

Block: 802 Land Desc: 25X100 8X80 Owners Name: US BANK TRUST
Lot: 21 Bldg Desc: 13801 W/BELESS WAY Bank: 00000
Qual: Add'l Lots: City & State: OKLAHOMA CITY, OK Zip: 73134
Card: M (#1 of 1) Acreage: 0.036 Class: 2 Property Loc: 111 ADAMS ST Zone: R5
Land: 21,800 Exemption Code: 0 Net Taxable Value Deductions
Impr: 92,500 Value: 114,300 Cd No-OW
Total: 114,300

SALES HISTORY

Grantor	Date	Book/Page	Price	Nh#
SHERIFF JEAN E STANFIELD	02/04/19	13376/3682	100	12
SHERIFF JEAN E STANFIELD	03/14/16	13219/689	100	12

ASSESSMENT HISTORY

Year	Land	Impr	Total
2018	21800	92500	114300
2019	21800	92500	114300

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

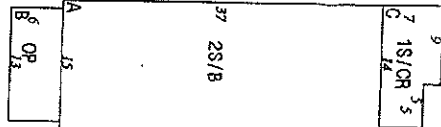
Lot	SB	T	FF	Ave	Table	Rate	Site	Cond	Value
N 18				34	90	33	29	22000	100
ECONOMIC	95								22957
Units									
Rate									
Site									
Cond									
Value									

Net Adj: 95.00 SF: 1,568 Auto: Y Land Value: 21,809

ACROSS COMM. VACANT, MAIN WINDS, FLAT ROOF, ALL BRICK, EST FIN BSMNT. HOUSE APPEARS VACANT, LOAFD, LANDCARD

BUILDING INFORMATION	
Type and Use:	ONE FAMILY
Story Height:	17
Style:	TWO STORY
Year Built/EFA:	1900 / 29 (N)
Exterior Finish:	BRICK
Windows:	
Roof Type:	FLAT
Roof Material:	TAR & GRAVEL
Foundation:	STONE
Baths:	M: A:1 O:
Kitchens:	M: A:1 O:

ROOM COUNT			
	B	1	2
Living Rm	1	1	3/A
Dining Rm	1	1	1
Kitchen	1	1	1
Dinette			
3 Fixt Bath			
4 Fixt Bath			
3 Fixt Bath			
2 Fixt Bath			
Bed Room	1	3	4
Pan Room	1		1
Den/Other			
Old B:			
Old L:			



A: 25' 8"
B: 0' 0"
C: 15' 0"
D: 0' 0"
E: 0' 0"
F: 0' 0"
G: 0' 0"
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Scale: 20

Land: 21,800 Impr: 92,500 Total: 114,300

Base Cost: 114,299 CCF: 120 C.A.: 100 Cost New: 137,159
Plys Depr: 29,000 (V) Func Depr: Net Depr: 67,45
Loc Depr: 5 Mkt+: Mkt-: Bldg Value: 92,514

Detached Items:

Deck/Patio/Garage/Misc 78 x 10, 920 + 437 x 1, 15 x 1, 00 = 1482
OPEN PORCH

Fireplace

Attic

Heat/AC

FORCED HOT AIR

Plumbing

3 FIXTURE BATH

2 FIXTURE BATH

1 - 2 x 2595, 000 + 0 x 1, 12 x 1, 00 = -2906

0 - 1 x 1895, 000 + 0 x 1, 12 x 1, 00 = -2122

1198 x 2, 380 + 960 x 1, 15 x 1, 00 = 4383

555 x 9, 600 + 2100 x 1, 15 x 1, 00 = 8542

388 x 13, 500 + 1200 x 1, 15 x 1, 00 = 7404

643 x 92, 800 + 0 x 1, 00 x 1, 00 = 59670

555 x 41, 800 + 8184 x 1, 00 x 1, 00 = 31385

1000 x 5, 620 + 0 x 1, 15 x 1, 00 = 6463

Block: 802 Land Desc: 25X100 8X80 Owners Name: ROMIG, HEDWIG T
Lot: 21 Bldg Desc: 111 ADAMS ST
Qual: Add'l Lots: RIVERSIDE, N J
Card: M (#1 of 1) Acreage: 0.036 Class: 2 Property Loc: 111 ADAMS ST
Zone: Bank: 00000
Land: 18,000 Exemption Code: 0 Net Taxable Value Deductions
Impr: 94,500 Value: 112,500 Cd No-Ow
Total: 112,500

