

PT OF LOT 4
IN OR 2298/1537
OAK RIDGE #3 PB 5/220

WALDFOGLE ROBERT W
303 PERRYMONT RD
PITTSBURGH, PA 15237

2023

00-00-30-043C-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,473	100	1,473	181,547
FGR	470	55	258	31,799
FOP	9	30	3	370
FOP	43	30	13	1,602
FOP	65	30	20	2,465
FUS	871	100	871	107,351
UOP	436	20	87	10,723
TOTALS	3,367		2,725	335,856

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,549.00	SF	4.00
3	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50
4	0811	CONCRETE B	0	0	0	0	750.00	SF	5.20
5	0478	VF 6 SLAT	0	0	28	0	28.00	LF	7.50
6	0478	VF 6 SLAT	0	0	0	0	16.00	LF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00

REVIEW DATE 12/14/2021 BY DJX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,725	122.1024	145.00	395,125	1991	1991	0	0	0 15.00	85.00	
1 SNGL FAM - 0% - 0 Heated Area: 2344 HX Base Yr												

TOTAL OB/XF 10,339												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991
2	0812	CONCRETE C	0	0	0	0	1,549.00	SF	4.00	4.00	100	1991
3	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	100	1991
4	0811	CONCRETE B	0	0	0	0	750.00	SF	5.20	5.20	100	1995
5	0478	VF 6 SLAT	0	0	28	0	28.00	LF	7.50	7.50	100	2004
6	0478	VF 6 SLAT	0	0	0	0	16.00	LF	15.00	15.00	100	2004

TOTAL OB/XF 10,339												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00	LT		1.00

Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		335,856	
TOTAL MARKET OB/XF VALUE		10,339	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		491,195	
SOH/AGL Deduction		84,132	
ASSESSED VALUE		407,063	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		407,063	
TOTAL JUST VALUE		491,195	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		506,876	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218295	REMODEL	28,770	08/01/2021
7134	NEW CONSTR	73,933	04/01/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2298/1537	8/16/2019	WD Q	Q	I	01
GRANTOR: RICHARD MADELINE F					
GRANTEE: WALDFOGLE ROBERT W					
1459/0873	11/15/2006	WD U	U	I	24
GRANTOR: THIRSK PATRICIA A					
GRANTEE: RICHARD MADELINE F					

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=1993] W37 S5 W9 S5 FOP=[YR=1993] S5 BAS=[YR=1993] L3 D3 S5 R3 D3 S8 FGR=[YR=1993] S20 E22 N3 FOP=[YR=1993] E13 N5 W13 S5\$ N19 W15 S2 W7\$ E7 N2 E15 S14 E16 S2 E11 N38 W27 FOP=[YR=1993] D3 L3 U3 L3 E6\$ W11 D4 L4 S1 W7\$E7 N1 U4 R4 W11\$ E49 N7 W3 N3\$ PTR= E20 FUS=[YR=1993] E4 N3 E14 S5 E14 N10 E14 S23 W17 N7 W10 S16 W8 S6 W5 N6 W2 N19 W4 N5\$ W20\$.									

TOTAL OB/XF 10,339									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00

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