

Situs : 4840 PYMATUNING LAKE RD

Map ID: 01-022-00-002-00

LUC: 511

Card: 1 of 1

Tax Year: 2024

Printed: 03/11/25

CURRENT OWNER
NARA GEOFFREY B
NARA LOUISA A
540 CALLERY ROAD
CRANBERRY TWP PA 16066

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 022-00 002-00
Class Residential
Living Units 1
Neighborhood 32500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
44 W

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1700		0			
A	S	9500	6.5290	51	0			169,750
A	H	9500	1.0000	100	0			65,000
								234,750

Total Acres: 7.699 Legal Acres: 7.70 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	82,180	234,800	234,800	0	0
Building	248,220	709,200	709,200	0	0
Total	330,400	944,000	944,000	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	180,600	506,600	687,200
2022	180,600	506,600	687,200
2023	234,800	709,200	944,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/30/13	695,000	2-Land And Building	0-Validated Sale		SV-Survivorship	MORELLI JOSEPH T
09/04/98	355,000	2-Land And Building	U-Not Validated	0081/5529	WD-Warranty Deed	MCLEOD HUNT MARY MARGARET

Entrance Information

Date	ID	Entry Code	Source
03/10/14	DAA	6-Occupant Not Home	3-Other
07/14/14	MJB	6-Occupant Not Home	3-Other

Property Notes
NC14 ADDED FINISHED UPPER FLR PER MLS LISTING FOR 1/1/14
Note Codes:
AN-Appraiser'S Note

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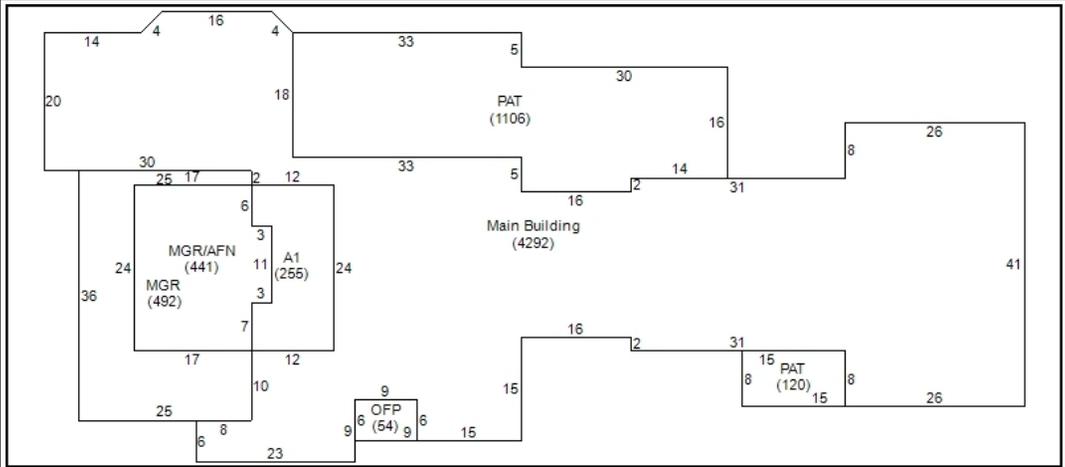
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Dwelling Information

Valuation Method D	Total Rooms 10
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 4
Construction 7-Brick	Family Rooms 0
Style 09-Modern	Full Baths 3
Year Built 1955	Half Baths 1
Eff Year Built 2000	Addl. Fixtures 2
Year Remodeled 2001	Total Fixtures 16
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 2
Attic 0-None	WBFP Openings 3
Phy. Condition G-Good 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 A	Cost & Design 0
CDU GD-GOOD	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
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					4,292						
1	CSP	1SM	AFN		255						29,800
2			MGR	AFN	441						27,800
3			MGR		492						19,300
4			OFF		54						1,800
5			PAT		120						700
6			PAT		1,106						6,200

Dwelling Computations

Base Price	374,660	% Good	90
Plumbing	24,600	Market Adj	
Basement	32,410	Functional	
Heating	15,560	Economic	100
Attic	0	% Complete	100
Other Features	16,300	C&D Factor	
		Adj Factor	1.4
Subtotal	463,530	Additions	77,000
Ground Floor Area	4,292		
Total Living Area	4,825	Dwelling Value	705,670
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Shr	2006		16x24	384	C	1		A				3,500

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
12	FLD	NC	7-14-14 MJB- NC14 ADDED FINISHED UPPER FLR PER MLS LISTING FOR 1/1/14
10	OFC	SS	NEW SURVEY FROM 7.00 TO 7.699 CONV 3792 10/30/2013
1	FLD	DC	19960202 C#01 - 2 BIG DOGS LOOSE! EST.3RD TIME HERE 11/27-11/29 AND 1/12
2	FLD	DC	19960202 C#01 - SHED OR BLDG. BEHIND HOUSE COULD NOT MAKE OUT.CHECK IN
3	FLD	DC	19960202 C#01 - REVIEW.
4	FLD	RV	19960712 C#01 - RE CHECK 1-97 COMP. OF ATT BRG TO L.Q.
5	FLD	RV	19970606 KO C#01 - 5/14/97-COMPLETE,CHNGD,DEPR.FROM 47% TO 40%.
6	FLD	RV	20020314 DC C#01 - CONTRACTOR-DWG ADDN AND TOTAL RENOV 50% FOR 1/1/02 CK 03 FOR
7	FLD	RV	20020314 DC C#01 - COMPL AND ATTIC FINISH-NOTE: CANNOT SEE ATTIC FROM EXTERIOR
8	FLD	RV	20020314 DC C#01 - SALE INCLUDES RIGHTS TO LAKE
9	FLD	RV	20080107 DC C#01 - 12/12/07 EST REMOD,OBSOL FOR UNFIN AREA AND ADDED SHED

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