

TOWNNAME: SOUTH PLAINFIELD
BLOCK: 00140
LOT: 00001
QUALIFIER: (9)
OWNERSNAME: ADDRESS:
LOCATION: 106 CUMBERLAND ST
APPRAISAL CO.: CERTIFIED VALUATIONS INC
REVALDATE: 10-01-85 MAP PAGE
L 14,200 B 25,400 T 39,600
SEQ NO. 2440 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION				HEATING & COOLING				GARAGES, CARPORTS & CANOPIES			
RESIDENCE CLASS	17	NO. UNIT	1	SOURCE:	HEAT SYS.:	A/C:		BSMT. GARAGE	QL AREA	RATE	Q/F COST
NO. STORIES	1.0	NO. ROOMS	6	GAS	FORCED HOT AIR	NONE		ATT. GARAGE			
NO. BEDROOMS	3	AGE	1956					CARPORT			
ROW/END TOWNHOUSE NO		CONDITION	GOOD	HEATING	QL AREA	RATE	Q/F COST	CANOPY			
EFFECTIVE AGE IN YEARS				COOLING	17 1368	1.01 1.12	1,561	TOTAL GARAGE CARPORT CANOPY COST			
FUNC. OBSOL.	%	OVER IMPROVED	%	TOTAL HEAT & COOL COSTS			1,561				
ECON. OBSOL.	%	UNDER IMPROVED	%	PLUMBING							
REASON				4 FIXTURES	NO. RATE	Q/F COST		OTHER PRINCIPAL STRUCTURES			
FINAL NET CONDITION	.870	%		3 FIXTURES	2 855	1.12 1,915		TYPE:	AREA	RATE	COND. VALUE
ROOF				2 FIXTURES				DET GAR			
TYPE: GABLE PITCH: NORMAL MATERIAL: SHINGLE				1 FIXTURE				POOL			
								SHED			
BASEMENT				TOTAL PLUMBING			1,915				
FOUNDATION TYPE: CON. BLOCK				LESS ALLOWANCE			957				
BASEMENT:	QL AREA	RATE	Q/F COST	NET PLUMBING COST			958				
UNFINISHED	17 912	3.91 1.15	4,108	FIREPLACES							
FINISHED	17 456	3.72 1.15	1,951	TYPE:	NO. RATE	Q/F COST					
TOTAL BASEMENT COST			6,059	FREESTANDING	1 880	1.15 1,012					
STRUCTURE				TOTAL FIREPLACE COST			1,012				
STYLE:	CONVERSION:	EXT. WALL:		ATTIC/DORMERS							
RANCH	NONE	ALUM. SID.		ATTIC FINISH:							
				QL AREA	RATE	Q/F COST					
GROUND FLOOR	AREA	RATE	W/F COST	ATTIC							
UPPER FLOOR	912 27.12	1.00 24,737									
HALF STORIES											
STRUCTURE BASE COST			24,737	TOTAL ATTIC/DORMER COST							
ROW/END UNIT FACTOR			1.00	PORCHES, DECKS, PATIOS							
TOTAL BASE COST			24,737	DECK/PATIO	QL AREA	RATE	Q/F COST				
BASE COST ADJUSTMENTS				OPEN PORCH							
BRICK FACING(+)	AREA	RATE	Q/F COST	GLAZED PORCH	17 156	7.87 1.15	1,412				
STONE FACING(+)				ENCLOSED PORCH							
UNF. STORIES(-)				TOTAL PCH, DK, PATIO, COST			1,412				
UNF. 1/2 STORY(-)				NOTES							
CONCRETE SLAB(-)											
CONVERSION											
TOTAL ADJUSTMENTS											
TOTAL ADJUSTED BASE STRUCTURE COST			24,737								
BATH	0	2	0	KITCHEN	0	1	0				

TOTAL BASEMENT COST6,059

TOTAL ADJ. BASE COST24,737

TOTAL HT & COOL COST1,561

NET PLUMBING COST958

TOTAL FIREPLACE COST1,012

TOTAL ATTIC/DORMER1,412

TOTAL PCH, DK, PATIO59,076

TOTAL B/I APP. COST35,739

TOTAL BASE REPLACEMENT COST1,90

COST CONVERSION FACTOR67,904

REPLACEMENT COST NEW870

FINAL NET CONDITION59,076

STRUCTURE APPRAISED VALUE

OTHER PRINCIPAL STR

TOTAL BLDG. APPRAISED VALUE59,100

TOTAL LAND VALUE30,300

TOTAL APPRAISED VALUE89,400

NONVERIFIED

SEP 29 2025

Borough of South Plainfield
Tax Assessor

LOT 00001

MRA :	4	FRT	FOOT	VALUE =	STD	DEPTH:
NEI:			ACRE	VALUE =	MIN	FRONT :
ZONE:	00		LOT	VALUE :	NONE	

DEP	REASON	ADJ. RATE	VALUE
1.00		20,000	20,000
		50,000	10,250

TOTAL	LAND	VALUE:	30,300
			.00
			.00
			.00
			.00

STAFF CONTROL

DATE	OWNER
3 08 5	SOURCE: INTERIOR INS:0077
3 08 5	INSPECTED BY:0077
	REVIEWED BY:
	APPRAISED BY:

BUILDING PERMITS

[illegible]

SCALE: ***** 9 FT/INCH

SKETCH LEGEND

SKETCH LEGEND								
PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ LDC.	DP.
A	1.0	FULL			38	24		
B	1.0	CRSP		G-P	13	12	A	A + 25

Constr. class

BOROUGH OF SOUTH PLAINFIELD, NJ
BUILDING DEPARTMENTBLOCK 140

ZONE

PERMIT RECORD

ADDRESS 106 Cumberland StreetLOT 1

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
2/5/16	Arce	Elect/Alarms	300.	Endeavor Tele	160133
06/30/2022	" "	bldg/solar	2400.	Orbit Energy & Power	220811
06/30/2022	" "	Elect/solar	5700.	Orbit Energy & Power	220811
06/30/2022	" "	Fire/Solar	100.	Orbit Energy & Power	220811
02/09/2023	" "	Bldg/solar update	2400.	Orbit Energy	220811
02/09/2023	" "	Elec/solar update	5700.	Orbit Energy	220811

BOROUGH OF SOUTH PLAINFIELD, N. J.
DEPARTMENT OF PUBLIC WORKS
(Building Division)
PERMIT RECORD

106 Cumberland Street

New Block 140
Lot 1
Block 183-E
P-25
Lot 1

Street and No.

Lot

DATE			OWNER	CONSTRUCTION	COST	BUILDER	PERMIT NO.	PLAN
Mo.	Da.	Yr.						
			Frank & Patricia Kavanaugh	House				
Sept	1	67	Robert Ronkovitz	elec. permit		W.J. Davis	398	
June	21	84	Frantz - Bori	Certificate of Occupancy C.U.			4178	
Aug.	10	84	Bori	Resd. Alum.	\$3200	General Siding	484	
Nov.	17	88	"	Furnace Mech.	\$ 2500	Holly Park	5670	
RES	14	90		EXISTING NON CONFORMING FENCE		CHAIN LINK	R-14/90	
5	18	95	Steinberg/Ranno	Certificate of Compliance			169775	
6	27	03	Ranno/Arce, Ascancio	Certificate of Municipal Compliance			103819	
6	22	12	Arce	27' AG Pool/Encl	1224.	Namco LLC	120658	OK
6	22	12	"	Electric	900.	Self	120658	OK