

LOT 86
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HEDDINGER PAMELA
1397 SAMANTHA WAY
NORTH HUNTINGDON, PA 15642

2023

12-2N-26-1604-0086-0000



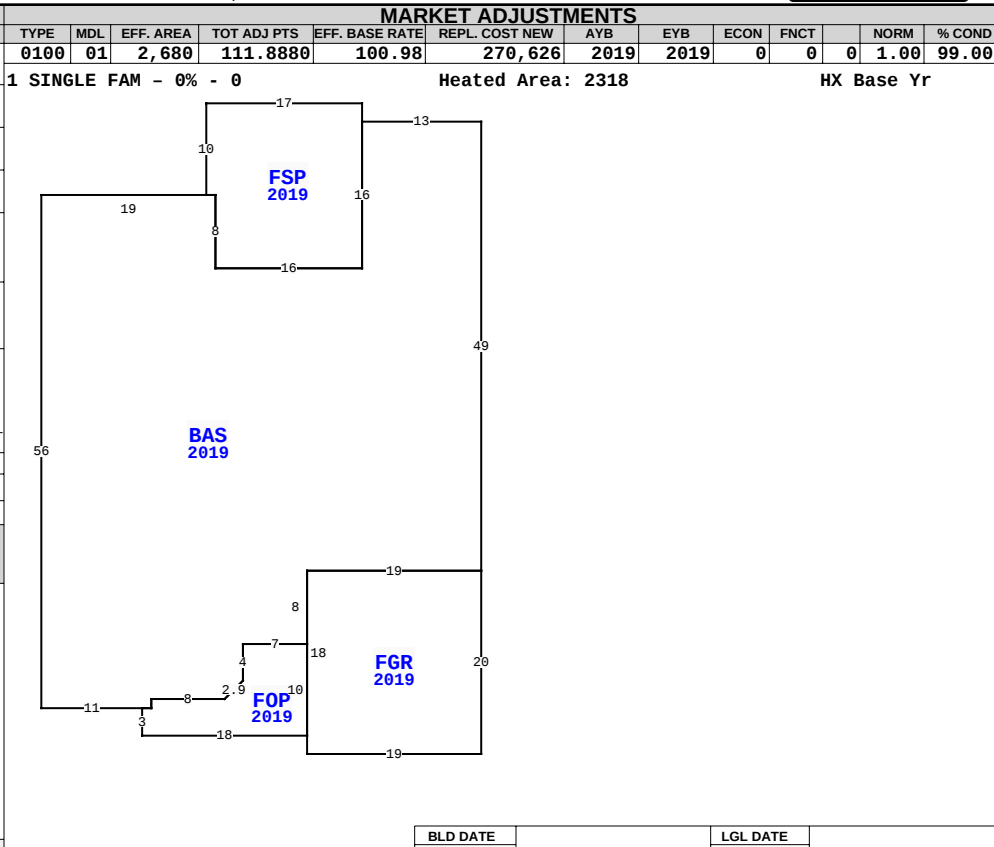
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100	2,318	231,731
FGR	380	55	209	20,894
FOP	115	30	34	3,399
FSP	298	40	119	11,897
TOTALS	3,111		2,680	267,920

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	0	0	800.00	SF	6.50	6.50	100	2019	2019	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00



TOTAL OB/XF														
5,148														

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5,148														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										267,920				
TOTAL MARKET OB/XF VALUE										5,148				
TOTAL LAND VALUE - MARKET										55,000				
TOTAL MARKET VALUE										328,068				
SOH/AGL Deduction										24,433				
ASSESSED VALUE										303,635				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										303,635				
TOTAL JUST VALUE										328,068				
NCON VALUE										0				
INCOME VALUE										0				
PREVIOUS YEAR MKT VALUE										276,032				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001561	CO ISSUED	0	06/28/2019
1900496	NEW CONSTR	308,414	02/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2289/1197	6/28/2019	WD	Q	I	01	318,400	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:HEDDINGER PAMELA							
2258/1643	2/28/2019	WD	Q	V	05	472,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W13 FSP=[YR=2019] N2 W17 S10 E1 S8 E16 N16\$ S16 W16 N8 W19 S56E11 FOP=[YR=2019] S3 E18 FGR=[YR=2019] S2 E19 N20 W19 S18\$ N10 W7 S4 D2 L2 W8 S1 W1\$ E1 N1 E8 U2 R2 N4 E7 N8 E19 N49\$.									