

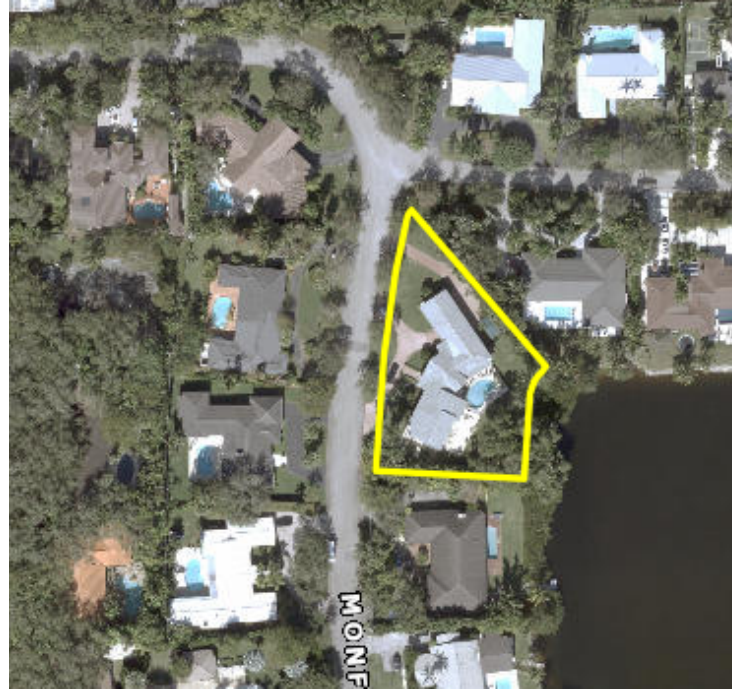


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 07/20/2023

PROPERTY INFORMATION	
Folio:	03-5107-007-0310
Sub-Division:	HAMMOCK OAKS HARBOR SEC 2
Property Address:	11001 MONFERO ST
Owner:	ALEJANDRO VILLANUEVA MARTIN, MADELYN ELIZABETH MULDOON
Mailing Address:	113 CLOVER LN GIBSONIA, PA 15044
Primary Zone:	0100 SINGLE FAMILY - GENERAL
Primary Land Use:	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 6 / 1
Floors	2
Living Units	1
Actual Area	5,874 Sq.Ft
Living Area	4,182 Sq.Ft
Adjusted Area	4,813 Sq.Ft
Lot Size	28,650 Sq.Ft
Year Built	1962



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$2,062,800	\$1,489,800	\$1,197,570
Building Value	\$807,140	\$813,349	\$603,550
Extra Feature Value	\$22,804	\$22,808	\$22,829
Market Value	\$2,892,744	\$2,325,957	\$1,823,949
Assessed Value	\$2,206,977	\$2,006,343	\$1,823,949

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$685,767	\$319,614	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
7 55 41 PB 73-35
HAMMOCK OAKS HARBOR SEC 2
LOT 18 BLK 3
LOT SIZE 150.000 X 191
OR 19746-1151 06/2001 1

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,206,977	\$2,006,343	\$1,823,949
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,892,744	\$2,325,957	\$1,823,949
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,206,977	\$2,006,343	\$1,823,949
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,206,977	\$2,006,343	\$1,823,949

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2020	\$2,300,000	31926-1174	Qual by exam of deed
06/21/2019	\$100	31506-3048	Corrective, tax or QCD; min consideration
07/01/2003	\$1,250,000	21418-4842	Sales which are qualified
06/01/2001	\$815,000	19746-1151	Sales which are qualified