

**Situs : 1636 W 3RD ST**

**Map ID: 68-406-00-008-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/20/24**

**CURRENT OWNER**  
PATTERSON AUDREY  
PATTERSON JASON W  
4325 EAST LAWNVIEW AVE  
PITTSBURGH PA 15227  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 406-00 008-00  
Class Residential  
Living Units 1  
Neighborhood 80500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
86 & 87 HUBBARD HARBOR PLAT

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	200	40 135		.96			9,980
								9,980

Total Acres: .124      Legal Acres: 0.13      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	3,500	10,000	10,000	0	0
<b>Building</b>	16,520	47,200	47,200	0	0
<b>Total</b>	20,020	57,200	57,200	0	0

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** 1-COST APPROACH

**Current Value**

Year	Land	Building	Total Value
2020	7,700	37,800	45,500
2021	7,700	37,800	45,500
2022	7,700	37,800	45,500

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/09/20	43,000	2-Land And Building	0-Validated Sale		WD-Warranty Deed	BUTCH TIMOTHY D
12/11/07		2-Land And Building	U-Not Validated	0345/1136	ET-Temp Exempt	BUTCH CYNTHIA A
08/10/05	35,500	2-Land And Building	U-Not Validated	0196/0986	WD-Warranty Deed	BANK ONE NA FKA FIRST
07/20/05	36,000	2-Land And Building	U-Not Validated	0196/0986	SD-Sheriff Deed	COLGROVE JENNIFER

**Entrance Information**

Date	ID	Entry Code	Source
11/04/13	DAA	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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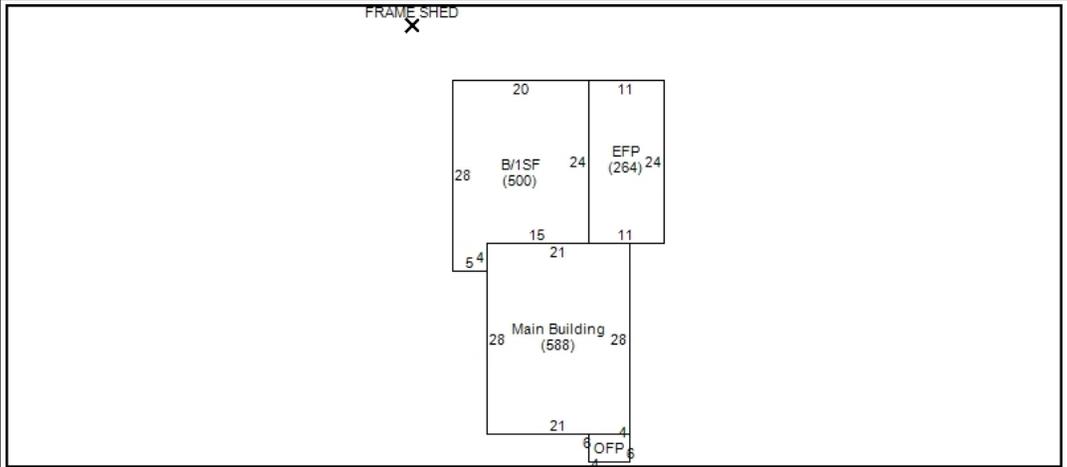
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 9
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 4
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 1
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1918	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 1995	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 2-Basic	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> F-Fair Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C	<b>Cost &amp; Design</b> 0
<b>CDU</b> FR-FAIR	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 90
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.25
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					588						
1		OFF			24						500
2	BSM	1SF			500						30,200
3		EFP			264						10,200

**Dwelling Computations**

<b>Base Price</b>	84,500	<b>% Good</b>	30
<b>Plumbing</b>	1,400	<b>Market Adj</b>	
<b>Basement</b>	12,930	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	90
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.25
<b>Subtotal</b>	98,830	<b>Additions</b>	11,100
<b>Ground Floor Area</b>	588	<b>Dwelling Value</b>	47,230
<b>Total Living Area</b>	1,676		

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1995		8x12	96	C	1		S				

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	FLD	BP	19951212 KO C#01 - BUILDING PERMIT #7930 FOR ALTER.PORCH.

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