIAL INVESTMENT PROPERTY

**BLDG 3** | 3006 & 3008 Cherry Street | Erie, PA 16508



## HIGHLIGHTS

- 1,710± SF 2-Unit Multifamily Investment Property
- Two 3 Bedroom, 1 Bathroom Apartments
- 100% Occupancy
- \$19,170 Annual Income (2025)
- \$15,598 Net Operating Income (2025)
- Upside Potential - Below Market Rents
- Proforma Annual Income \$25,200
- Pro Forma NOI \$21,548
- 855± SF Ground Floor, 3 Bedroom, 1 Bathroom Apartment With Driveway For ±3 Off-Street Parking Spaces
- 855± SF Upper Level 3 Bedroom, 1 Bathroom Apartment With Balcony & 1 Off-Street Parking Space In Parking Lot
- Additional On-Street Parking
- Partially Fenced Back Yard
- Separately Metered Gas & Electric
- Forced Air Gas Heat & Central Air Conditioning
- Landlord Owned Appliances: 2 Refrigerators, 2 Ranges, Hood, 2 Washers & 2 Dryers
- Situated On 0.0689± Acres Zoned R-1A
- Built In 1908
- Tax ID Number: 19-060-044.0-117.00

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# 1,710± SF 2-UNIT RESIDENTIAL INVESTMENT PROPERTY

**BLDG 3** | 3006 & 3008 Cherry Street | Erie, PA 16508



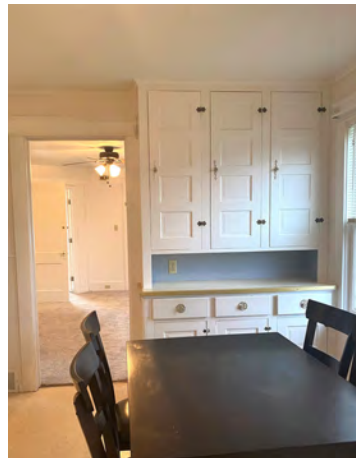
Two 3 Bedroom, 1 Bathroom Apartment Flats With Central AC



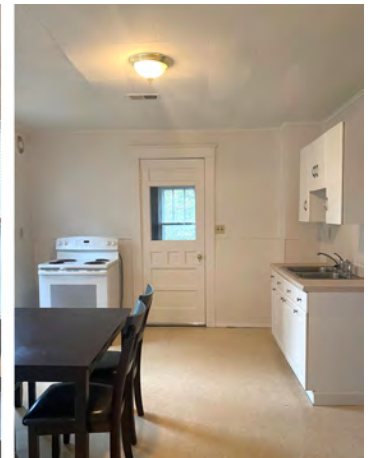
Driveway Currently Included With Lower Unit - Off-Street Parking For ±3



View Of Driveway & Back Yard



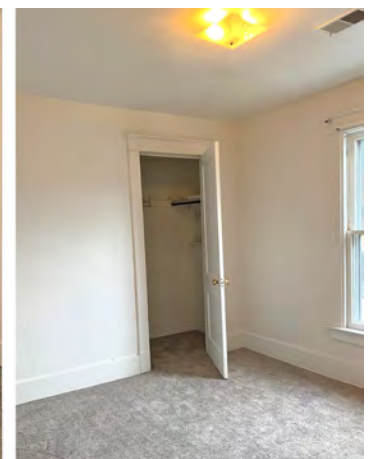
3006 Cherry Street (Upper): Kitchen



3006 Cherry Street (Upper): Living Room With Ceiling Fan



3006 Cherry Street (Upper): 2 Of 3 Bedrooms



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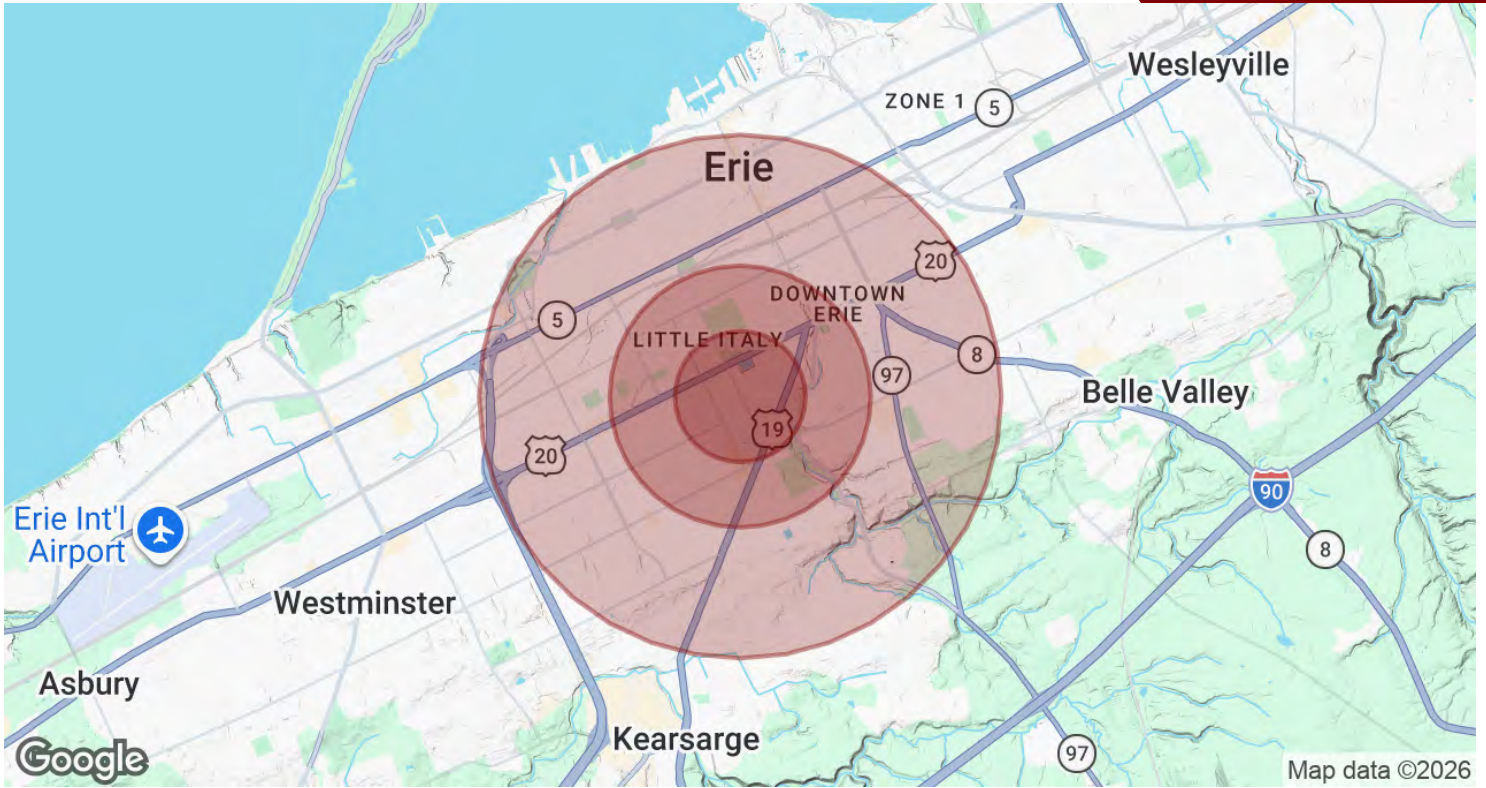
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# 6-UNIT MIXED-USE INVESTMENT PROPERTY

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POPULATION	0.5 MILES	1 MILE	2 MILES
<b>Total Population</b>	5,755	19,309	64,326
<b>Average Age</b>	32.4	37.0	36.8
<b>Average Age (Male)</b>	31.3	35.4	34.9
<b>Average Age (Female)</b>	36.1	40.8	38.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
<b>Total Households</b>	2,555	8,467	26,992
<b># Of Persons Per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$53,825	\$59,338	\$62,042
<b>Average House Value</b>	\$98,787	\$118,277	\$134,712

2023 American Community Survey (ACS)

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**Address: 2930 2930 CHERRY ST****Owner: KOLB LEONARD R UX KATHLEEN****Parcel: 19060044012000**

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**Parcel Profile**

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**Address** 2930 | 2930 | CHERRY | ST**Street Status** PAVED | SIDEWALK**School District** CITY OF ERIE SCHOOL**Acreage** 0.0551**Classification** C**Land Use Code** RESTAURANTS, STORES (RETAIL)**Legal Description** 2930 CHERRY ST 40 X 60**Square Feet** 3648**Topo** LEVEL**Utility** ALL PUBLIC**Zoning** Please contact your municipal zoning officer**Deed Book** 2018**Deed Page** 005806**2026 Tax Values**

