

Burlington County Seminar

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Introduction

- Bill Raska, CTA
- Presentation as PDF
- www.MicroSystems-nj.com
- or
- www.msnj.us

www.msnj.us



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Software Used on

- Browser (Chrome, IE) White Screen
- Phone (Android, Apple)
- CRT (Legacy) Blue Screen

Browser Access

- www.msnj.us/burlington

www.msnj.us/burlington

Burlington

Not secure | www.msnj.us/burlington/

Burlington County Mod-IV

[Tax Records Search \(njactb.org\)](#)
[Deed Search \(press.co.burlington.nj.us\)](#)
[Web Login](#)

REPORTS

[Outstanding Sr1a Report](#)
[Sr1a Worksheet Report](#)
[Accepted Transaction Reports](#)

[Tax List](#)
[Tax Collector's Duplicate](#)
[Extended Tax Duplicate](#)
[Added Assessment Proof and/or List](#)
[Tax List Proof](#)
[Post Card Proof/Report](#)

LINKS

[Micro Systems Web Page](#)
[Contact Information](#)
[Paperless Deeds Instructions](#)

To Create an Icon on Your Desktop, Drag the Following Link to your Desktop:
[Burlington County Mod4](#)

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Login

Web-Based Mod-IV and PRC System

LOGIN

First Name:	Bill
Last Name:	Raska
Email Address:	bill@microsystems-nj.com
Password:

Do you accept all the terms of the following License Agreement?
If you choose 'Close', this window will close. If you choose 'Submit', you agree to the following license Agreement:
(Use the scroll bar to read the entire agreement)

MicroSystems-nj.com, L.L.C. LICENSE AGREEMENT

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Update Photo via Phone

- Step 1: Login and Search Mod4

Search Mod4

https://www.msnj.us/

SubmitSearch Clear Close Help

Block: Lot: Q:

Mod4 Calc History Land Bldg Sketc

L: I: T: (Change:) SF:

Owner:

Street:

Town:

Deductions: S V W R D

Prior Block: Lot:

Land:

Impr:

Exempt:

NetValue:

Land Dim:

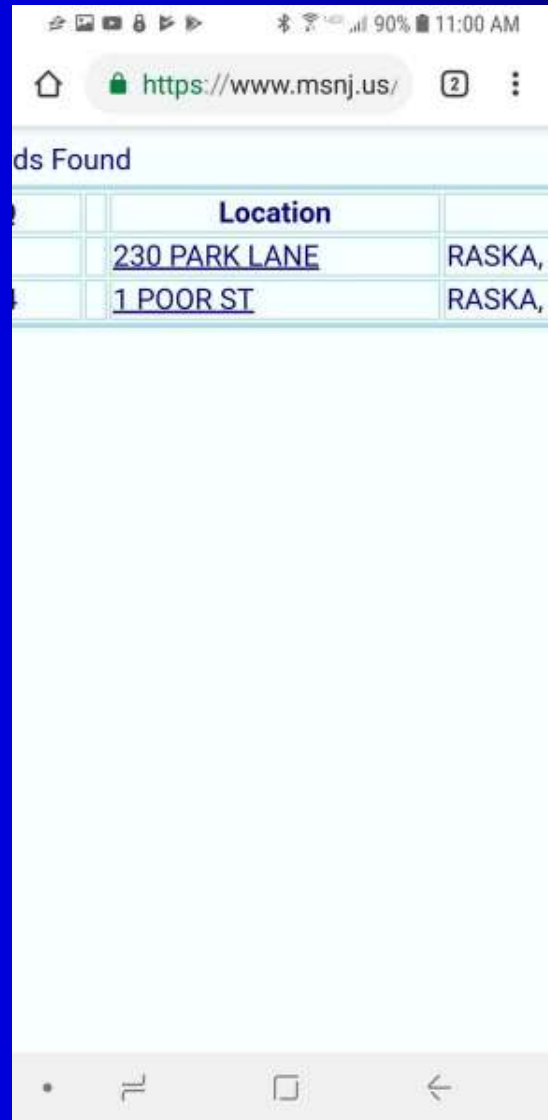
Bldg Desc:

Addl Lots:

Update Photo via Phone

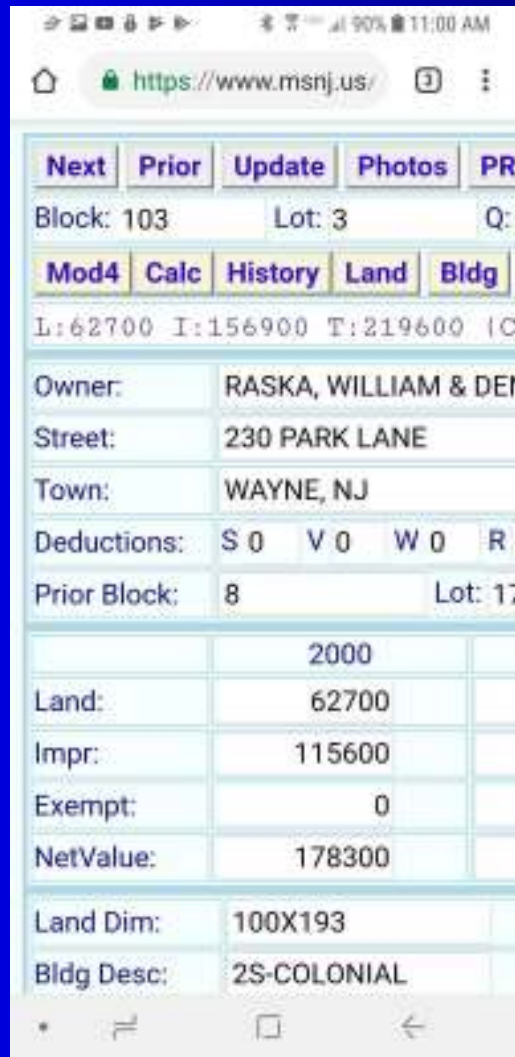
- Step 2: Choose Record
- Hint: Search Block Only and Choose Lot from List
- Click on Property Location to Select Record

Choose Record



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Mod4



https://www.msnj.us/

Next Prior Update Photos PR

Block: 103 Lot: 3 Q:

