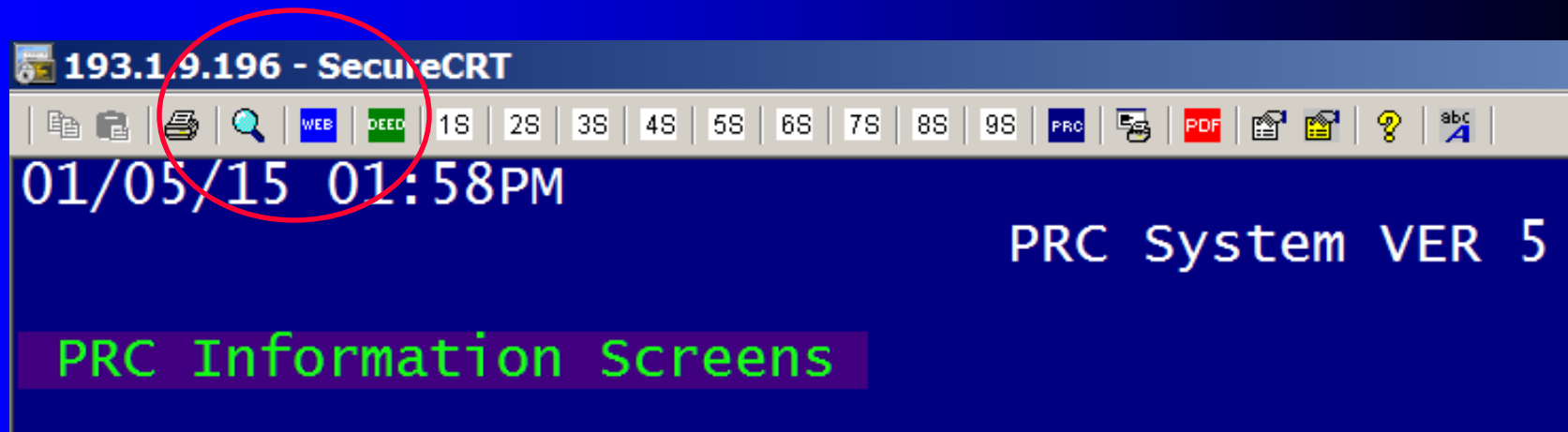


Comps

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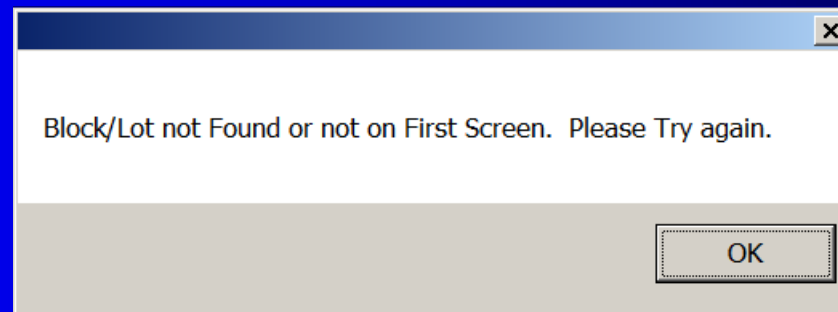
Web System



Legacy and Web System use the same database.

Magnifying Glass Icon is a link to NJACTB

Current Block/Lot



Mod-IV Page

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

Owner: RAABE LEMUEL S & DIEM MARGARET A Class: 2

Street: 213 NEW STREET Bank:

Town: CLAYTON NJ 08312 Acct Num:

Deductions: S 0 V 0 W 0 R 0 D 0 Owners: 2 Amount: 0

Prior Block: 60 Lot: 4 Q: Updated: 02/12/03

	2010	2011	PRC	ExemptCd	Amt
Land:	18900	18900	18900	1	0
Impr:	55100	55100	55100	2	0
Exempt:	0	0		3	0
NetValue:	74000	74000	74000	4	0

Land Dim: 66X175 Map: Taxes 2011

Bldg Desc: 2ST ASB SID Class4Cd: (57):0.00

Addl Lots: SF: 0 Taxes 2010

Mtg Num: (58):3632.66

Exempt Property List SnTax Tennant Rebate Partial:

Done Internet | Protected Mode: Off 125%

Calculations

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

LAND CALCULATIONS:

F: N R: 05 B:00 T:0 FF:066 AD:175 T:105 EF: 69 R: 100 0 100% 6,930
 UNIT METHOD: UNIT: RATE: SITE: 12000 NC:100 12,000

BASEMENT	700 x	4.150 +	0 x 1.00 x 1.00 =	2905
FIRST STORY	844 x	24.360 +	0 x 1.00 x 1.00 =	20559
UPPER STORY	448 x	16.080 +	0 x 1.00 x 1.00 =	7203
FORCED HOT AIR	1292 x	0.990 +	0 x 1.00 x 1.00 =	1279
3 FIXTURE BATH	1 - 1 x	855.000 +	0 x 1.00 x 1.00 =	0
LAUNDRY TUB	1 x	-210.000 +	0 x 1.00 x 1.00 =	-210
OPEN PORCH	192 x	4.300 +	0 x 1.00 x 1.00 =	825

BASE COST: 32,561 CCF: 2.25 REPLACEMENT COST: 73,262
 CONDITION : NORMAL 200

DEPR: 75.00/100.00/100.00 NET: 75.00 MAIN BLDG VALUE: 54,947
 TOTAL ACCESS. BLDGS : 0

CHANGE:	0	TAX LIST:	18,900	LAND (PRC):	18,900
	0		55,100	IMPR (PRC):	55,100
	0		74,000	TOTAL :	74,000

Done Internet | Protected Mode: Off 125%

Review Calculations

- Record is Calculated When Displayed
- Use Next Button to View Records in Sequence

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

Sales 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
------	--------	-------------	-----------	----------

Tax Appeals

Date	Number	Judgement Code	Land	Impr	Exmpt	Net
------	--------	----------------	------	------	-------	-----

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Done Internet | Protected Mode: Off 125%

Building

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		
Style:	F	OLD STYLE	Bldg Class:	16	Type/Use:					
Ext Siding:			Brick Sty:		Stone Sty:					
			Brick SF:	0000	Stone SF:	0000				
Roof Type:	3	GABLE	Roof Matl:	1 SHINGLE	Story Ht:	2.0	TWO STORY			
Foundtn:	2	CONCRETE BLOCK	Num Units:	1	Row/End:					
Heating:	3	FORCED HOT AIR	Ov/%:		Heat Src:	3	GAS	Quality		
			Ov/%:		Hvac Qual:	16		Patio:		
Air Cond:			Ov/%:		AC Qual:			Porch:	16	
Bsmt Finish:	0000	Qual:		Heat:		Int. Wall:	2	CARPET	Deck:	3
Bsmt Apt:		Qual:		Heated				Half Sty:		
Attic Finish:		Qual:		Heat:				AttGar:		
Condition:	3	NORMAL	Int Cond:	N	NO	Layout:				
Year Built:	1900		Eff Age:		Age:		Auto:			
Net Func:	100.00		Net Econ:	100.00	Net Phys:	100.00	Auto:			
Econ Code:			Economic:	00	%	Economic2:	00	%		

Done Internet | Protected Mode: Off 125%

Sketch

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) SE:1292 CLAYTON BORO

Legend	
A	2S/B
B	1S/B
C	1S
D	IOP
E	
F	
G	
H	
I	
J	
K	
L	
M	
N	
O	
P	

9 1S
C 16
9 1S/B
B 28
16 2S/B
A 28
8 IOP
D 24

Done Internet | Protected Mode: Off 125%

Fixtures

Block:1307 Lot:17 - Windows Internet Explorer
http://193.1.9.196/cgi/vect/search.cgi?h00=1307&h01=17&h02=8&h03=M&cc=08&dd=01&ff=8&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

FP 1Sty Stack:	<input type="text" value="00"/>	FP 1.5Sty Stack:	<input type="text" value="00"/>	FP 2Sty Stack:	<input type="text" value="00"/>		
FP w/SameStack:	<input type="text" value="00"/>	FreeStandFP:	<input type="text" value="00"/>	FP HF:	<input type="text"/>		
5 Fixt Bath:	<input type="text"/>	4 Fixt Bath:	<input type="text" value="00"/>	3 Fixt Bath:	<input type="text" value="01"/>	2 Fixt Bath:	<input type="text" value="00"/>
Single Fixt:	<input type="text" value="00"/>	Misc1:	<input type="text" value="01"/>	Misc2:	<input type="text" value="01"/>	BathRm Q :	<input type="text"/>
Built-in1:	<input type="text" value="01"/>	Built-in2:	<input type="text" value="L-"/>	Built-in3:	<input type="text"/>	FP Qual:	<input type="text"/>
Modern Kit:	<input type="text"/>	Avg Kit:	<input type="text"/>	Old Kit:	<input type="text"/>	Extra Kit:	<input type="text" value="00"/>
Modern Bath:	<input type="text"/>	Avg Bath:	<input type="text"/>	Old Bath:	<input type="text"/>	Bedrooms:	<input type="text" value="03"/>
DormerLF:	<input type="text"/>	Finish:	<input type="text"/>	Dormer Q :	<input type="text"/>	Total Rooms:	<input type="text" value="06"/>
Single Dormer:	<input type="text"/>	Small Dormer:	<input type="text"/>	Large Dormer:	<input type="text"/>		