SALES HISTORY

ASSESSMENT HISTORY

BUILDING PERMITS/REMARKS

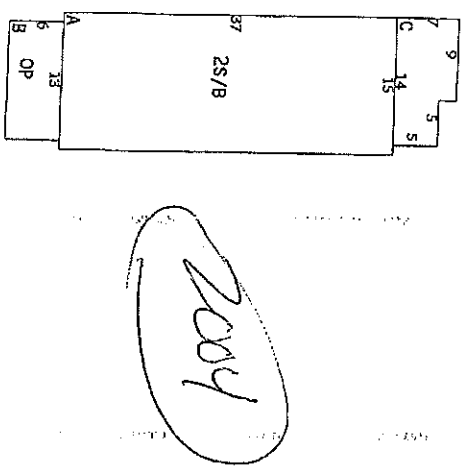
RIVERSIDE

Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
					2005	18000	94500	112500				

LAND CALCULATIONS

Unit	Rate	Site	Cond	Value
1568 SF	4.65	10700	100	17991
Net Adj: 100.00	SF: 1,568	Auto: N	Land Value: 17,991	

BUILDING SKETCH



BUILDING INFORMATION

RESIDENTIAL COST APPROACH

Road: PAVED	Utilities: Sewer: YES	Basement	555 x 9,600 + 2100 x1.00 x1.00 = 7428
Curbs: YES	Water: YES		
Sidewalk: YES	Gas: YES	Main Bldg	643 x 49,140 + 2244 x1.00 x1.10 = 59467
Measured: Topo: LEVEL	Neigh: SP02	FIRST STORY	555 x 35,150 + 6600 x1.00 x1.10 = 28719
Inspected: VCS: SF01		UPPER STORY	

Type and Use: ONE FAMILY	Class/Quality: 16	Heat/AC	FORCED HOT AIR	1198 x 2,380 + 960 x1.00 x1.00 = 3811
Story Height: FAIR	Year Built/ETA: 1985	Plumbing	3 FIXTURE BATH	1 - 2 x2595,000 + 0 x1.00 x1.00 = -2594
Style: 2 STY	Windows: 45 ()	2 FIXTURE BATH		0 - 1 x1895,000 + 0 x1.00 x1.00 = -1894
Exterior Finish: BRICK		Fireplace		

Roof Type: FLAT	Liveable Area: 1198 SF	Attic		
Roof Material: TAR & GRAVEL	Interior Cond: PLASTER	Deck/Patio	78 x 10,920 + 437 x1.00 x1.00 = 1289	
Foundation: STONE	Interior Wall: PLASTER	OPEN PORCH		
Baths: M: A: 1 Q: 0				
Kitchens: M: A: 1 Q: 0				

Garage/Misc

	B	1	2	3/A	Tot
Living Rm		1			1
Dining Rm		1			1
Kitchen		1			1
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath		1			1
2 Fixt Bath					
Bed Room		1	3		4
Fam Room					
Den/Other					

Base Cost:	96226	CCF:	140	CL:	100	Cost New:	134716
Phys Depr:	29.85 (N)	Func Depr:				Net Depr:	70.15
Loc Depr:		Mkt+:		Mkt-:		Bidd Value:	94500

Detached Items:

A: 2S/B
B: OP
C: 1S/CRAWL
D: 10 P0 U37 R15
E: 10 P0 U37 R15
F: 10 P0 U37 R15
G: 10 P0 U37 R15
H: 10 P0 U37 R15
I: 10 P0 U37 R15
J: 10 P0 U37 R15
K: 10 P0 U37 R15
L: 10 P0 U37 R15

M:
N:
O:
P:

BUILDING CLASS: 15

MOBIL:

STYLE:

A=Appt Condo
B=Bang
C=Cape Cod
D=2 Story
H=Historic
I=I-level
R=Rancher
S=Split Level
T=TH/Condo

TR BUILD: ?

EFF AGE: 45

CONDITION:

E=Excellent
V=V.Good
G=Good
A=Average
F=Fair
P=Poor

FUNC CODE: *

1=Pool/Laundry
2=Cell Ht
3=LK Equip

LOC/ECO: *

1-Diag Plant
2=Powerlines
3=HWY
4=Buy/ST
5=RR
6=IndBldg
7=Landfill

EXT WALL: (Choose up to 2)

FR=Frame
CB=Conc Block
ST=Stucco
AL=Alum
AB=Abestos
VI=Vinyl
CB=Brick
ST=Stone

STORY HT: 9

FOUNDATION:

CB=Concrete Block
ST=Stone
CS=Concrete Slab
PP=Post Pier
PC=Poured Conc

BRICK STY: or SF:

A=All Brick
1=1st Story Only

STONE STY: or SF:

A=All Stone
1=1st Story Only

TYPE/USE:

1=Family Detached
2=semi Det

3=Row/Town Inside
3E=Row/Town End Unit
42=Multi 2 Unit
43=Multi 3 Unit
44=Multi 4 Unit
51=1 Apt Conv
52=2 Apt Conv

6=Condo
7=Rooming
8=Res Off
X=Duplex

ROOF TYPE:

FL=Flat
HR=Hip
GL=Gable
GM=Gambrel
WS=Manard

ROOF MATL:

AS=Asph Shingle
AB=Abestos
WS=Wood Shingle
SL=Shale
RR=Roll
CG=Clay Tiles
FB=Fiberglass

HEAT: 100% (or SF)

FR=Forced
HW=HWB

RA=Rad

EL=Electric

RD=Radiant

GR=GravHA

HP=HeatPump

UR=Unit

(max 2 heat eqs)

FUEL:

CO=Oil

G=Gas

E=Electric

AIR COND: 0% (or SF)

HR=Heat & AC Combined

OD=Own Ducts

BI=Built in AC

DO=Ducts Only

(default=100%)

5 FIXT BATH:

4 FIXT BATH:

3 FIXT BATH:

2 FIXT BATH:

SINGLE FIX:

MISC FIX:

SH=Shower

HP=HotPoolTub

HT=HotTub (Deck)

SR=SwimTub

Other:

(Choose up to 2)

KITCHENS:

Mod: Avg: Old:

EXTRA KITCHEN:

BATHS:

Mod: Avg: Old:

INT. WALL:

SP=Sheetrock

PL=Plaster

FM=Paneling

CC=Combination

FIREPLACE:

1sty:

2ndy:

3rdy:

Gas Vents:

Wd. Stove:

AIRC. FTR: 0% (or SF)

QUALITY:

FIN BMT: 0% (or SF)

QUALITY:

HEATP:

X or N

BSMT APR: 0% (or SF)

QUALITY:

SALE PRICE:

SALE DATE:

NOTES:

B. 802 L. 21

111 ADAMS ST

Old Block Lot

CL 2

NOTES:

INFO BY:

E=Estimated

R=Refused

I=Inspected

INSPECTED DATE: 10/6/03

INSPECTED DATE: 10/8/03

INSPECTED DATE: 10/8/03

INSPECTED DATE: 10/8/03

INSPECTED DATE: 10/8/03

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INSPECTED DATE: 10/8/03

INSPECTED DATE: 10/8/03

TOWNNAME: RIVERSIDE TWP
 BLOCK: 00802
 LOT: 00021
 QUALIFIER: 00021

OWNERNAME: ROMIG, HEDWIG T
 ADDRESS: 111 ADAMS ST
 RIVERSIDE, N J
 LOCATION: 111 ADAMS ST

08075

APPRaisal CO.: APPRAISAL SURVEYS INC
 REVALDATE: 10-01-90 MAP PAGE: 1
 4,700 B 25,600 T 30,300
 SEQ NO. 330 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION

RESIDENCE CLASS 16 NO. UNIT 1
 NO. STORIES 2.0 NO. ROOMS 6
 NO. BEDROOMS 3 AGE 1900
 ROW/END TOWNHOUSE NO CONDITION NORMAL
 EFFECTIVE AGE IN YEARS
 FUNC. OBSOL. % OVER IMPROVED
 ECON. OBSOL. % UNDER IMPROVED
 REASON
 FINAL NET CONDITION 65 %

ROOF

TYPE: FLAT PITCH: NONE MATERIAL: ROLL COMP.

BASEMENT

FOUNDATION TYPE: CON. BLOCK

BASEMENT:
 UNFINISHED 16 QL AREA RATE Q/F COST
 FINISHED 555 4.41 1.00 2,448
 TOTAL BASEMENT COST 2,448

STRUCTURE

STYLE: CONVERSION: EXT. WALL:
 OLD STYLE NONE BRICK
 GROUND FLOOR AREA RATE W/F COST
 UPPER FLOOR 575 28.44 1.15 18,811
 HALF STORIES 555 15.16 1.15 9,691
 STRUCTURE BASE COST 28,492
 ROW/END UNIT FACTOR 1.00
 TOTAL BASE COST 28,492

BASE COST ADJUSTMENTS

BRICK FACING(+) AREA RATE Q/F COST
 STONE FACING(+) AREA RATE Q/F COST
 UNF. STORIES(-)
 UNF. 1/2 STORY(-)
 CONCRETE SLAB(-)
 CONVERSION
 TOTAL ADJUSTMENTS

