

Situs : 4989 HOFFMAN RD

Map ID: 58-025-00-005-02

LUC: 101

Card: 1 of 1

Tax Year: 2024

Printed: 03/27/24

CURRENT OWNER
FLEGENHEIMER OSCAR B
ZOE I

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 025-00 005-02
Class A
Living Units 1
Neighborhood 45000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
522009 bor#384 txyr'08

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2100		0			
A	S	12000	17.4300	33	0	5	-30	62,810
A	H	12000	1.0000	100	0			15,600
								78,410

Total Acres: 18.64 Legal Acres: 18.64 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	27,440	78,400	78,400	0	0
Building	89,220	254,900	254,900	0	0
Total	116,660	333,300	333,300	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
2021	60,300	188,800	249,100
2022	60,300	188,800	249,100
2023	78,400	254,900	333,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information

Date	ID	Entry Code	Source
02/20/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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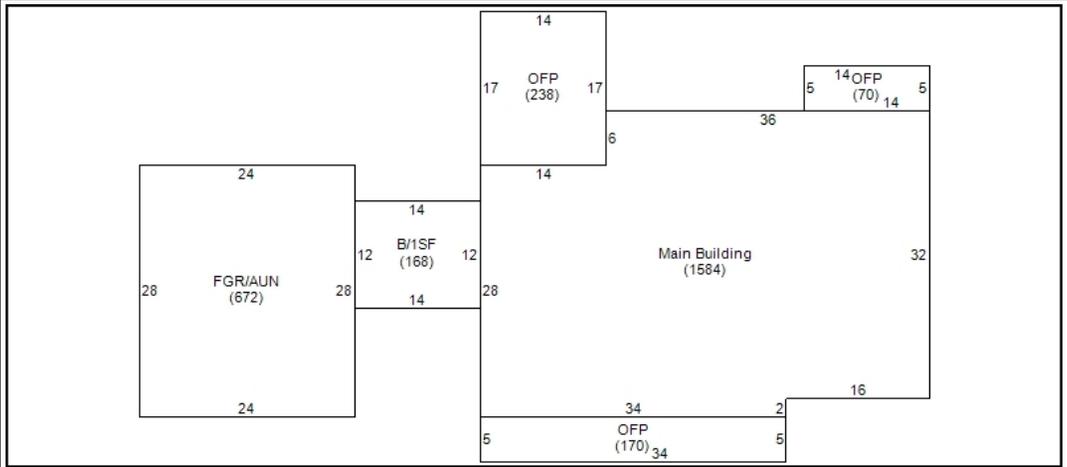
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 2
Year Built 1997	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 4-Attic Fully Finished	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C+1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,584						
1		OFF			170						3,700
2	BSM	1SF			168						10,700
3		FGR	AUN		672						18,300
4		OFF			238						5,200
5		OFF			70						1,500

Dwelling Computations

Base Price	101,410	% Good	80
Plumbing	5,900	Market Adj	
Basement	26,270	Functional	
Heating	0	Economic	100
Attic	24,360	% Complete	100
Other Features	4,400	C&D Factor	
		Adj Factor	1.35
Subtotal	162,340	Additions	31,600
Ground Floor Area	1,584		
Total Living Area	2,386	Dwelling Value	229,820

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1997		28x48	1,344	C	1		A				25,100
2	RC1-Carport	1111		0x0		C	1		S				

Condominium / Mobile Home Information

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

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments

Number	Code	Status	Comment
1	FLD	BP	19980601 JP C#01 - 5/28/98-BP#P960929 FOR NEW DWG/DET GAR.75% FOR 1/1/98-CK'99.
2	FLD	RV	19991207 JP C#01 - 12/1/98-DWG 100%/REMOVED 25% OBSOL FOR 1/1/99.
3	FLD	RV	20080212 CG C#01 - 2/4/08 CORRECT DWLG DATA FOR REVAL (ALL INFO EST)

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