Rooms	LR	DR	Kit	Dnt	BR	FR	Other	5F	4F	3F	2F
Bsmt:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
1st:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
2nd:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
3/A:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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Done Internet | Protected Mode: Off 125%

Detached

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

Description	Age	EffY	Width	Depth	Ht.	Area	QF	NP%	NF%	NL%
1:										
2:										
3:										
4:										

Misc Add 0 Adds to Base Cost

Misc Add 0 Adds to Base Cost

Flat Add 0

Flat Add 200 Addl Bldg 0

Notes

ID BEY SALES:\$000000 / , \$000000 / , NGH 05

EFF AGE = 1944 EXT. SDG = ASB

SHED W/CON 12X14=200

8/00 EXECUTOR SALE

Done Internet | Protected Mode: Off 125%

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 displays the location "14 Warren Ln" with the address "Closter, NJ 07624". Below the text is a street view image of a paved road lined with trees and a wooden fence. Navigation options include "Get directions", "My places", "Print", and "Link".

The main map area shows a street view of "Closter Dock Rd" and "Warren Ln". A red location pin labeled "A" is placed on Warren Ln. The map includes a compass, a person icon for street view, and a scale bar showing 500 feet and 200 meters. A "Satellite" and "Traffic" overlay menu is visible on the right side of the map.

At the bottom of the map, there are links for "Map data ©2013 Google", "Edit in Google Map Maker", and "Report a problem".

Help

[Documentation/Help Page](#)

[Login and Owner Name Search](#)

[Property Information Pages](#)

[Sketch Instructions](#)

[Sketch without Java](#)

[Comparable Sales](#)

[Tax Appeal](#)

[Tax Appeal Report](#)

[Remote Support](#)

Digital Photos


Photos Block:1314.04 Lot:1 - Internet Explorer

http://193.1.9.196/cgi/vect/photos.cgi?cc=02&dd=20&ff=&ms_id=9&cryptpwd=fCIjsw5J7w6&h00=1314.04&h01=1&h02=

