

Photos

Next	Prior	Update	Photos	ARC	Help	Close		
Block: 87	Lot: 10	Q:	B: M	Loc: 606 BROOKLYN BOULEVARD	2			
Mod4	Calc	History	Land	Bldg	Sketch	Fixtures	Detached	More...
L:893800 I:315000 T:1208800 (Change:0) SF:1497								SEA GIRT
Owner:	KOCIS, CHRISTOPHER & JAMIE					Class:	2	
Street:	606 BROOKLYN BOULEVARD					Bank:		
Town:	SEA GIRT, NJ			08750	Acct Num:	00001094		
Deductions:	S 0	V 0	W 0	R 0	D 0	Owners: 2	Amount:	0
Prior Block:		Lot:		Q:		Updated:	10/21/21	

Insert Photo



Compress

Destination File Name: /usr3/photos/1343/87/1343-87-10--0.jpg

Input JPG File Name: No file chosen

(Only .jpg files may be transferred)

(There will be a pause after Submit.)

seagirt photo 10.jpg has been Uploaded to /usr3/photos/1343/87/1343-87-10--0.jpg.

201777 Bytes, 44293 Compressed

```
mv -i /usr3/photos//1343/87/1343-87-10--1.jpg /usr3/photos//1343/87/1343-87-10--2.jpg 2>&1
```

```
mv -i /usr3/photos//1343/87/1343-87-10--0.jpg /usr3/photos//1343/87/1343-87-10--1.jpg 2>&1
```

