

PROGAR MATTHEW J & BIRGIT R
1514 WORCESTER DR
PITTSBURGH, PA 15243

13-2N-27-0724-0099-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 60
Interior Floo14CARPET 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms
BathroomsFrame02WOOD FRAME 100
Stories1.1. 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4077.00
AREATOTAL PCT YEAR TOT ADJ SUBAREA
TYPE GROSS OF BASE AREAMARKET
VALUE
BAS2,26610020232,266262,222
FGR59955202332938,072
FOP48302023141,620
FSP2404020239611,109
TOTALS3,1532,705313,023

MARKET ADJUSTMENTS

TYPEMDLEFF. AREAEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100012,705115.7184115.72313,023202320230000.00100.00

SINGLE FAM - 0% - 2024Heated Area: 2266HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE313,023
TOTAL MARKET OB/XF VALUE9,140
TOTAL LAND VALUE - MARKET75,000
TOTAL MARKET VALUE397,163
SOH/AGL Deduction0
ASSESSED VALUE397,163
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE397,163
TOTAL JUST VALUE397,163
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE381,501

SALES DATA

OFF RECORD TYPE Q V RSN SALE
Number INST I CD PRICE

2657/8017/27/2023SWQI01450,500

GRANTOR: LENNAR HOMES LLC
GRANTEE: PROGAR MATTHEW J &
2647/7886/07/2023SWQV051,077,700
GRANTOR: AG ESSENTIAL HOUSING
GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W16 S12 W20 N12 W13 S62 E2 S1 E10 N1
E2 N5 N8 E6 N3 E29 N46 \$
FSP=[YR=2023;ORIG=44,0] E20 S12 W20 N12 \$
FOP=[YR=2023;ORIG=45,49] E6 S8 W6 N8 \$
FGR=[YR=2023;ORIG=51,46] E29 S20 W10 S1 W19 N10 N8 N3 \$
.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNITDPHT% TOT UNITADJPRIADJPRI LAND OTHER YEAR DENSITYDECLFRZYR CONSRV

CODEDESCRIPTIONCAPDDZONEUTSUTYPETFACTCONDADJPRICEPRICEVALUEADJUSTMENTSNOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES0PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE08/07/2023BYNWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 07/30/2025 BY SYS