Mod4 Calc History Land Bldg

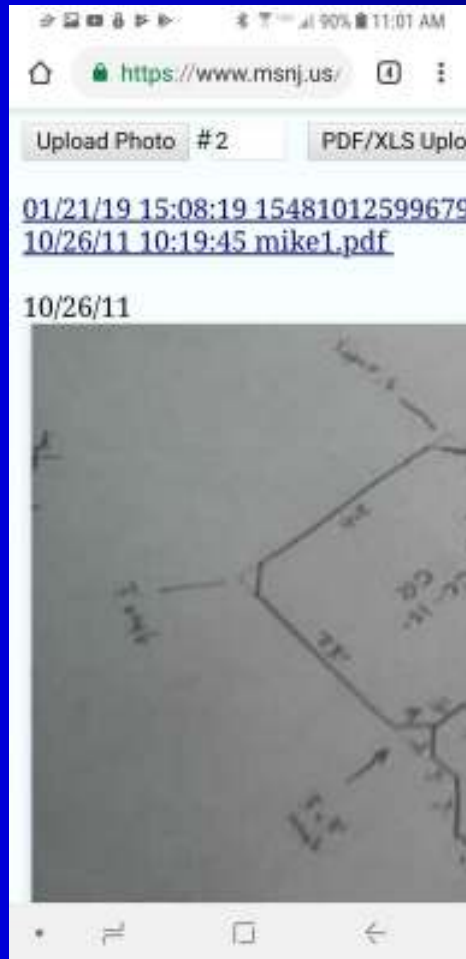
L:62700 I:156900 T:219600 (C)

Owner:	RASKA, WILLIAM & DEN	
Street:	230 PARK LANE	
Town:	WAYNE, NJ	
Deductions:	S 0	V 0 W 0 R 0
Prior Block:	8	Lot: 17
	2000	
Land:	62700	
Impr:	115600	
Exempt:	0	
NetValue:	178300	
Land Dim:	100X193	
Bldg Desc:	2S-COLONIAL	

Update Photo via Phone

- Step 3: Click “Photos”

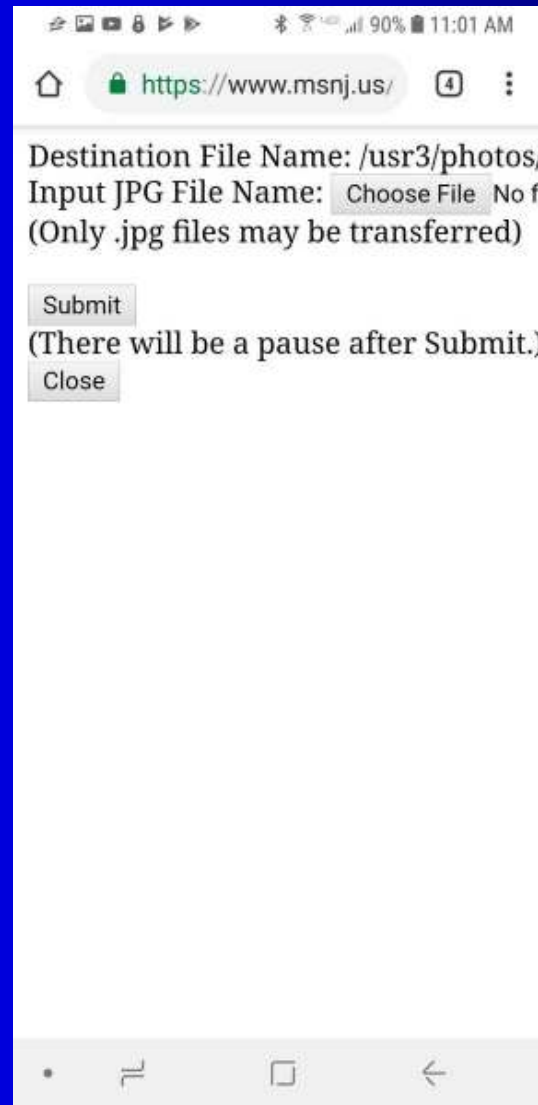
Photos



Update Photo via Phone

- Step 4: Click “Upload Photo”
- Photo Number can be entered.
- Excel and PDF files can be Uploaded Too
- Step 5: Click “Choose File

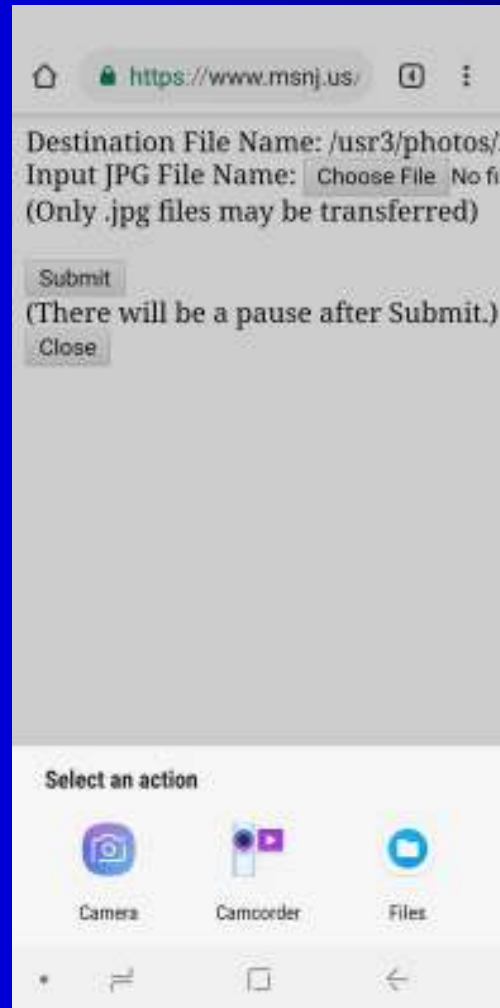
Choose File



Update Photo via Phone

- Step 6: Click “Camera”.
- Step 7: Take the Picture
- Hold Phone Horizontally

Camera



Update Photo via Phone

- Step 8: Click “Ok”.
- Or Retry

Ok



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Update Photo via Phone

- Step 9: Click “Submit”.

Submit



Update Photo via Phone

- Linked to Block/Lot
- Latitude and Longitude are Embedded
- Stored on our Server
- No Extra Steps
- Also Saved on Phone

Close



Photos



More....

Block:73 Lot:19 - Internet Explorer
http://193.1.9.190/cgi/vect/search.cgi?h00=73&h01=19&h02=&h03=M&cc=02&dd=02&ff=&ms_id=3&nop=1&cryptpwd=fCIjsw5J7w6&search_submit=18

Next Prior Update Photos PRC Help Close

Block: 73 Lot: 19 Q: B: M Loc: 14 WARREN LANE

Mod4 Calc History Land Bldg Sketch Fixtures Detached More...