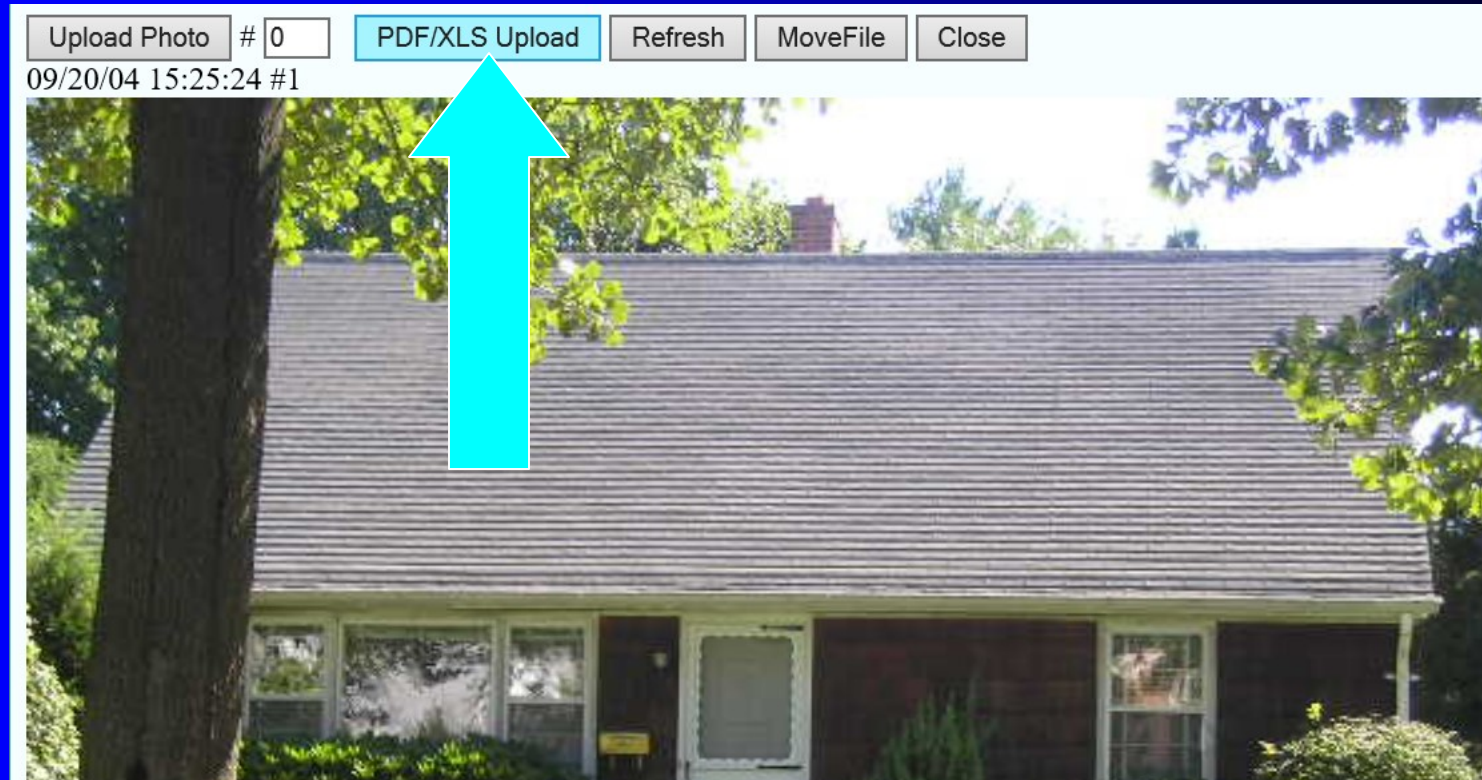


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09/20/04 15:25:24 #2



PDF/Document Upload



HTML Upload

- Files are Secure
- Network Folder is not Mapped

Notes Unlimited

- Keep Open When Talking to Taxpayer
- Date is Inserted for Time Stamp

Notes Sample

Notes

BASS RIVER

Block: 2 Lot: 1.B

Location: 18 LOVELANDS LANE

Owner: ADAMS, WILLIAM R & BONNIE J

Save (Changes will not be saved until you click 'Save')

Close (Leave notes unchanged)

05/25/22 05:03:23

05/25/22 05:01:36

DISCUSSED RELATIONSHIP OF TAX RATE TO REASSESSMENT

History Page

- Designed to Grow
- Unlimited Sales
- Unlimited Building Permits
- Unlimited Tax Appeals
- Link to Search for Comparable Sales
- Link to Saved Comparable Sales

[Search](#) [Next](#) [Prior](#) [Update](#) [Photos](#) [PRC](#) [Help](#) [Close](#)

Block: 87 Lot: 10 Q: B: M Loc: 606 BROOKLYN BOULEVARD 2

[Mod4](#) [Calc](#) [History](#) [Land](#) [Bldg](#) [Sketch](#) [Fixtures](#) [Detached](#) [More...](#)

L:893800 I:315000 T:1208800 (Change:0) SF:1497 SEA GIRT

Sales [Auto Search - Existing Comps](#) [Comp Search](#)

Last Sale: 09/24/21 Bk 9551 Pg 6628 Price: 1390000 Nu 7 Cd 86.96 %

Date	Grantor/Grantee	Amount	NU
09/04/20	JOHNSON, DIANE MARIE, EXECUTRIX	900000	10
	KELDEC DEVELOPMENT, LLC		
09/24/21	KELDEC DEVELOPMENT, LLC	1390000	7
	KOCIS, CHRISTOPHER & JAMIE		

Tax List

Year	Owner	Class	Land	Impr	Exmpt	Net
2023	KOCIS, CHRISTOPHER & JAMIE	2	893800	315000	0	1208800
2022						

Building Permits

Date	Number	Description	Amount/AA	Compl/CO

Tax Appeals

Date	Number	Judgement Code	Land	Impr	Exmpt	Net

Comps Search

Subject Property			
SEA GIRT			
Block:	87	Owner:	KOCIS, CHRISTOPHER & JAMIE
Lot:	10	Location:	606 BROOKLYN BOULEVARD
Qual:		Search Criteria	
Sale Date:	09/24/21	01/01/20	- 12/31/22
Price:	1390000		-
Class:	2		
Neigh:	1W		
SFLA:	1497	1197.6	- 1796.4
Style:	4-CAPE COD		
Yr Built:	1962		-
BathRms:	2		
BedRms:	4		
Land:		893800	
Impr:		315000	
Total:		1208800	

SF +/- 20%

<input type="checkbox"/>	105	6	777 SEA GIRT AVENUE	01/07/22	999999	56	10	4A	1626	\$615	0.000	-	1W78	1900	0	0
<input type="checkbox"/>	100	13	704 BROOKLYN BOULEVARD	05/22/20	999999	125		2	1782	\$561	0.000	4-CAPE COD	1W78	1945	4	3
<input type="checkbox"/>	95	2	615 NEW YORK BOULEVARD	03/05/21	940000	114	10	2	1706	\$551	0.000	5-COLONIAL	1W	1950	4	2
<input type="checkbox"/>	87	10	606 BROOKLYN BOULEVARD	09/04/20	900000	134	10	2	1497	\$601	0.000	4-CAPE COD	1W	1962	4	2
<input type="checkbox"/>	95	3	619 NEW YORK BOULEVARD	06/30/20	849900	105		2	1360	\$625	0.000	4-CAPE COD	1W	1960	3	2
<input type="checkbox"/>	105	2	703 SEA GIRT AVENUE	12/14/20	650000	102	7	2	1722	\$377	0.000	5-COLONIAL	1W78	1940	3	2

16 of 16 Listed

Narrow the Search

Subject Property			
SEA GIRT			
Block:	87	Owner:	KOCIS, CHRISTOPHER & JAMIE
Lot:	10	Location:	606 BROOKLYN BOULEVARD
Qual:		Search Criteria	
Sale Date:	09/24/21	01/01/20	- 12/31/22
Price:	1390000		-
Class:	2		
Neigh:	1W		
SFLA:	1497	1197.6	- 1796.4
Style:	4-CAPE COD	4	
Yr Built:	1962		-

