

Property Summary

Tax Year: 2024

REID	0428210365000	PIN	0428-21-0365	Property Owner	WANG, JAMES I;WANG, CHUNCHA C
Location Address	3000 FORT BRAGG RD	Property Description	EUTAW LO:20 SE:01 PL:0010-0042	Owner's Mailing Address	4032 RUSTIC WOODS DR JEFFERSON HILLS PA 15025

Administrative Data		Transfer Information		Property Value	
Plat Book & Page	0010-0042	Deed Date	3/16/2006	Total Appraised Land Value	\$40,521
Old Map #		Deed Book	007177	Total Appraised Building Value	\$209,225
Market Area	8064	Deed Page	00072	Total Appraised Misc Improvements Value	\$4,218
Township	NONE	Revenue Stamps		Total Cost Value	\$253,964
Planning Jurisdiction	COUNTY	Package Sale Date		Total Appraised Value - Valued By Cost	\$253,964
City	FAYETTEVILLE	Package Sale Price		Other Exemptions	
Fire District		Land Sale Date	3/16/2006	Exemption Desc	
Spec District		Land Sale Price		Use Value Deferred	
Land Class	C150-FOOD/BV	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	1	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	\$253,964
Acreage	0.24	Total Living Area	0		
Permit Date		Total Gross Leasable Area	5,160		
Permit #					

Building Summary

Card 1 3000 FORT BRAGG RD

Building Details		Building Total & Improvement Details	
Bldg Name		Total Adjusted Replacement Cost New	\$534,693
Primary Occupancy Type	COMMERCIAL	Physical Depreciation (% Bad)	AVERAGE 57
Primary Occupancy	TRC-TABLE-RESTAURANT	Depreciated Value	\$229,917
Primary Class	C-CONCRT/MASONRY-WLS	Economic Depreciation (% Bad)	0
Primary Quality	C-	Functional Depreciation (% Bad)	0
Year Built	1974	Total Depreciated Value	\$229,917
Effective Year	1974	Market Area Factor	1
Physical Depreciation (Rating)	AVERAGE	Building Value	\$209,225
Physical Depreciation (% Bad)	57	Misc Improvements Value	\$4,218
Economic Depreciation (% Bad)	0	Total Improvement Value	\$213,443
Functional Depreciation (% Bad)	0	Assessed Land Value	\$40,521
Gross Leasable Area (SQFT)	5,160	Assessed Total Value	\$253,964
Remodeled Year	0		
Total Stories	1		

Section 1 Details		Section 2 Details	
Occupancy Type	COMMERCIAL	Occupancy Type	COMMERCIAL
Air Conditioning	Y	Air Conditioning	Y
BMD-BSMT-FIN-BL-AVG	1980	Class	C-CONCRT/MASONRY-WLS
Class	C-CONCRT/MASONRY-WLS	Depreciation	AVERAGE
Depreciation	AVERAGE	Depreciation	57%
Depreciation	57%	Exterior Walls	23-BRK-REG-BRK-O-IND
Exterior Walls	23-BRK-REG-BRK-O-IND	Exterior Walls	34-BLD-FRONT-LO-COST
Exterior Walls	34-BLD-FRONT-LO-COST	Interior Finish	CLB-CLUB
EXTRA-FIX	8	Occupancy	CLB-CLUB
Interior Finish	TRC-TABLE-RESTAURANT	Quality	C-
Occupancy	TRC-TABLE-RESTAURANT	Sprinkler	N
Quality	C-		
Sprinkler	N		

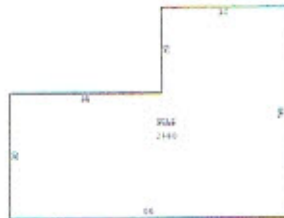
Addition Summary

Story	Type	Code	Area
1.00	LOADG PLAT CON	LPC	80
1.00	OPEN PORCH FIN	OPF	264

Building Sketch



Photograph



No Photo Found

Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	6960	SIZE	ASPHALT PAVING	\$2.22		1983	65	0	0		\$4,218
1	9884	SIZE	IMPERVIOUS ARE			2021	100	0	0		

Total Misc Improvements Value Assessed: \$4,218

Land Summary

Land Class: C150-FOOD/BV

Deeded Acres: 0

Calculated Acres: 0.23

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
CC		1096-COMM-SQ-FOOTAG	10454.40 SQUARE FOOT PRICED	\$3.8		1.02	\$40,521

Total Land Value Assessed: \$40,521

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	WANG, JAMES I/ WANG, CHUNCHA C	WD-WARRANTY DEED	100	0		007177	00072	3/16/2006
1 Back	WANG, YONG SUL	QC-QUIT CLAIM DEED	100	0		005007	00479	12/31/1998
2 Back	WANG, YOUNG SUL	WD-WARRANTY DEED	100	600	\$300,000	005007	00476	12/31/1998
3 Back	ONEILL, JOHN JOSEPH/ ONEILL, SUSAN MICHICO	WD-WARRANTY DEED	100	499	\$249,500	004556	00550	9/27/1996
4 Back	MCINTYRE, PAUL C/ MCINTYRE, HWAJA	WD-WARRANTY DEED	100	500	\$250,000	004501	00772	6/4/1996
5 Back	ONEILL, ROBERT J	WD-WARRANTY DEED	100	148	\$74,000	004133	00271	3/28/1994
6 Back	KANG, JOON/ CHUNG, HOON	TD-TRUSTEES DEED	100	165	\$165,000	003405	00421	7/29/1988
7 Back	KANG, JOON/ CHUNG, HOON	QC-QUIT CLAIM DEED	100	0		003405	00418	7/29/1988

Notes Summary

Building Card	Date	Line	Notes
No Data			