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**Land Value / Taxable** 12,000 / 12,000.00**Building Value / Taxable** 53,600 / 53,600.00**Total Value / Taxable** 65,600 / 65,600.00**Clean & Green** Inactive**Homestead Status** Inactive**Farmstead Status** Inactive**Lerta Amount** 0**Lerta Expiration Year** 0**Commercial Data**

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**Card 1** MIXED RESIDENTIAL/COMMERCIAL

Business Living Area - 3648

Year Built - 1909

Improvement Name - MORGAN'S KIRBY CENTER

Value - 56030

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Other Buildings & Yards

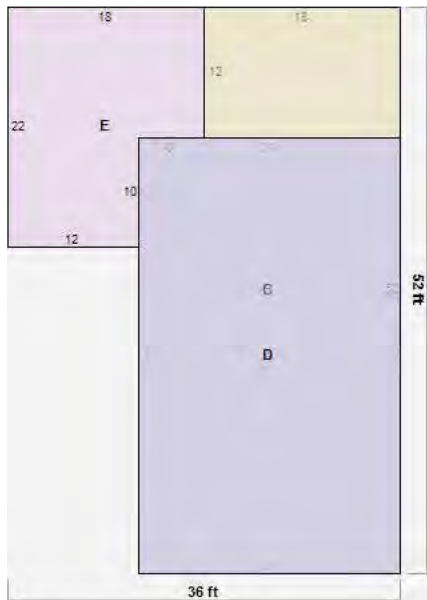
Description	Built	Width	Length	Area
PAVING ASPHALT PARKING	1963	0	0	1500

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
3/29/2018	KOLB LEONARD R UX KATHLEEN ET NEAL ERIC	KOLB LEONARD R UX KATHLEEN	LAND & BUILDING		2018 / 005806	DEED
3/14/2018	KOLB PARTNERSHIP	KOLB LEONARD R UX KATHLEEN ET NEAL ERIC	LAND & BUILDING		2018 / 004759	DEED
12/30/1997		KOLB PARTNERSHIP			0536 / 0304	

## Parcel Sketches

### Commercial Card 1



A	MAIN	960 square feet
B	MAIN	1176 square feet
C	MAIN	1176 square feet
D	MAIN	480 square feet
E	MAIN	336 square feet

## Parcel Images



**Please note:** this tab is for informational purposes only and may not show all delinquencies, see the Taxes tab for more accurate delinquent taxes due.

## Annual Taxes

### Attention City of Erie Residents

Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2026	455.26	926.27	0	0	1381.53
2025	433.62	860.67	1299.44	0	2593.73
2024	433.62	860.67	1299.44	0	2593.73
2023	390.98	860.67	1243.96	0	2495.61
2022	390.98	860.67	1214.09	0	2465.74
2021	390.98	860.67	1162.37	0	2414.02
2020	374.58	860.67	1128.51	0	2363.76
2019	374.58	764.24	1128.51	0	2267.33
2018	354.90	763.58	1101.42	0	2219.90
2017	354.90	764.24	1095.94	0	2215.08
2016	338.50	764.24	1090.49	0	2193.23
2015	323.41	764.24	1090.49	0	2178.14
2014	323.41	711.76	1090.49	0	2125.66
2013	323.41	711.76	1090.49	0	2125.66

## Delinquent Taxes

No Delinquent Taxes

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**Address: 2931 MAPLE ST****Owner: KOLB LEONARD R UX KATHLEEN****Parcel: 19060044011800**

---

**Parcel Profile**

---

Address 2931 | MAPLE | ST

Street Status PAVED | SIDEWALK

School District CITY OF ERIE SCHOOL

Acreage 0.0663

Classification R

Land Use Code SINGLE FAMILY

Legal Description 2931 MAPLE ST 40XIRR

Square Feet 1202

Topo LEVEL

Utility ALL PUBLIC

Zoning Please contact your municipal zoning officer

Deed Book 2018

Deed Page 005806

**2026 Tax Values**

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Land Value / Taxable 9,800 / 9,800.00

Building Value / Taxable 44,410 / 44,410.00

Total Value / Taxable 54,210 / 54,210.00

Clean &amp; Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

**Residential Data**

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**Card 1**

---

Style BUNGALOW

Basement FULL

Year Built 1892

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Exterior Wall	ALUMINUM/VINYL
Total Living Area	1202
Full Baths	1
Half Baths	0
Fuel Type	GAS
Heating	CENTRAL
Heating System	FORCED AIR
Stories	1.0
Total Bedrooms	3
Total Family Rooms	0
Total Rooms	6
Fireplaces	0

