

**ACKERMAN YURI & INGA/
2416 BERKSHIRE DRIVE
PITTSBURG, PA 15241**

08-2N-27-0215-0065-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 70

Interior Floo

14

CARPET 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4093.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,705

100

2022

1,705

206,859

FGR

400

55

2022

220

26,691

FOP

120

30

2022

36

4,368

PTO

70

5

2022

4

485

TOTALS

2,295

1,965

238,403

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

% COND

OB/XF MKT VALUE

NOTES

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 50,000

Market: 0

Agricultural: 0

Common: 50,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,965

116.7180

122.55

240,811

2022

2022

0

0

1.00

99.00

1 SINGLE FAM

0% - 2023

Heated Area: 1705

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/09/2026

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

238,403

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

50,000

TOTAL MARKET VALUE

288,403

SOH/AGL Deduction

0

ASSESSED VALUE

288,403

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

288,403

TOTAL JUST VALUE

288,403

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

286,371

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2545/0655

2/28/2022

SW Q

I

01

324,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:ACKERMAN YURI & ING

2485/0896

8/05/2021

WD Q

V

05

960,000

GRANTOR:PATRIOT RIDGE LLP

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W29 PT0=[YR=2022] N7 W10 S7 E10\$ W10 S55 E5
FOP=[YR=2022] S5 E16 N5 FGR=[YR=2022] E18 N20 W20 S20 E2\$ W2
N8 W5 S8 W9\$ E9 N8 E5 N12 E20 N35\$.

PTO 2022

BAS 2022

FGR 2022

FOP 2022