L:0 I:0 T:0 (Change:-832600) SF:0 ALPINE

Added Assmt Google Reports Sr1a Deed Signature ComPrc

Insp Date	Id	Reason	Info By	Insp Results

Op:		Collected:		Topo:	
Util2:		Windows:		Info By:	
DeprTbl:		DeprTbl:		Ov:	
Int:		Int2:		Fillr:	
Misc1:		Misc2:		Qual2:	

Google

The screenshot displays the Google Maps interface in Internet Explorer. The browser's address bar shows the URL: <https://www.google.com/maps?hl=en&q=14+WARREN+LANE+ALPINE+NJ>. The search bar contains the text "14 WARREN LANE ALPINE NJ".

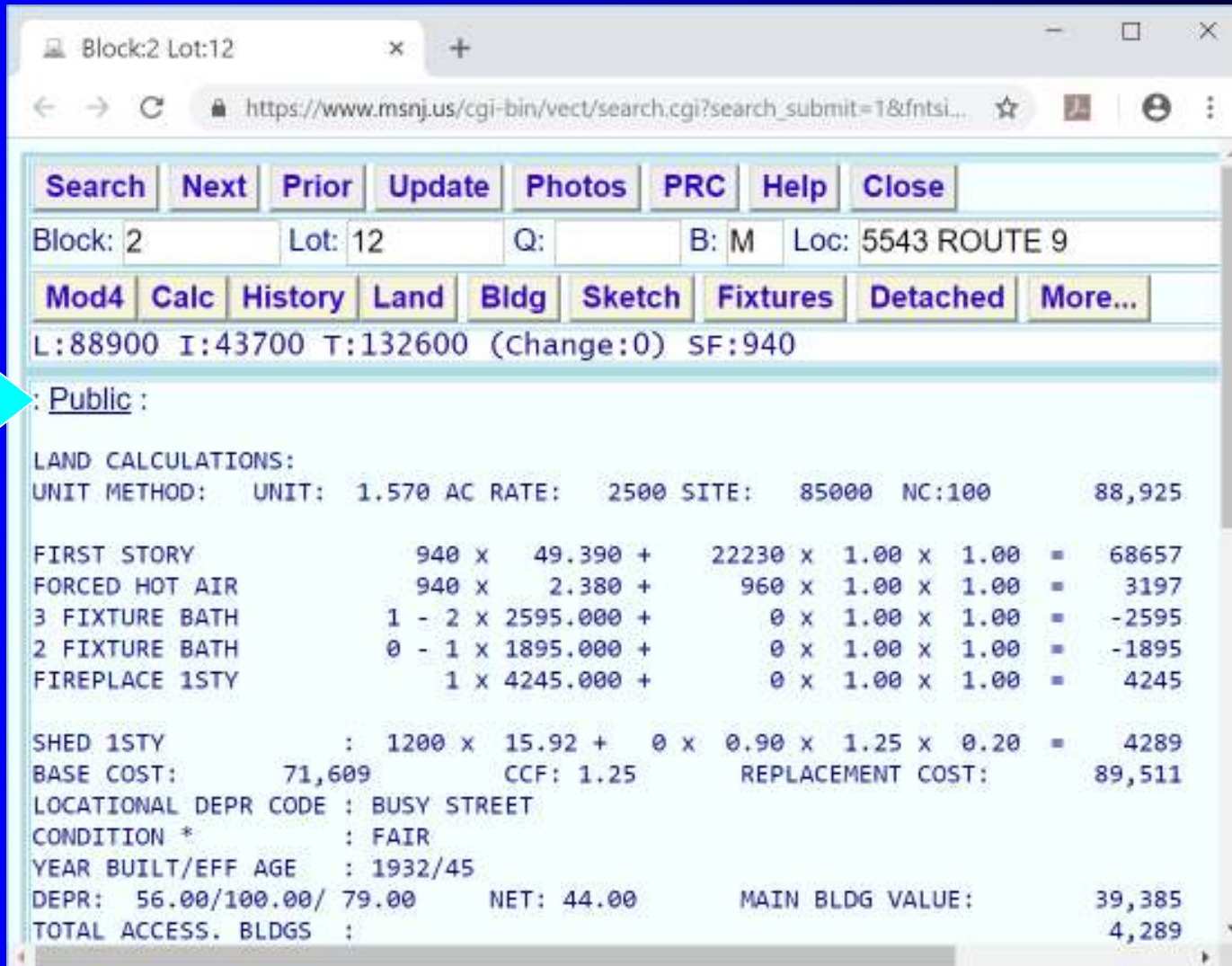
On the left side, a panel for the location "14 Warren Ln" is visible. It includes the address "Closter, NJ 07624" and a street view image of a paved road lined with trees and a fence. Below the image are links for "Directions", "Search nearby", and "more".

The main map area shows a street view of "Closter Dock Rd" and "Warren Ln". A red location pin is placed on Warren Ln. The map includes a compass, a person icon, a scale bar (500 ft / 200 m), and a "Satellite" view selector. The bottom of the map shows "Map data ©2013 Google" and links for "Edit in Google Map Maker" and "Report a problem".

Cell Phone Usage

- Email Yourself Notes
- Hand Swipe for Screen Shot
- Scanner
- Directions (Google Button)

Calculations



Block:2 Lot:12

https://www.msnj.us/cgi-bin/vect/search.cgi?search_submit=1&fntsi...

Search Next Prior Update Photos PRC Help Close

Block: 2 Lot: 12 Q: B: M Loc: 5543 ROUTE 9

Mod4 Calc History Land Bldg Sketch Fixtures Detached More...

L:88900 I:43700 T:132600 (Change:0) SF:940

[Public](#) :

LAND CALCULATIONS:

UNIT METHOD: UNIT: 1.570 AC RATE: 2500 SITE: 85000 NC:100 88,925

FIRST STORY	940 x	49.390 +	22230 x	1.00 x	1.00	=	68657	
FORCED HOT AIR	940 x	2.380 +	960 x	1.00 x	1.00	=	3197	
3 FIXTURE BATH	1 - 2 x	2595.000 +	0 x	1.00 x	1.00	=	-2595	
2 FIXTURE BATH	0 - 1 x	1895.000 +	0 x	1.00 x	1.00	=	-1895	
FIREPLACE 1STY	1 x	4245.000 +	0 x	1.00 x	1.00	=	4245	
SHED 1STY	: 1200 x	15.92 +	0 x	0.90 x	1.25 x 0.20	=	4289	
BASE COST:	71,609	CCF: 1.25	REPLACEMENT COST:				89,511	
LOCATIONAL DEPR CODE	: BUSY STREET							
CONDITION *	: FAIR							
YEAR BUILT/EFF AGE	: 1932/45							
DEPR: 56.00/100.00/ 79.00	NET: 44.00	MAIN BLDG VALUE:						39,385
TOTAL ACCESS. BLDGS							4,289	