Other Buildings & Yards

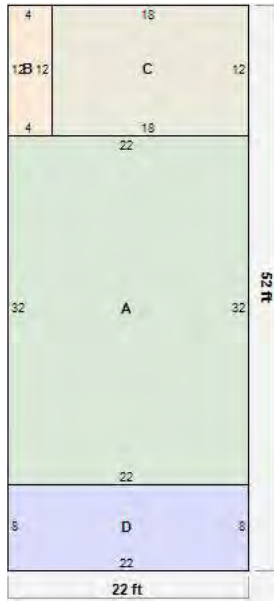
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Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
3/29/2018	KOLB LEONARD R UX KATHLEEN ET NEAL ERIC	KOLB LEONARD R UX KATHLEEN	LAND & BUILDING		2018 / 005806	DEED
3/14/2018	KOLB PARTNERSHIP	KOLB LEONARD R UX KATHLEEN ET NEAL ERIC	LAND & BUILDING		2018 / 004759	DEED
12/30/1997		KOLB PARTNERSHIP			0536 / 0304	

# Parcel Sketches

## Residential Card 1



A	MAIN	704 square feet
B	MA STOOP/TERR MAS STOOP	48 square feet
C	1S FR ONE STORY FRAME	216 square feet
D	OFP OPEN FRAME PORCH	176 square feet

## Parcel Images



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## Annual Taxes

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Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2026	376.22	765.45	0	0	1141.67
2025	358.33	711.24	1073.82	0	2143.39
2024	358.33	711.24	1073.82	0	2143.39
2023	323.09	711.24	1027.97	0	2062.30
2022	323.09	711.24	1003.29	0	2037.62
2021	323.09	711.24	960.55	0	1994.88
2020	309.54	711.24	932.57	0	1953.35
2019	309.54	631.55	932.57	0	1873.66
2018	293.28	631.00	910.18	0	1834.46
2017	293.28	631.55	905.65	0	1830.48
2016	279.72	631.55	901.15	0	1812.42
2015	267.26	631.55	901.15	0	1799.96
2014	267.26	588.18	901.15	0	1756.59
2013	267.26	588.18	901.15	0	1756.59
2012	227.90	493.48	1413.58	0	2134.96
2011	227.90	431.32	670.62	0	1329.84
2010	227.90	431.32	642.98	0	1302.20
2009	205.30	431.32	642.98	0	1279.60
2008	195.88	431.32	642.98	0	1270.18
2007	186.47	431.32	642.98	0	1260.77
2006	186.47	384.61	642.98	0	1214.06
2005	176.30	365.78	618.49	0	1160.57
2004	176.30	365.78	618.49	0	1160.57
2003	173.28	373.31	618.49	0	1165.08

## Delinquent Taxes

*No Delinquent Taxes*

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**Address: 3008 CHERRY ST****Owner: KOLB LEONARD R UX KATHLEEN A****Parcel: 19060044011700**

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**Parcel Profile**

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Address 3008 | CHERRY | ST

Street Status PAVED | SIDEWALK

School District CITY OF ERIE SCHOOL

Acreage 0.0689

Classification R

Land Use Code TWO FAMILY

Legal Description 3008 CHERRY ST 40 X 75

Square Feet 1710

Topo LEVEL

Utility ALL PUBLIC

Zoning Please contact your municipal zoning officer

Deed Book 2019

Deed Page 017611

**2026 Tax Values**

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Land Value / Taxable 9,900 / 9,900.00

Building Value / Taxable 52,450 / 52,450.00

Total Value / Taxable 62,350 / 62,350.00

Clean &amp; Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

**Residential Data**

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**Card 1**

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Style OLD STYLE

Basement FULL

Year Built 1908

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Exterior Wall	ALUMINUM/VINYL
Total Living Area	1710
Full Baths	2
Half Baths	0
Fuel Type	GAS
Heating	CENTRAL A/C
Heating System	FORCED AIR
Stories	2.0
Total Bedrooms	4
Total Family Rooms	0
Total Rooms	10
Fireplaces	0

Other Buildings & Yards

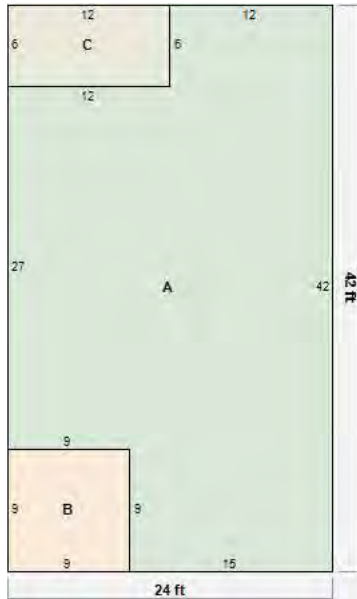
No OBY Data Found

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
9/4/2019	REICHARD WILLIAM P	KOLB LEONARD R UX KATHLEEN A	LAND & BUILDING		2019 / 017611	SPECIAL WARRANTY DEED
7/8/1998		REICHARD WILLIAM P			0572 / 2274	

