

WHISTLING DUCK CIR LLC
3422 STURBRIDGE PL
ALLENTOWN, PA 18104

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		8				
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 100								0500	12	3,355	187.3672	296.04	993,214	2014	2014	0	0	0	5.00	95.00	VALUATION BY					STANDARD								
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 0% - 0												Tax Group: 8					Tax Dist:									
Roof Cover	07	CONC TILE 100								Heated Area: 2782												BUILDING MARKET VALUE					943,553									
Interior Wall	05	DRYWALL 100								HX Base Yr												TOTAL MARKET OB/XF VALUE					8,309									
Interior Floo	12	HARDWOOD 90																				TOTAL LAND VALUE - MARKET					300,000									
Interior Floo	11	CLAY TILE 10																				TOTAL MARKET VALUE					1,251,862									
Air Condition	03	CENTRAL 100																				SOH/AGL Deduction					205,427									
Heating Type	04	AIR DUCTED 100																				ASSESSED VALUE					1,046,435									
Bedrooms		4 100																				TOTAL EXEMPTION VALUE					0									
Bathrooms		3 100																				BASE TAXABLE VALUE					1,046,435									
Frame	02	WOOD FRAME 100																				TOTAL JUST VALUE					1,251,862									
Stories		1. 100																																		