UpdPhoto #1 UpldFile Refresh MoveFile Close

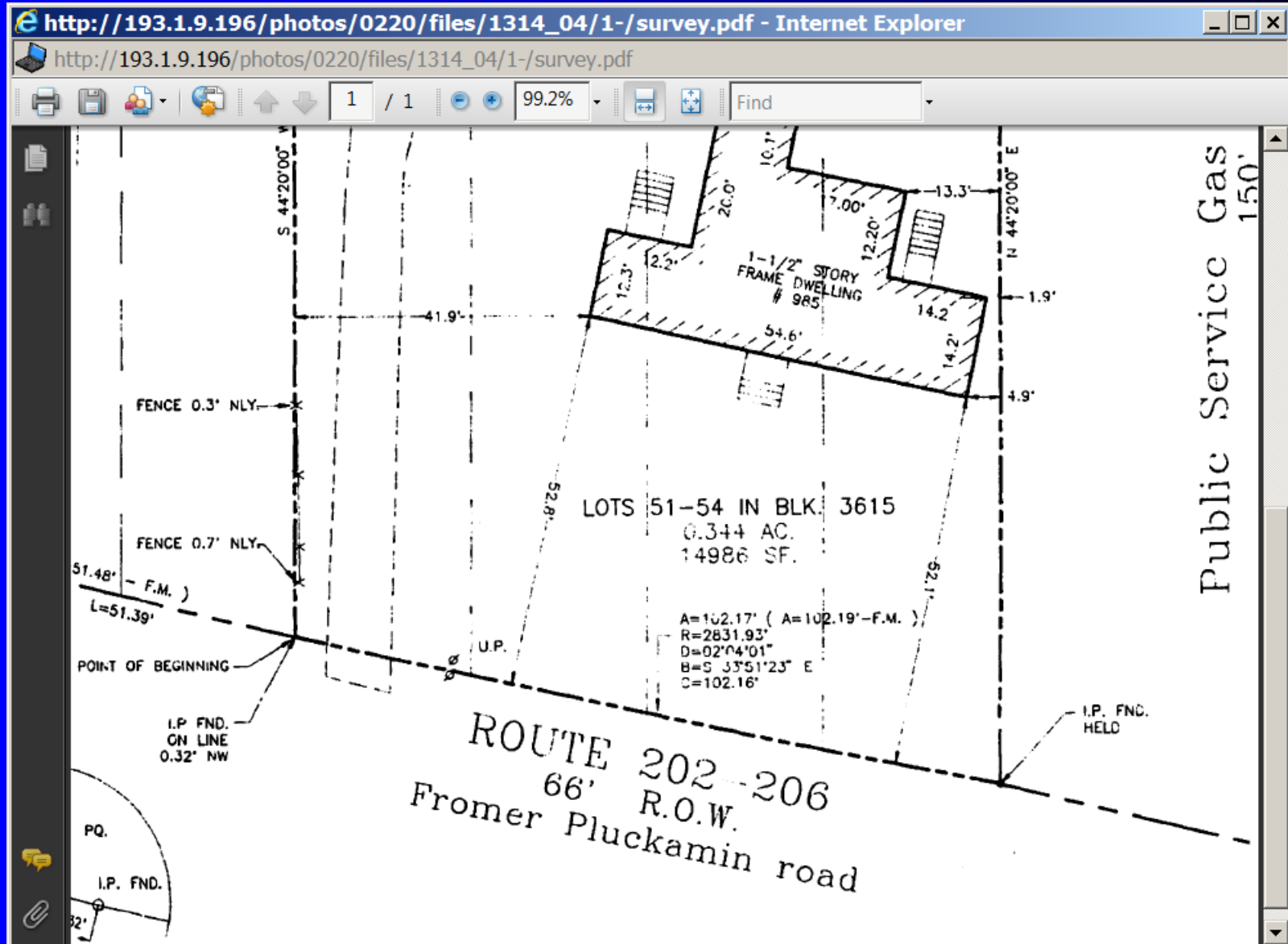
12/07/13 07:44:33 survey.p.f

01/01/03



The image shows a screenshot of a web browser window displaying a photo management interface. The browser title is "Photos Block:1314.04 Lot:1 - Internet Explorer". The address bar shows a URL starting with "http://193.1.9.196/cgi/vect/photos.cgi?". Below the address bar is a control bar with buttons for "UpdPhoto", "UpldFile", "Refresh", "MoveFile", and "Close". A text input field next to "UpdPhoto" contains "#1". Below the control bar, there is a list of photo entries. The first entry is "12/07/13 07:44:33 survey.p.f" and the second is "01/01/03". Below the list is a large photograph of a two-story house with a brick chimney and a large tree in the foreground. Four red arrows point from the "UpldFile", "Refresh", "MoveFile", and "Close" buttons to the "12/07/13 07:44:33 survey.p.f" entry.

Attachments



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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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

Missing Photos

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

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

VCS Report

Block	Lot	Qual	Location	Book/Page	Deed Date	Sale Price	Class Nu	Year	Land	Impr	Totl	Ratio	Deviation	VCS	Neigh	Curr.Class
2102	63		504 RTE 130	13103/644	10/30/13	425000	4A	2013	363000	362000	725000	170.59	0.00	BDA	BDA	4A
												Avg:	170.59	RATIO OUTSIDE 100+/-15%		
												Avg Deviation:	0.00			
												General Coefficient of Deviation:	0.00			
2701	45		2604 RTE 130	13119/2328	03/06/14	2875000	4A	2014	621800	1476800	2098600	72.99	0.00	BDA	BDA	4A
												Avg:	72.99	RATIO OUTSIDE 100+/-15%		
												Avg Deviation:	0.00			
												General Coefficient of Deviation:	0.00			
2801	1		2700 RTE 130	13106/6083	11/05/13	815000	4A	2013	264600	554400	819000	100.49	0.00	BD	BD	4A
												Avg:	100.49			
												Avg Deviation:	0.00			
												General Coefficient of Deviation:	0.00			
2304	3		2111 LAUREL DR	13134/4046	07/18/14	235000	2	2014	78200	143500	221700	94.34	4.55	BS	BS	2
2304	5		2129 LAUREL DR	13146/7932	10/20/14	214500	2	2014	73800	133800	207600	96.78	2.11	BS	BS	2
2309	2		277 WILLOW DR	13120/4646	03/28/14	180000	2	2014	74100	116300	190400	105.78	6.89	BS	BS	2
2503	21		444 ARBOR RD	13117/3080	03/07/14	210000	2	2014	75600	131600	207200	98.67	0.22	BS	BS	2
												Avg:	98.89			
												Avg Deviation:	3.44			
												General Coefficient of Deviation:	3.48			
2102	26		2158 BELMONT CRT	13105/7569	11/22/13	195000	2	2013	130300	194300	324600	166.46	62.31	BW	BW	2
2102	54.02		601 HILLTOP RD	13135/196	06/25/14	285000	2	2014	86800	162000	248800	87.30	16.85	BW	BW	2
2103	15		2202 CURTIS RD	13119/7813	03/25/14	246500	2	2014	80200	137900	218100	88.48	15.67	BW	BW	2
2201	11		2150 MEETING HOUSE RD	13120/8895	04/04/14	216250	2	2014	77300	169000	246300	113.90	9.75	BW	BW	2
2202	4		803 MEETING HOUSE CRT	13132/8643	06/06/14	269900	2	2014	75300	139700	215000	79.66	24.49	BW	BW	2
2206	19		826 WINDSOR DR	13141/1969	09/11/14	275000	2	2014	77300	167700	245000	89.09	15.06	BW	BW	2
												Avg:	104.15			
												Avg Deviation:	24.02			
												General Coefficient of Deviation:	23.06			

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 - Holzhauer (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= ): ■
```

Auto Comps

Block:507 Lot:8 - Internet Explorer
https://www.msnj.us/cgi-bin/vect/search.cgi?h00=507&h01=8&h02=8&h03=M&cc=03&dd=08&ff=&ms_id=731&nop=1&cryptpwd=4H0UqXn76YwB5e

Next Prior Update Photos PRC Help Close

Block: 507 Lot: 8 Q: B: M Loc: 709 PEAR AVE

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

L:44300 I:105300 T:149600 (Change:0) SF:1228 CINNAMINSON

Sales Recent Sales

Last Sale: 12/26/03 Bk 6147 Pg 904 Price: 1 Nu 10 Cd %

Date	Grantor/Grantee	Amount	NU
12/26/03	BENNETT, EDWARD & ETTA C BENNETT, ETTA C	1	10

Tax List

Year	Owner	Class	Land	Impr	Exmpt	Net
2015	BENNETT, ETTA C	2	44300	105300	0	149600
2014	BENNETT, ETTA C	2	44300	105300	0	149600
2013	BENNETT, ETTA C	2	78600	101800	0	180400
2012	BENNETT, ETTA C	2	78600	101800	0	180400

Building Permits

Date	Number	Description	Amount/AA	Compl/CO
------	--------	-------------	-----------	----------

Auto Find

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

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	<input type="text" value="0"/>	12/22/14	<input type="text" value="0"/>	04/17/13
MAP PAGE:						
VCS:	ER	ER		ER		ER
LOT DIMENSIONS:	50 X 100	50 X 130	<input type="text" value="0"/>	50 X 125	<input type="text" value="0"/>	50 X 100
LOT SIZE (ACRES):	0.28	0.15	<input type="text" value="0"/>	0.14	<input type="text" value="0"/>	0.29
LOCATION ADJ:			<input type="text" value="8700"/>		<input type="text" value="4800"/>	

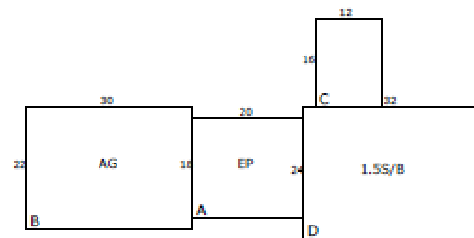
Residential Appraisal Report

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



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	

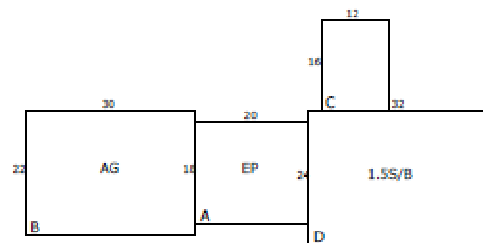
Subject Property

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:

Thank You

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