Cape-Cod and Neigh 1W

Sales																			
	Block	Lot	Q	Location	Sale	Price	%	NU	CI	SqFt	\$/SqFt	Acres	Style	Neigh	Built	BR	Bath	Tot	TU
<input checked="" type="checkbox"/>	85	9		610 BEACON BOULEVARD	12/08/21	2011000	57	7	2	1636	\$1229	0.000	4-CAPE COD	1W	1920	4	3		1
<input checked="" type="checkbox"/>	87	10		606 BROOKLYN BOULEVARD	09/24/21	1390000	87	7	2	1497	\$929	0.000	4-CAPE COD	1W	1962	4	2		1
<input checked="" type="checkbox"/>	100	5		709 NEW YORK BOULEVARD	04/30/21	1227500	101		2	1360	\$903	0.000	4-CAPE COD	1W78	1950	4	2		1
<input type="checkbox"/>	100	13		704 BROOKLYN BOULEVARD	05/22/20	999999	125		2	1782	\$561	0.000	4-CAPE COD	1W78	1945	4	3		1
<input type="checkbox"/>	87	10		606 BROOKLYN BOULEVARD	09/04/20	900000	134	10	2	1497	\$601	0.000	4-CAPE COD	1W	1962	4	2		1
<input type="checkbox"/>	95	3		619 NEW YORK BOULEVARD	06/30/20	849900	105		2	1360	\$625	0.000	4-CAPE COD	1W	1960	3	2		1

6 of 6 Listed

Save Comps

Comp 1	Block:	<input type="text" value="85"/>	Lot:	<input type="text" value="9"/>	Qual:	<input type="text"/>
Comp 2	Block:	<input type="text" value="87"/>	Lot:	<input type="text" value="10"/>	Qual:	<input type="text"/>
Comp 3	Block:	<input type="text" value="100"/>	Lot:	<input type="text" value="5"/>	Qual:	<input type="text"/>
Comp 4	Block:	<input type="text"/>	Lot:	<input type="text"/>	Qual:	<input type="text"/>
Comp 5	Block:	<input type="text"/>	Lot:	<input type="text"/>	Qual:	<input type="text"/>



Comps Output Formats

Search	Next	Prior	Update	Add	Del	Close					
Block:	87	Lot:	10	Q:		Id:	2	Inspection:		Upd:	00/00/00
SaleRpt	URAR	Compare	Summary	PRC							
Assessor											
Block	Lot	Q	Location	Price	Date	NU	Remarks				
85	9		610 BEACON BOULEVARD	2011000	12/08/21	7					
87	10		606 BROOKLYN BOULEVARD	1390000	09/24/21	7					
100	5		709 NEW YORK BOULEVARD	1227500	04/30/21						
Submitter											
Block	Lot	Q	Location	Price	Date	NU	Remarks				
Rem1:											
Rem2:											

SaleRpt

Sales Comparison Report

SEA GIRT

05/25/22

SUBJECT		COMPARABLE #1			COMPARABLE #2			COMPARABLE #3			
Block	87	85			87			100			
Lot	10	9			10			5			
Qual											
Address	606 BROOKLYN BOULEVARD	610 BEACON BOULEVARD			606 BROOKLYN BOULEVARD			709 NEW YORK BOULEVARD			
Sale Price	1390000	2011000			1390000			1227500			
Price/Gross Liv. Area	928.52	1229.22			928.52			902.57			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adj.		DESCRIPTION	+(-) \$ Adj.		DESCRIPTION	+(-) \$ Adj.		
Date of Sale	09/24/21	12/08/21			09/24/21			04/30/21			
Neighborhood	1W	1W			1W			1W78			
Site											
Lot Desc.	50X150	50X150			50X150			50X150			
Design (Style)	CAPE COD	CAPE COD			CAPE COD			CAPE COD			
Construction/Siding	FRAME	FRAME			FRAME			ALUM/VINYL			
Year Built	1962	1920			1962			1950			
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths		
Room Count	7	4	2 /	8	4	3 /	7	4	2 /		
Gross Liv. Area	1497 sf		1636 sf		1497 sf		1360 sf				
Basement & Fin.	936 sf		902 sf		936 sf		850 sf				
Rooms Below Grade	0% Finished		0% Finished		0% Finished		90% Finished				
Heating	HW BASEBOARD			FORCED HOT AIR			HW BASEBOARD			FORCED HOT AIR	

Residential Appraisal Report

SEA GIRT

05/25/22

SUBJECT		COMPARABLE #1		COMPARABLE #2		COMPARABLE #3	
Block	87		85		87		100
Lot	10		9		10		5
Qual							
Address	606 BROOKLYN BOULEVARD		610 BEACON BOULEVARD		606 BROOKLYN BOULEVA		709 NEW YORK BOULEVA
Proximity to Subj.							
Sale Price	1,390,000		2,011,000		1,390,000		1,227,500
Price/Gross Liv. Area	928.52	1229.22		928.52		902.57	
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	09/24/21	12/08/21	0	09/24/21	0	04/30/21	0
Location	Good	Similar	0	Similar	0	Similar	417000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site Size (Acres)	50 X 150	50 X 150	0	50 X 150	0	50 X 150	0
Design (Style)	CAPE COD	CAPE COD		CAPE COD		CAPE COD	
Construction/Siding	FRAME	FRAME		FRAME		ALUM/VINYL	
Actual Age/Eff Age	15 / 15	10 / 10	-50275	15 / 15	0	10 / 10	-30687
Condition	GOOD	GOOD	0	GOOD	0	GOOD	0

Compare 5

	Subject 606 BROOKLYN BOULEVARD	# 1 610 BEACON BOULEVARD	# 2 606 BROOKLYN BOULEVARD	# 3 709 NEW YORK BOULEVARD
Block	87	85	87	100
Lot	10	9	10	5
Qual				
Owner	KOCIS, CHRISTOPHER & JAMIE	LARKIN, JOHN PATRICK & MARY BETH	KOCIS, CHRISTOPHER & JAMIE	TULLY, PATRICK & FITZSIMMONS, ERIN
Neigh	1W	1W	1W	1W78
PropClass	2	2	2	2
BldgClass	18	22	18	22
YearBuilt	1962	1920	1962	1950
Style	CAPE COD	CAPE COD	CAPE COD	CAPE COD
StoryHt	1.5 STORY	1.5 STORY	1.5 STORY	1.5 STORY
LivingArea	1497	1636	1497	1360
Ext.Fin	FRAME	FRAME	FRAME	ALUM/VINYL
HeatSystem	HW BASEBOARD	FORCED HOT AIR	HW BASEBOARD	FORCED HOT AIR
AirCondition		AC (COMB DUCTS)		AC (COMB DUCTS)
Bedrooms	4	4	4	4
5-FixtBath				
4-FixtBath		1		

Summary

2022 - SEA GIRT

Owners Name: KOCIS, CHRISTOPHER & JAMIE
Property Loc: 606 BROOKLYN BOULEVARD
Class: 2
Inspection:

Appeal#:
Attorney:

SUBJECT:



Block: 87 **Land Desc:** 50X150
Lot: 10 **Ratio:** 100.00 %

Land: 893,800 **SqFt:** 1,497
Impr: 315,000 **Eq Val:** 1,208,800
Total: 1,208,800 **EV/SF:** 807

SUBJECT

Block	Lot	Qual	Address	Date	Price	Nu	SqFt	\$SqFt	Style	Bed	Bath	Built	FBsm	Acres	Remarks
87	10		606 BROOKLYN BOULE	09/24/21	1390000	7	1497	928	CAPE COD	4	2	1962	0	0.0	
COMPS															
1) 85	9		610 BEACON BOULEVA	12/08/21	2011000		1636	1229	CAPE COD	4	3	1920	812	0.0	
2) 87	10		606 BROOKLYN BOULE	09/24/21	1390000		1497	928	CAPE COD	4	2	1962	0	0.0	
3) 100	5		709 NEW YORK BOULE	04/30/21	1227500		1360	902	CAPE COD	4	2	1950	765	0.0	



1



2



3

Legacy System

```
Micro Systems - SecureCRT
05/24/22 11:55AM
ASBURY PARK town04
PRC System VER 5

PRC Information Screens
1 - Mod IV Information
2 - Residential PRC Information
3 - Historical Sale Information
4 - Building Permits
5 - Residential Data Entry

Other Screens
11 - Commercial Income Approach
12 - Commercial Cost Appr
13 - Added Assessments
14 - Codes Table
15 - Land Data Entry
16 - Chapter 91
17 - Tax Appeals

System and Administration
21 - Utilities
22 - Codes & Cost Values
23 - Backup This Town
24 - Global Updates Menu
25 - Message System

Reports & Misc
31 - Print Property Record Card
32 - Reports & Misc Printing
33 - Assessment History
34 - Copy/Demolish a Residential PRC
35 - Download Forms to Laser Printer

Type a Number and Press Enter or type q to exit this menu: █
```

CSV Files

- Audit CSV #7, 5
- Excel Auto Filter
- Audit Report #7, 6
- Permits #36, 4
- Sales Ratio coe #42,2
- Util Menu - Export all #16

Picture

Picture

Blank

- A