Njactb.org

Block:100.01 Lot:3 x Property Detail x +

← → ↻ Not secure | tax1.co.monmouth.nj.us/cgi-bin/m4.cgi?district=0324&l0... ☆

New Search **Property Card**

Block: **100.01** Prop Loc: **29 STARBOARD WAY** Owner: **SABBAH, JAWAD** Square Ft: **3320**
Lot: **3** District: **0324 MOUNT LAUREL** Street: **29 STARBOARD WAY** Year Built: **2014**
Qual: Class: **2** City State: **MT LAUREL, NJ 08054** Style: **CO**

Additional Information

Prior Block: **100** Acct Num: Addl Lots: EPL Code: **0 0 0**
Prior Lot: **2** Mtg Acct: Land Desc: **8100 SF** Statute:
Prior Qual: Bank Code: **0** Bldg Desc: **ROCKPORT** Initial: **000000**
Updated: **07/03/18** Tax Codes: **F01** Class4Cd: **0** Desc:
Zone: **RPSF** Map Page: Acreage: **0.19** Taxes: **13483.8**

Sale Information

Sale Date: **05/25/18** Book: **13337** Page: **7424** Price: **517750** NU#: **0**

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	12/30/14	13155	6664	528920	7	23.80	BHOGAL, JASMEET S & AMANDEEP K
More Info	05/25/18	13337	7424	517750		91.03	SABBAH, JAWAD

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
2019	SABBAH, JAWAD 29 STARBOARD WAY MT LAUREL, NJ 08054	125900 345400 471300	0	471300	2
2018	BHOGAL, JASMEET S & AMANDEEP K 29 STARBOARD WAY MT LAUREL, NJ 08054	125900 345400 471300	0	471300	2

PRC

Block	100.01	Land Desc	8100 SF	Owners Name	BHOGAL, JASMEET S & AMANDEEP K	Land	125,900	Exemption		Net Taxable Value	Deductions		
Lot	3	Bldg Desc	ROCKPORT	Street Address	29 STARBOARD WAY	Bank	00000	Impr	345,400	Code		Cd	No-Ow
Qual		Addl Lots		City & State	MT LAUREL, NJ	Zip	08054	Total	471,300	Value	0		
Acct#		Acreage	0.190	Class	2	Property Location	29 STARBOARD WAY	Zone	RPSF				

DESCRIPTION	SKETCH
<p>SITE INFORMATION</p> <p>Sewer: YES Water: YES Gas: YES Topography: LEVEL Road: PAVED EASEMENT BUSY ROAD</p> <p>BUILDING INFORMATION</p> <p>Type and Use: ONE FAMILY Story Height: TWO STORY Style: COLONIAL Exterior Fin: VINYL SIDING</p> <p>Roof Type: HIP Roof Material: ASPHALT SHINGLE Foundation: POURED CONCRETE Condition: AVERAGE Quality: 17 Source:</p> <p>Bath: Mod:5 Avg: Old: Kitchen: Mod:1 Avg: Old: Room Count: Tot:10 Bed: 4 Bth: 5 Year Built: 2014 Eff Age (Years): 4 Livable Area: 3320</p> <p>BASEMENT 1474 SF BASEMENT FIN 1149 SF FIRST STORY 1846 SF UPPER STORY 1846 SF BUILT-IN GARAGE 372 SF FORCED HOT AIR 3320 SF AC ADDED TO HOT 3320 SF 5 FIXTURE BATH 1 4 FIXTURE BATH 1 3 FIXTURE BATH 2 2 FIXTURE BATH 1 FIREPLACE 1STY 1 OPEN PORCH 74 ATTACHED GARAGE 20</p> <p>SALE DATE 00/00/00 SALE PRICE 0</p>	<p>01/22/19 Scale: 10</p>

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Laser Measure

- Leica DISTO E7500i
 - Blue Tooth to Transfer Measurements
 - Video Cross Hairs
 - Triangulation
- Target
 - AdirPro 708-01 Red Magnetic
 - Huepar TP01R-Magnetic Floor Laser Target

Laser Measure

- Loctite Fun-Tak

Sale/Comps Search

- Automatic
- Specify Criteria

Automatic Search for Sales

- Web Program
- History
- Recent Sales

History

Block:1307 Lot:17 - Windows Internet Explorer
http://193.1.9.196/cgi/vect/search.cgi?h00=1307&h01=17&h02= &h03=M&cc=08&dd=01&ff=&ms_id=1&nop=1&cryptpwd=

Next Prior Update Photos PRC Help Close

Block: 1307 Lot: 17 Q: B: M Loc: 207 NORTH NEW STREET

Mod4 Calc **History** Land Building Sketch Fixtures Detached More....

L:18900 I:55100 T:74000 (change:0) SF:1292 CLAYTON BORO

Recent Sales

Last Sale: 08/15/00 Bk 3152 Pg 194 Price: 58000 Nu 10 Cd 127.59 %

Date	Grantor/Grantee	Amount	NU
08/15/00	BEEBE, HOWARD R	58000	
	RAABE, LEMUEL S & DIEM, MARGARET A		

Tax List

Year	Owner	Land	Impr	Exmpt	Net
2011	RAABE LEMUEL S & DIEM MARGARET A	18900	55100	0	74000
2010	RAABE LEMUEL S & DIEM MARGARET A	18900	55100	0	74000
2009	RAABE LEMUEL S & DIEM MARGARET A	18900	55100	0	74000
2008	RAABE LEMUEL S & DIEM MARGARET A	18900	55100	0	74000

Building Permits

Date	Number	Description	Amount/AA	Compl/CO
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Tax Appeals

Date	Number	Judgement Code	Land	Impr	Exmpt	Net
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Done Internet | Protected Mode: Off 125%

Auto Find Sales

Sales Detail - Internet Explorer
https://www.msri.us/cgi-bin/vedt/sales.cgi?zoom=&cc=03&dd=08&ff=&ms_id=731&cryptpwd=4H0UgXr76Yw&hd0=507&hd1=8&hd2=&hd3=M

Block: Prop Loc: 709 PEAR AVE Owner: BENNETT, ETTA C
 Lot: District: 08 - CINNAMINSON Street: 709 PEAR ST
 Qual: County: 03 - BURLINGTON City State: 08077

Additional Information

Square Ft: 1228 Year Built: 1960 Class: 2
 Acreage: 0.275 Bldg Desc: 1SF3AG Style: CC - CAPE COD
 Zone: ER Land Desc: 120X100 Neigh: ER
 Map Page: Addl Lots:

Assessment History

Year	Owner	Land	Impr	Exmpt	Net
2014	BENNETT, ETTA C	44300	105300		149600
2013	BENNETT, ETTA C	78600	101800		180400
2012	BENNETT, ETTA C	78600	101800		180400

Sale History

Date	Book	Page	Price	NU Code	Grantor
12/26/03	6147	904	1	10	BENNETT, EDWARD & ETTA C

Comps

Block	Lot	Qual
<input type="text" value="609"/>	<input type="text" value="3"/>	<input type="text"/>
<input type="text" value="904"/>	<input type="text" value="17.02"/>	<input type="text"/>
<input type="text" value="903"/>	<input type="text" value="10.01"/>	<input type="text"/>

Recent Sales

Block	Lot	Qual	Location	Sale Date	Price	NU	Class	SqFt	Acres	Style	Neigh
<input type="checkbox"/> 507	15		823 PEAR AVE	09/21/12	150000	2		1140	0.333	RA	ER
<input type="checkbox"/> 501	7		1941 BROAD ST	01/31/14	27500	2		1106	0.103	CL	ER
<input type="checkbox"/> 501	7		1941 BROAD ST	01/21/14	35000	10	2	1106	0.103	CL	ER

Auto Find Criteria

- Neighborhood
- Style
- Ratio
- Livable Area
- Time

Information for Taxpayers

- www.patersonnj.gov
- Click: Government, Finance, Tax Assessor
- Click: Services, Assessment Records (at bottom)
- Taxpayers Can Find their Own Comps
- Available Since 2007

Select Comps

- Check Box
- Click Compare

Compare

Comps - Internet Explorer
 https://www.msnj.us/cgi-bin/vect/comps.cgi

Back PDF Print

	SUBJECT	COMP #1	ADJ	COMP #2	ADJ	COMP #3
BLOCK:	507	609		304		303
LOT:	8	3		17.02		10.01
ADDRESS:	709 PEAR AVE 9	913 UNION LANDING RD		530 ZEISNER ST		548 KERN ST
SALE PRICE:	0	115,000		162,000		125,342
PRICE/SF LIVABLE AREA:	0.00	90.77		110.35		76.80
DATE OF SALE:	0	05/29/14	0	12/22/14	0	04/17/13
MAP PAGE:						
VCS:	ER	ER		ER		ER
LOT DIMENSIONS:	50 X 100	50 X 130	0	50 X 125	0	50 X 100
LOT SIZE (ACRES):	0.28	0.15	0	0.14	0	0.29
LOCATION ADJ:			8700		4800	

Compare Page

- Adjustments from Legacy Reports Menu
- #18 Comparable Sale Analysis Grid
- Block/Lots Become Defaults for
- #19 Print Comparable Sales
- Adjustments Can be Over Written

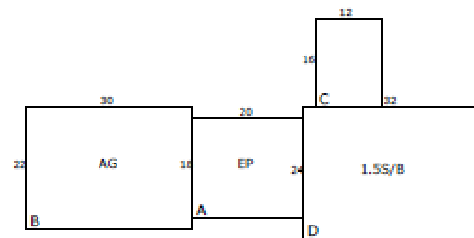
Residential Appraisal Report

CINNAMINSON

01/06/15

SUBJECT		COMPARABLE #1			COMPARABLE #2			COMPARABLE #3		
Block	507	2803			2904			416		
Lot	8	17			27			8		
Qual										
Address	709 PEAR AVE	2103 CHESTNUT HILL D			603 PARRY BLVD			712 S RANDOLPH AVE		
Proximity to Subj.										
Sale Price	0	145,394			235,000			109,900		
Price/Gross Liv. Area	0.00	113.95			167.86			88.06		
Data Source(s)	Inspection	Deed, Assessor's records, insp.			Deed, Assessor's records, insp.			Deed, Assessor's records, insp.		
Verification Source(s)										
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adj.		DESCRIPTION	+(-) \$ Adj.		DESCRIPTION	+(-) \$ Adj.	
Sale or Financing Concessions		Conventional			Conventional			Conventional		
Date of Sale/Time	0	10/25/13	0		12/20/13	0		11/27/02	0	
Location	Good	Similar	-26100		Similar	-18200		Similar	1800	
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site Size (Acres)	50 X 100 0.28	43 X 150 0.00	0		75 X 135 0.26	0		50 X 150 0.26	0	
Design (Style)	CAPE COD	RANCH			RANCH			RANCH		
Construction/Siding										
Actual Age/Eff Age	0 / 28	0 / 33	0		0 / 33	0		0 / 28	0	
Condition			0			0			0	
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	7 1 1	6 3 1.5	-1900		7 4 2	-2500		0 0 1	0	
Gross Liv. Area	1228 sf	1276 sf	0		1400 sf	0		1248 sf	0	
Basement & Fin. Rooms Below Grade	768 sf 0% Finished	1056 - sf 20% Finished	-3935		616 sf 36% Finished	400		1248 - sf 0% Finished	-4800	
Functional Utility										
Heating										
Cooling	NONE	NONE	0		NONE	0		NONE	0	
Energy Efficient Items										
Garage/Carport	660 sf	253 sf	6105		220 sf	6600		0 sf	9900	
Patio/Porch/Deck	552 sf	192 sf	2880		308 sf	1376		0 sf	3840	
Fireplace(s) etc.	1	0	2600		0	2600		0	2600	
Pool	0 sf	0 sf	0		0 sf	0		0 sf	0	
OTHER			0			0			0	
Net Adjust.(Total)			-20350			-9724			13340	
Adj. Sales Price of Comparables			125044			225276			123240	

Subject Property
709 PEAR AVE



A=EP (360)
B=AG (660)
C=PD (192)
D=1.5S/B (768)

Comparable Sale #1
2103 CHESTNUT HILL D



Comparable Sale #2
603 PARRY BLVD



Comparable Sale #3
712 S RANDOLPH AVE



Comparable Sales Grid

```

71.172.33.26 - SecureCRT
| WEB DEED 18 28 38 48 58 68 78 88 98 PRC PDF
PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen ** 1: compsale file**
-----
COMPARABLE SALE ANALYSIS ADJUSTMENT GRID
1 INSTRUCTIONS: Press Q, <Esc>, then press U to update.

TIME ADJ/MONTH 0.0 % ADJ SALES TO DATE 00/00/00
SF LIVABLE AREA (AVG) 30.0 /SF BEDROOM(S) 0.0 Each
SF LIVABLE AREA (GOOD) 50.0 /SF
SF LIVABLE AREA (EXC) 60.0 /SF FIREPLACE(S) 2600.0 Each
BASEMENT AREA 10.0 /SF FREE STANDING FP(S) 1500.0 Each
FINISHED BASEMENT 5.0 /SF GARAGE AREA 15.0 /SF
DECK/PATIO AREA 5.0 /SF
EXTERIOR WALLS - BRICK 0.0 % OPEN PORCH AREA 3.0 /SF
EXTERIOR WALLS - STONE 0.0 % ENCLOSED PORCH AREA 8.0 /SF
AGE (YEAR BUILT) 0.0 %/Yr
ELEC HEAT ADJ 0.0 % POOL AREA 15.0 /SF
SEPARATE A/C AREA 0.0 /SF LOCATION ECONOMIC % 0.0
5 FIXT. BATH(S) 3500.0 Each LOT SIZE (SF) 0.0 /SF
4 FIXT. BATH(S) 3000.0 Each
3 FIXT. BATH(S) 2500.0 Each MIN ADJUSTMENT % 0.0
2 FIXT BATH(S) 1900.0 Each

```

Comparable Sales Options

```
71.172.33.26 - SecureCRT
| WEB DEED 18 28 38 48 58 68 78 88 98 PRC PDF
Options:
0 - Standard Version (Year Blt Adj Should Be Positive)
1 - Realty Appraisal (Year Blt Adj Should Be Negative)
2 - Holzhauser      (Year Blt Adj Should Be Negative)
                    (Condition Must be Numeric)
3 - PRC Conversion  (Year Blt Adj Should Be Negative)
7 - NO Adjustments  (Property Evaluations)

0
Do you want to Print Old Block/Lots? (y or n)
Note: Only Current Block/Lot Can be used to Select Records.

Do you want Tax List or Current Calculation values? (t or c)
Tax List Values Will be Printed.

SUBJECT:
-----
Block (Press Enter for Default=507 ):
Lot   (Press Enter for Default=8   ):
Qual  (Press Enter for Default=   ): ■
```

Custom Sales Search

- Date
- Neighborhood
- Livable Area
- Style
- Year Built

Web Reports



Reports
Additional Buildings
Appeals List
Audit Report
Codes Table
Class Totals
Comparable Sales Search
Error Report
Inspector Report
Log of Records to Send
Photos List
PRC Mailer
PRC/i98 Compare
Preferences
Property Card Residential
Property Card Commercial
Sale/VCS Report
Sales Data Sheet
Upload/Download Menu
Zip Master File

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Sales Search - Internet Explorer
 https://www.msnj.us/cgi-t Sales Search

Block:	507	Owner:	BENNETT, ETTA C		
Lot:	8	Location:	709 PEAR AVE		
Qual:		Search Criteria			
Sale Date:	12/26/03	10/01/13	-	10/1/14	
Price:	1		-		
Class:	2				
Neigh:	ER				
SFLA:	1228	1000	-	1700	
Style:	CC-CAPE COD				
Yr Built:	1960	1950	-	1970	
BathRms:	1				
BedRms:	1				
Land:		44300			
Impr:		105300			
Total:		149600			

Comp 1	Block:	2803	Lot:	17	Qual:	
Comp 2	Block:	2904	Lot:	27	Qual:	
Comp 3	Block:		Lot:		Qual:	
Comp 4	Block:		Lot:		Qual:	
Comp 5	Block:		Lot:		Qual:	

Sales																	
	Block	Lot	Qual	Location	Sale Date	Price	NU	Class	SqFt	Acres	Style	Neigh	Built	BR	Bath	Tot	TU
<input type="checkbox"/>	3011	18		3101 GEORGETOWN RD	11/27/13	315000	7	2	1554	0.657	RR-RAISED RANCH	PR	1967	3	3		1
<input type="checkbox"/>	2305	10		260 BOXWOOD LN	05/16/14	304530	12	2	1696	0.000	SL-SPLIT LEVEL	BS	1956	3	3		1
<input type="checkbox"/>	2806	11		2304 BEVERLY RD	05/16/14	245500		2	1552	0.258	CL-COLONIAL	RW	1960	4	3		1
<input type="checkbox"/>	2601	12		603 WILLOW DR	11/15/13	245000		2	1510	0.000	SL-SPLIT LEVEL	FF	1960	3	3		1
<input checked="" type="checkbox"/>	2904	27		603 PARRY BLVD	12/20/13	235000		2	1400	0.263	RA-RANCH	RW	1965	4	2		1

Comps - Internet Explorer
 https://www.msnj.us/cgi-t Comps

Back Calculate PDF Rpt 08 CINNAMINSON

	SUBJECT	RATE	COMP #1	ADJ	COMP #2	ADJ	COMP #3	ADJ
Block	507		2803		2904		416	
Lot	8		17		27		8	
Qual								
Location	709 PEAR AVE		2103 CHESTNUT HILL DR		603 PARRY BLVD		712 S RANDOLPH AVE	
Owner	BENNETT, ETTA C		AYDJIAN, ALICE		HOPKINS, BRIDGET		FEDERAL HOME LOAN MORTGAGE CORP	
Land	44300		70400		62500		42500	
Impr	105300		116900		127900		97600	
Total	149600		187300		190400		140100	
Sale Price			145394		235000		145278	
Adjusted			145394	0	230000	-5000	145278	0
Price/SF			113.95		167.86		116.41	
Sale Date			10/25/13		12/20/13		08/18/14	
Neigh	ER		RW		RW		ER	
VCS	ER		RW		RW		ER	
LotDesc	120X100		100X150IR		85X135		75X150	
Acres	0.275		0.000		0.263		0.258	
PropClass	2		2		2		2	
BldgClass	16		17		17		16	
YearBuilt	1960		1959		1965		1958	
Condition	AVERAGE		AVERAGE		AVERAGE		GOOD	
NetCondition	69.35		67.00		67.00		73.00	
Style	CAPE COD		RANCH		RANCH		RANCH	
StoryHt	1.5 STORY		ONE STORY		ONE STORY		ONE STORY	
LivingArea	1228		1276		1400		1248	
ExtFin	VINYL SIDING		STUCCO		WOOD SIDING		VINYL SIDING	
ExtFin2	STUCCO							
HeatSystem	FORCED HOT AIR		FORCED HOT AIR		FORCED HOT AIR		FORCED HOT AIR	

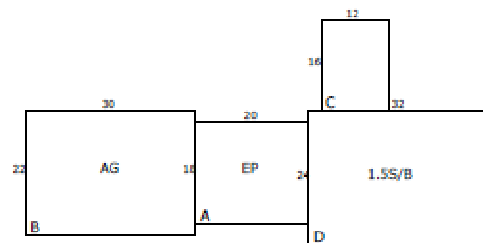
Subject Property

709 PEAR AVE Block: 507 Lot: 8

Owner: BENNETT, ETTA C

Assessment

Land: 44,300
Impr: 105,300
Total: 149,600



A=EP (360)
B=AG (660)
C=PD (192)
D=1.5S/B (768)

Sales Comparison Report

CINNAMINSON

01/06/15

SUBJECT		COMPARABLE #1			COMPARABLE #2			COMPARABLE #3		
Block	507	2803			2904			416		
Lot	8	17			27			8		
Qual Address	709 PEAR AVE	2103 CHESTNUT HILL DR			603 PARRY BLVD			712 S RANDOLPH AVE		
Sale Price		145394			235000			145278		
Price/Gross Liv. Area		113.95			167.86			116.41		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adj.		DESCRIPTION	+(-) \$ Adj.		DESCRIPTION	+(-) \$ Adj.	
Date of Sale		10/25/13			12/20/13			08/18/14		
Neighborhood	ER	RW			RW			ER		
Site Lot Desc.	120X100	100X150IR			85X135			75X150		
Design (Style)	CAPE COD	RANCH			RANCH			RANCH		
Construction/Siding	VINYL SIDING STUCCO	STUCCO			WOOD SIDING			VINYL SIDING		
Year Built	1960	1959			1965			1958		
Above Grade	Total Bdrms Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count	7 1 1 /	6	3	1 / 1	7	4	2 /	6	3	1 /
Gross Liv. Area	1228 sf		1276 sf		1400 sf		1248 sf			
Basement & Fin. Rooms Below Grade	768 sf 0% Finished	1056 sf 20% Finished			616 sf 36% Finished			1248 sf 0% Finished		
Heating	FORCED HOT AIR		FORCED HOT AIR		FORCED HOT AIR		FORCED HOT AIR			
Cooling	AC ADDED TO HOME		ADDED TO HOT		AC ADDED TO HOT		AC ADDED TO HOT			
Fireplace	No		No		No		No			
Garage	Yes		Yes		Yes		No			
Patio	Yes		Yes		No		No			
Porch	Yes		No		Yes		No			
Deck	No		No		No		No			
Pool	No		No		No		No			
Barn	No		No		No		No			
Bath					-5000					
Net Adjust.(Total)			0		-5000				0	
Adj. Sales Price of Comparables			145394		230000				145278	

Comparable Sale #1

Block: 2803
Lot: 17
Qual:

Sale Price: \$145,394



Comparable Sale #2

Block: 2904
Lot: 27
Qual:

Sale Price: \$235,000



Comparable Sale #3

Block: 416
Lot: 8
Qual:

Sale Price: \$145,278



Sales Data Sheet

https://www.msnj.us/cgi-bin/vect/saleds.cgi?cc=03&dd=08&ff=&ms_id=73...

https://www.msnj... msnj.us

Residential Sales Data Sheet

Style: CL COLONIAL
Address: 1311 BROAD ST
Block: 404 Lot: 3 Qual: Class: 2 Neigh: ER Bldg Desc: 2SF1UG



Gross Living Area: 1600
Year Built: 1910
Room Count:
Total: 7 BDM: 3
Basement: 542 sf.
Basement Finish: 0 sf.
Central Air:
Garage/Carport: None
Porch: None
Deck/Patio: WD
Shed/ETC: None
Pool: None
FirePlace: 1ST: 0 1.5ST: 0 2ST: 0
Property Desc: 50X150 Acres: 0.17

Detached Item1: 03
Detached Item3:

Detached Item2:
Detached Item4:

Sale Price: \$101900 Sale Date: 06/11/14 Nu: 31 Book: 13129 Page: 2785
(sp/sf) (av/sp)
Indicator: \$63 Ratio: 121.00% Total Assessment: \$124300
Grantor: FEDERAL NATIONAL MORTGAGE ASSOC
Grantee: RAINER, JOSEPH E JR & KELLY J
Map:

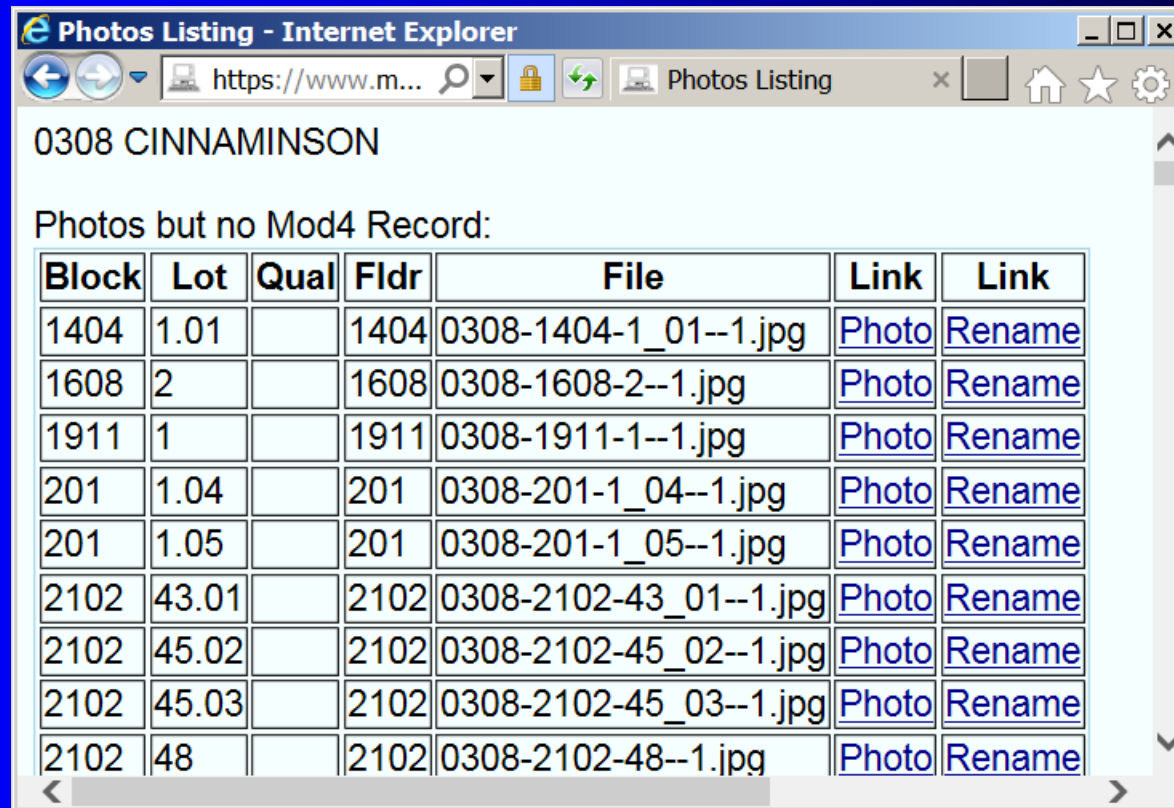
Missing Photos

Photos Listing - Internet Explorer
https://www.msnj.us/cgi-bin/vect/photolist.cgi?cc=0

Mod4 Records:

Block	Lot	Qual	Class	Location	Land	Impr	Net	#	Link	Link
201	1.01	X	2	9/7 TAYLORS LN	0	171800	171800		NO Photos	Update
303	3		2	INMAN ST	35800	9600	45400		NO Photos	Update
303	10.01		2	548 KERN ST	44700	70900	115600		NO Photos	Update
303	10.02		2	544 KERN ST	33600	65600	99200		NO Photos	Update
307.01	1	C1801	2	1801 JASON DR	40000	66900	106900		NO Photos	Update
307.01	1	C1802	2	1802 NATHAN DRIVE	40000	133700	173700		NO Photos	Update
307.01	1	C1803	2	1803 JASON DR	40000	58800	98800		NO Photos	Update
307.01	1	C1804	2	1804 NATHAN DRIVE	40000	117700	157700		NO Photos	Update
307.01	1	C1805	2	1805 JASON DR	40000	117700	157700		NO Photos	Update
307.01	1	C1806	2	1806 NATHAN DRIVE	40000	121500	161500		NO Photos	Update
307.01	1	C1807	2	1807 JASON DR	40000	133700	173700		NO Photos	Update

Orphaned Photos



0308 CINNAMINSON

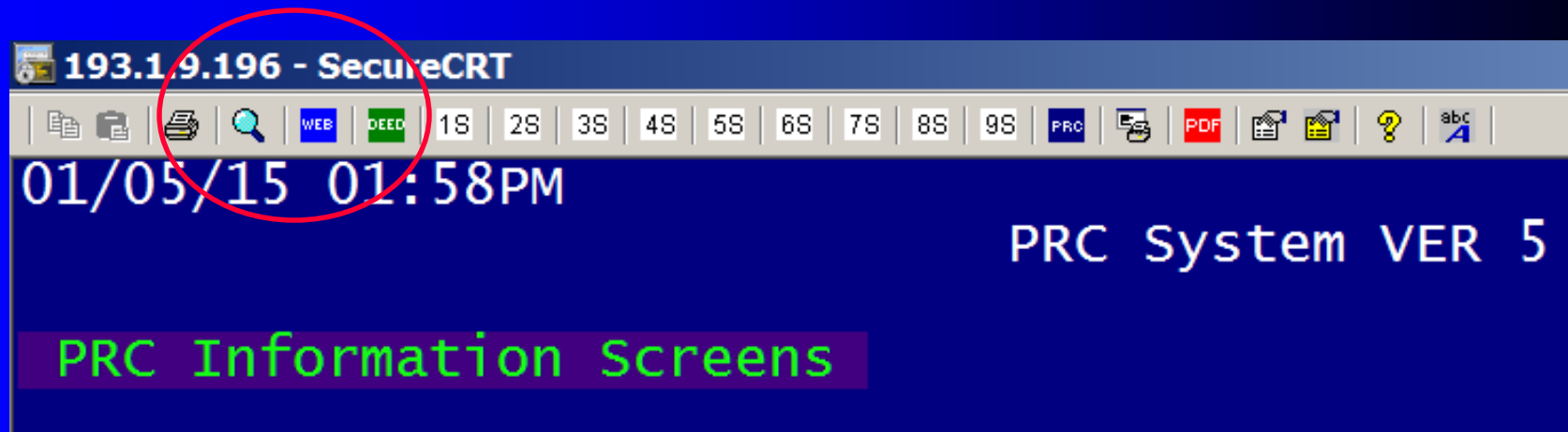
Photos but no Mod4 Record:

Block	Lot	Qual	Fldr	File	Link	Link
1404	1.01		1404	0308-1404-1_01--1.jpg	Photo	Rename
1608	2		1608	0308-1608-2--1.jpg	Photo	Rename
1911	1		1911	0308-1911-1--1.jpg	Photo	Rename
201	1.04		201	0308-201-1_04--1.jpg	Photo	Rename
201	1.05		201	0308-201-1_05--1.jpg	Photo	Rename
2102	43.01		2102	0308-2102-43_01--1.jpg	Photo	Rename
2102	45.02		2102	0308-2102-45_02--1.jpg	Photo	Rename
2102	45.03		2102	0308-2102-45_03--1.jpg	Photo	Rename
2102	48		2102	0308-2102-48--1.jpg	Photo	Rename

Legacy Program

- Buttons
 - Web
 - Njactb – Magnifying Glass
 - Window C:\tmp

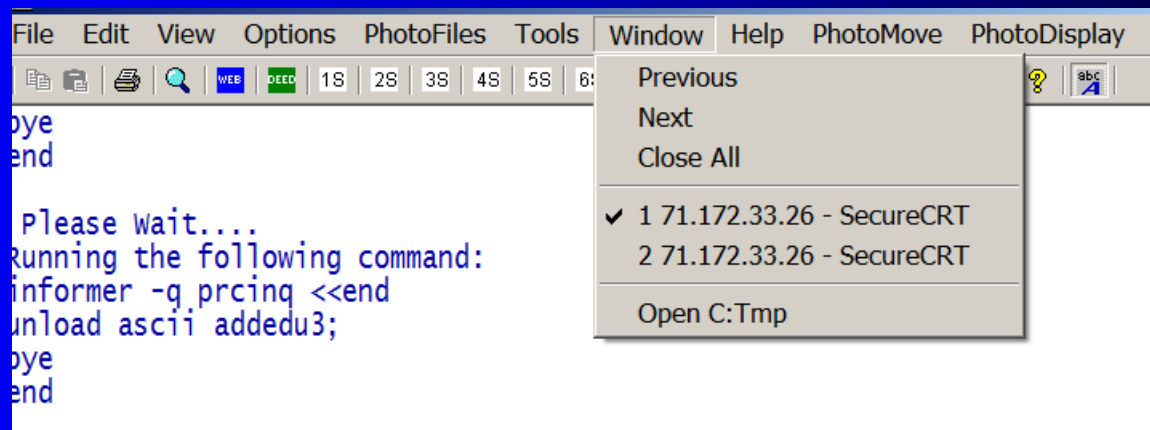
Web System



Legacy and Web System use the same database.

Magnifying Glass Icon is a link to NJACTB

C:\Tmp



Global Updates Menu

- # 5. COE Over-Rides
- # 19. Appeals Mod4 Update

Thank You

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