

LOCATION & OWNER INFORMATION

PARCEL ID

46-43-45-27-09-000-0350

NBHD

460300RS

PARCEL ADDR

40 HARBOUR DR S

LEGAL

RIDGE HARBOUR ESTATES LT 35

TAX DISTRICT

46984

OWNER

NEWMAN BERNARD & NEWMAN JUDITH E

ADDRESS

210 W RITTENHOUSE SQ APT 2706
PHILADELPHIA PA 19103-5777



0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

TOTAL CARDS:1

GIS ACRES: .2309

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	16-JUN-23	3	A	60

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	3,317,195
OVERRIDE	
INCOME	0
PRIOR YR VAL	3,133,179
BUILDING	683,171
OBJ's	54,024
LAND	2,580,000
MARKET	3,317,195
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.78
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
33626	913	DT	Q	I	3,514,000	27-MAY-22
32329	1392	WD	Q	I	2,300,000	15-MAR-21
RX-10692930						
27605	629	WD	QM	I	1,127,000	11-JUN-15
RELOCATION SALE PER MAILER SELLER PD \$13000 BUYER'S CLOSING COS						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
20118	14-JUL-20	F	03	T	2021	4,300
18860	31-OCT-18	F	05	T	2019	32,800
18956	23-OCT-18	F	05	T	2019	6,280
18943	17-OCT-18	F	05	T	2019	0

NOTES

PETN2025-2395

OBJ INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	2	DCK	1984			0	0	843	1	C		13.80	A	A	25					100	2,908.00
1	4	BOL	2002	2002				1	1	C		3,000.00	A	A	25					100	750.00
1	5	PL1	1984	1989		0	0	1	1	C	1	41,100.00	A	A	25					100	10,275.00
1	6	DOK	2019	2019				518	1	C	1	95.55	A	A	81					100	40,091.00
OBJ VALUE																					54,024.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0131	RSF			U	W1			107	10,058	0.23	1	2,150,000.00	T	1.2		0	100	2,580,000.00
NOTES:										FUTURE LAND USE:									
TOTAL ACRES										.2309									
										TOTAL LAND VALUE									
										2,580,000.00									

REV: 10 A 20-MAR-23

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 0	BAS	100	2322	
BASE AREA				
A1 1	FSP	34	263	
FINISHED SCREENED PORCH				
A2 2	FOP	28	20	
FINISHED OPEN PORCH				
A3 3	FGR	44	552	
FINISHED GARAGE				
A4 4	FOP	28	44	
FINISHED OPEN PORCH				
A5 5	FUS	87	804	
FINISHED UPPER STORY				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			4005	

46-43-45-27-09-000-0350

RESIDENTIAL

40 HARBOUR DR S

VECTOR:
BAS(A0CL38D7D1VR5D4VL5D5L24D19L2D21R29U8R6U4R5U16R20U11R4U18)FSP(A1L38D7CL24D10R24VU5R5VU4L5U1)FOP(A2L38D7L24D10R24VU5R5VU4L5U1D1VR5D4VL5D5L24D19L2D21R29U8R6CR5U4L5D4)FGR(A3L38D7L24D10R24VU5R5VU4L5U1D1VR5D4VL5D5L24D19L2D21R29U8R6R5CD3R24U23L24D20)FOP(A4L38D7L24D10R24VU5R5VU4L5U1D1VR5D4VL5D5L24D19L2D21R29U8R6R5D3R24U23CU11L4D11R4)FUS(A5R15CD12VD17R18R15U29L33)

TOTAL SQ FT4005

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0900	ID	1	EXC-RESIDENT C&D	
1.28			NBHD FACTOR	
2	/		LEVEL / UNIT TYPE	
3	/		UNIT HEIGHT / BLDG HEIGHT	
2	/	1	BED RM / TOT RM	
	/	8	FULL BA / HALF BA	
	/		ADD FIX / TOTAL FIX	
1984	/	2010	YRBLT / EFFYR	
2014	/	0	YR / % REMODELED	
			REMOD KTCH / BATH	
R4	/	AV	GRADE / CDU	
84	/		% GOOD / DEPR TB	
			FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
00			EW2 NONE	
04			RS WOOD TRUSS	
12			RC MOD. METAL	
05			IW1 DRYWALL	
00			IW2 N/A	
15			FT1 CERAMIC/QUARRY	
14			FT2 CARPETING	
3			HEAT HTG & AC	
4			HEAT SYS FORCED AIR DUCT	
			KB_ADJ	
			MKT_ADJ	
			FUNC	
			ECON	
100			SOH%	
3,371 EFF BLDG AREA				
3,126 SQ FT LIVING AREA				
3,371 TOTAL EBA				

NOTES:
BLDG 001 FLOORINGS PER MLS RX-10692930 (2021 SALE)

L#	COD	LENGTH	WIDTH	EL	ST	ID	UT	VALUE

635,389	RCN
533,727	RCNLD
683,171	ADJRCNLD
1 TOTAL ID UNIT VALUE	

LN	SE	LEVEL		YR	EFF	AREA SIZE	EXTER	USE	NAME	WA	EXTERIOR	CN TYP	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC
NO	NO	FR	TO	BLT	YB		PERM	TYPE		HT	WALL		TYPE	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN