

IN THE COURT OF COMMON PLEAS OF LYCOMING COUNTY, PENNSYLVANIA

KAREN MAYO, DAVID AMBROSE,	:
And CAROLINE AMBROSE,	:
Plaintiffs	: No. 05-00955
	:
vs.	: CIVIL ACTION – LAW
	:
	:
EILEEN AMBROSE-RITTER and	:
The ESTATE OF SAM RITTER,	: Verdict after Non-Jury Trial
Defendants	:

ORDER

AND NOW, this ___ day of September 2007, after a non-jury trial on the issue of damages held on September 21, 2007, the Court finds in favor of each Plaintiff and against Defendants in the amount of \$17,500, for a total verdict of \$52,500. The \$17,500 represents a one-acre, non-prime home-site. The agreement clearly indicates that both the size and the location of the home-site would be determined by Ms. Ambrose-Ritter. The Court rejects Defendants arguments for lower, per acre values of \$2525.25 or \$6,297. The Court finds those values may represent farmland or woodland, but not a home-site.

The Court finds all the parties have waived any reduction due to subdivision costs and related expenses and any increase for ‘consequential damages’ by failing to present any evidence on these issues.¹

If the parties have not already done so, Plaintiffs shall pay one-half the appraisal cost and Defendants shall pay one-half the appraisal cost.

By The Court,

Kenneth D. Brown,
President Judge

cc: Edward J. Rymza, Esquire
W. Jeffrey Yates, Esquire
Work file
Gary Weber, Esquire (Lycoming Reporter)

¹ The Court suspects that these items would off-set each other.