

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

HEDDINGER PAMELA
1397 SAMANTHA WAY
NORTH HUNTINGDON, PA 15642

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	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	242,684
FGR	380	55	209	21,882
FOP	115	30	34	3,560
FSP	298	40	119	12,459
TOTALS	3,111		2,680	280,584

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	800.00	SF	6.50

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		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,680	111.8880	106.29	284,857	2019	2019	0	0	0	1.50	98.50	

1 SINGLE FAM - 0% - 0

TOTAL OB/XF 5,096													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	0	0	800.00	SF	6.50	6.50	100	2019	2019

TOTAL OB/XF 5,096													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	0	0	800.00	SF	6.50	6.50	100	2019	2019

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		280,584	
TOTAL MARKET OB/XF VALUE		5,096	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		340,680	
SOH/AGL Deduction		6,681	
ASSESSED VALUE		333,999	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		333,999	
TOTAL JUST VALUE		340,680	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		328,068	

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													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

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\$.													