# Parcel Sketches

## Residential Card 1



A	MAIN	855 square feet
B	OFF OPEN FRAME PORCH OFF OPEN FRAME PORCH	81 square feet
C	EFP ENCL FRAME PORCH EFP ENCL FRAME PORCH	72 square feet

## Parcel Images



**Please note:** this tab is for informational purposes only and may not show all delinquencies, see the Taxes tab for more accurate delinquent taxes due.

# Annual Taxes

## Attention City of Erie Residents

Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2026	432.71	880.38	0	0	1313.09
2025	412.13	818.03	1235.06	0	2465.22
2024	412.13	818.03	1235.06	0	2465.22
2023	371.61	818.03	1182.33	0	2371.97
2022	371.61	818.03	1153.94	0	2343.58
2021	371.61	818.03	1104.78	0	2294.42
2020	356.02	818.03	1072.60	0	2246.65
2019	356.02	726.38	1072.60	0	2155.00
2018	337.31	725.75	1046.85	0	2109.91
2017	337.31	726.38	1041.64	0	2105.33
2016	321.73	726.38	1036.46	0	2084.57
2015	307.39	726.38	1036.46	0	2070.23
2014	307.39	676.50	1036.46	0	2020.35
2013	307.39	676.50	1036.46	0	2020.35
2012	377.22	816.79	2339.70	0	3533.71
2011	377.22	713.91	1109.99	0	2201.12
2010	377.22	713.91	1064.23	0	2155.36
2009	339.81	713.91	1064.23	0	2117.95
2008	324.22	713.91	1064.23	0	2102.36
2007	308.63	713.91	1064.23	0	2086.77
2006	308.63	636.59	1064.23	0	2009.45
2005	291.80	605.42	1023.71	0	1920.93
2004	291.80	605.42	1023.71	0	1920.93
2003	286.81	617.89	1023.71	0	1928.41

## Delinquent Taxes

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*No Delinquent Taxes*

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**§ 145-15 R1 SINGLE-FAMILY RESIDENTIAL DISTRICT.**

- A. Purpose. The R1 District is intended to preserve the character of existing single-family neighborhoods. This district is primarily for Single-Family Dwellings, Detached and activities that are compatible with residential areas.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the R1 District include:
  - 1. Dwelling, Single-Family Detached.
  - 2. Essential Services.
  - 3. Forestry.
  - 4. Group Residence Facility (up to 6 residents).
  - 5. Place of Worship/Assembly.
  - 6. Public Buildings and Structures.
  - 7. Public or Private School.
  - 8. Recreation Facility, Public.
  - 9. Wireless Communications Facility, Non-Tower.

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- C. Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Uses and their Accessory Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all criteria applicable to the Use as set forth in Article V of this Chapter are satisfied:
1. Adaptive Reuse of Nonresidential Structures.
  2. Bed and Breakfast Inn.
  3. Recreation Facility, Private.
- D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:
1. Beekeeping.
  2. Family Child Care Home.
  3. Garage, Private or Accessory Structure, separate from a Dwelling, subject to the regulations in Sections 145-26 and 145-27 of this Chapter.
  4. Group Child Care Home.
  5. No-Impact Home-Based Business.
  6. Small Wireless Facility.
  7. Solar Energy System, Private.
  8. Yard Sale.
- E. Accessory Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Accessory Uses and their associated Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all applicable criteria for the Use as set forth in Article V of this Chapter are satisfied:
1. Home Occupation.
  2. In-Law Apartment.
- F. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter:

1. Electronic Message Centers, for nonresidential Uses and Nonconforming Uses, subject to regulations in Section 145-83 of this Chapter.
2. Naming Rights.

G. Dimensional Standards.

Minimum Lot Size	7,200 sq. ft.
Minimum Lot Depth	120'
Minimum Lot Width (at ROW)	60'
Maximum Density	4.25
Minimum Front Setback	25' when front façade faces collector or higher classification Street, 15' when front façade faces any other Street classification
Minimum Rear Setback	30'
Minimum Side Setback	7'
Maximum Building Height	35'
Maximum Lot Coverage	32%