TOTAL ADJUSTED BASE STRUCTURE COST 28,492

HEATING & COOLING

SOURCE: HEAT SYS.: A/C:
 GAS HOT WATER B.B. NONE
 HEATING QL AREA RATE Q/F COST
 COOLING 16 1130 1.42 1.00 1,609
 TOTAL HEAT & COOL COSTS 1,609

PLUMBING

4 FIXTURES NO. RATE Q/F COST
 3 FIXTURES 1 855 1.00 855
 2 FIXTURES
 1 FIXTURE

TOTAL PLUMBING LESS ALLOWANCE
 NET PLUMBING COST 855

FIREPLACES

TYPE: NO. RATE Q/F COST

TOTAL FIREPLACE COST

ATTIC/DORMERS

ATTIC FINISH: %

QL AREA RATE Q/F COST

TOTAL ATTIC/DORMER COST

PORCHES, DECKS, PATIOS

DECK/PATIO QL AREA RATE Q/F COST
 OPEN PORCH 16 90 5.18 1.00 467
 GLAZED PORCH
 ENCLOSED PORCH
 TOTAL PCH, DK, PATIO, COST 467

NOTES

GARAGES, CARPORTS & CANOPIES

BSMT. GARAGE QL AREA RATE Q/F COST
 ATT. GARAGE
 CARPORT
 CANOPY
 TOTAL GARAGE CARPORT CANOPY COST

OTHER PRINCIPAL STRUCTURES

TYPE: DET GAR AREA RATE COND. VALUE
 POOL
 SHED 78 2.25 63 8.56 .50 474
 ATT. GA.

TOTAL OTHER STRUCTURES

ASSESSMENT SUMMARY

TOTAL BASEMENT COST 2,448
 TOTAL ADJ. BASE COST 28,492
 TOTAL HT & COOL COST 1,609
 NET PLUMBING COST
 TOTAL FIREPLACE COST
 TOTAL ATTIC/DORMER
 TOTAL PCH, DK, PATIO 467
 TOTAL GAR, CPT, CAN.
 TOTAL B/I APP. COST

TOTAL BASE REPLACEMENT COST CONVERSION FACTOR
 REPLACEMENT COST NEW
 FINAL NET CONDITION
 STRUCTURE APPRAISED VALUE
 OTHER PRINCIPAL STR 474

TOTAL BLDG. APPRAISED VALUE 48,800
 TOTAL LAND VALUE 17,000
 TOTAL APPRAISED VALUE 65,800

BATH 0 1 0 KITCHEN 0 1 0

1990

OWNER: PMTC HFD/1700

LOCATION: 111 ADAMS ST

BLACK: 00802

LG700021

MRA :	FRT	FOOT VALUE =	500	STD DEPTH:	100
NEI :	2	ACRE VALUE =		MIN FRONT :	50
ZONE: 00		LOT VALUE :	25 000		

EFT	EDP	DPF	FFF	DEP	REASON	ADJ. RATE	VALUE
34	100	1.00	1.00	1.00		500	17.000

TOTAL LAND VALUE: 17,000

STAFF CONTROL

UTILITIES
STREET
CONTOUR

SOURCE: OWNED

DATE _____

WATER & SEWER
ELECTRIC
SIDEWALK
CURB
PAVED STREET

INSPECTED BY: 0017

5 04 9C

APPRaised BY:

SCALE: 11 FT/INCH

11

FT/INCH

SKETCH LEGEND

[illegible]

Block: 00802
LOT 00021

* C *

A

B

SCALE: *****

11 FT./INCH

SKETCH LEGEND

PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ.	LOC.	D.P.
A	2.0	FULL		0-P	15.37	6	A	B+	
B	1.0				15.5	4	A	A+	
C	1.0	CRSP			5				

RECORD OF OWNERSHIP

[illegible]

ASSESSMENT RECORD

[illegible]

BLOCK

LOT

PAGE

ADDRESS

8

111 ADAMS ST.
RIVERSIDE, N. J. 08075

RECORD OF OWNERSHIP

SALES DATA

ASSESSMENT RECORD

BLK 802 L 21
25 x 100
0 LOT 164
PT 165

DATE

PRICE

YEAR

LAND

BIDS.

TOTAL

EXEMPTIONS

TAX BOARD ACTION

BIDS.

19

500

6250

SC

6750

19

19

19

19

19

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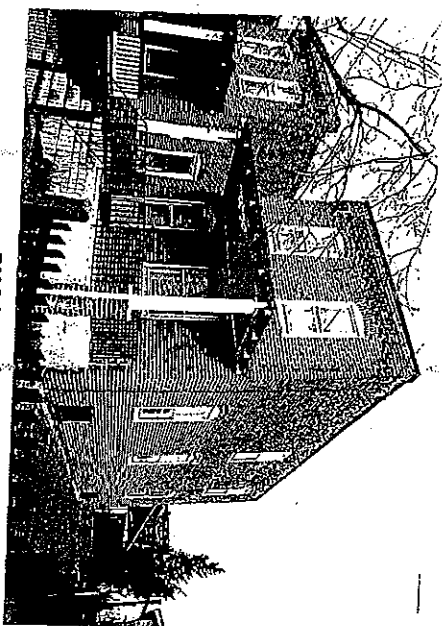
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PHOTOGRAPH

ADDITIONS ALTERATIONS

LAND VALUE COMPUTATIONS

ZONE

LOT SIZE

UNIT FRONT
FOOT PRICECORNER
INFLUENCEDEPTH
FACTOR

% DEPR.

FRONTAGE
FACTOR

VALUE

Rac

25 x 100

40

-

.92

1000

8 x 80

40

.92

294

EFF. FRONTAGE:

NOTES:

APPRAISED VALUE

LAND

1300

BIDS.

13500

TOTAL

14800

TOTAL

1894

GROUND PLAN STATE

10.6D

Observed Physical Condition

Good... Normal... Fair... Poor... Actual Age... EF... AC...

AND USE	4) PORCHES	7) PLUMBING	11) 1/2 STORY	ATTIC
clining	Porch # 1 2 3	None	Unfin.	Exp.
clining	Own Roof	No. Bathrooms (4 Fixt.)	Unfin.	Fin.
clining	Main Roof	No. Bathrooms (3 Fixt.)		%
# Stores	Open Porch	No. Toilet Rms. (2 Fixt.)		
Det.	Glazed	No. Single Fixtures	12) OTHER ITEMS	
	Enclosed & Fin.	Septic Tank	Canopy	

STORIES AND ROOMS	8) LIGHTING	9) HEATING	10) AIR CONDITIONING
Stories 1 1 1/2 2 3 4 5	Electricity	No Electricity	
Number of Apartments	9)		
Number of Rooms	Stove or Unit Heaters		
1 2 3 4 5	Hot Air: Pipeless	Built-in Gar.	
1 2 3 4 5	Softwood	Piped (Gravity)	Bsm. Gar.
1 2 3 4 5	Hardwood	Forced Circulation	Built-in Porch
1 2 3 4 5	Concrete	Hot water or Vapor	Open (Glazed)
1 2 3 4 5	The Flrs: Bath 0 Kitchen	Radiant, Concealed	13) DORMERS
1 2 3 4 5	Walls Unfin.	Oil Burner Coal Stoker	Single #
1 2 3 4 5	Plasterboard	10) BASEMENT	Small Shed #
1 2 3 4 5	Plaster	None	Large Shed #
1 2 3 4 5	Doors and Trim	Part 2 7 5	Air Conditioning
1 2 3 4 5	Softwood	Recreation	# of Tons
1 2 3 4 5	Tile Walls: Klt. 5 Bath 0	Apartment	%
1 2 3 4 5	Gable	Floor: Dirt 1 Wood	%
1 2 3 4 5	Garage	Nail: 1 Arth.	%
1 2 3 4 5	Plaster	FIXTURES	%
1 2 3 4 5	Hard Roll	Bath: Kitchens	%
1 2 3 4 5	all on T&G	New	%
1 2 3 4 5	P-Strangle	Average	%
1 2 3 4 5	Old	1	%

GROUND PLAN SKETCH

BUILDING AREA CALCULATIONS

PART	WIDTH	LENGTH	AREA
2-8	15	37	555
1-11	4	5	20
			575

BL# # BUILDING VALUE CALCULATIONS

ITEM NO.	AREA OR QUAN.	UNIT COST	TOTAL
BASE	555	22.05	12,238
	20	15.10	302
			12,540

CD # DEPRECIATION & OBSOLESCENCE

DEPRECIATION	OBSOLESCENCE
A. EFFECTIVE AGE DEPR.	39 %
B. OBSERVED PHYS. COND.	61 %
C. NET CONDITION	61 %
D. OVERIMPROVEMENT	%
E. UNDERIMPROVEMENT	%
F. FUNCTIONAL	10 %
G. ECONOMIC	%
H. NET CONDITION	90 %