

TOWNNAME: RIVERSIDE TWP
 BLOCK: 02802
 LOT: 00007
 QUALIFIER:

OWNERNAME: PARKER, FRANK J & ROSE M
 ADDRESS: 321 PALMER ST
 RIVERSIDE, NJ
 LOCATION: 321 PALMER ST

08075

APPRaisal CO.: APPRAISAL SURVEYS INC
 REVALDATE: 10-01-90 MAP PAGE:
 L 8,100 B 25,600 T 33,700
 SEQ NO. 2211 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION

RESIDENCE CLASS 16 NO. UNIT 1
 NO. STORIES 1.0 NO. ROOMS 5
 NO. BEDROOMS 3 AGE 1925
 ROW/END TOWNHOUSE NO CONDITION FAIR

EFFECTIVE AGE IN YEARS

FUNC. OBSOL. % OVER IMPROVED
 ECON. OBSOL. % UNDER IMPROVED
 REASON FINAL NET CONDITION .60 %

ROOF

TYPE: GABLE PITCH: NORMAL MATERIAL: SHINGLE

BASEMENT

FOUNDATION TYPE: CON. BLOCK

BASEMENT: QL AREA RATE Q/F COST
 UNFINISHED 16 864 3.95 1.00 3,421
 FINISHED
 TOTAL BASEMENT COST 3,421

STRUCTURE

STYLE: CONVERSION: EXT. WALL:
 OLD STYLE NONE FRAME

GROUND FLOOR AREA RATE W/F COST
 1044 22.78 1.00 23,791
 UPPER FLOOR
 HALF STORIES
 STRUCTURE BASE COST 23,791
 ROW/END UNIT FACTOR 1.00
 TOTAL BASE COST 23,791

BASE COST ADJUSTMENTS

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

TOTAL ADJUSTED BASE STRUCTURE COST 23,791

HEATING & COOLING

SOURCE: HEAT SYS.: A/C:
 OIL FORCED HOT AIR NONE
 HEATING QL AREA RATE Q/F COST
 16 1044 1.08 1.00 1,135
 COOLING
 TOTAL HEAT & COOL COSTS 1,135

PLUMBING

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

TOTAL PLUMBING LESS ALLOWANCE
 NET PLUMBING COST 855

FIREPLACES

TYPE: NO. RATE Q/F COST
 TOTAL FIREPLACE COST

ATTIC/DORMERS

ATTIC FINISH: %
 ATTIC QL AREA RATE Q/F COST
 432 1.87 1.00 807

TOTAL ATTIC/DORMER COST 807

PORCHES, DECKS, PATIOS

DECK/PATIO QL AREA RATE Q/F COST
 OPEN PORCH 16 288 1.94 1.00 559
 GLAZED PORCH
 ENCLOSED PORCH
 TOTAL PCH, DK, PATIO, COST 559

NOTES

2001 AD 1300

GARAGES, CARPORTS & CANOPIES

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

OTHER PRINCIPAL STRUCTURES

TYPE: AREA RATE COND. VALUE
 DET GAR 1.00 2.25 576 7.03 .60 5,470
 POOL
 SHED
 ATT. GA.

TOTAL OTHER STRUCTURES 5,470

ASSESSMENT SUMMARY

TOTAL BASEMENT COST 3,421
 TOTAL ADJ. BASE COST 23,791
 TOTAL HT & COOL COST 1,135
 NET PLUMBING COST
 TOTAL FIREPLACE COST
 TOTAL ATTIC/DORMER COST 807
 TOTAL PCH, DK, PATIO 559
 TOTAL GAR, CPT, CAN.
 TOTAL B/I APP. COST

TOTAL BASE REPLACEMENT COST CONVERSION FACTOR 29,713
 REPLACEMENT COST NEW 2.25
 FINAL NET CONDITION 66,854
 STRUCTURE APPRAISED VALUE 40,112
 OTHER PRINCIPAL STR 5,470

TOTAL BLDG. APPRAISED VALUE 45,600
 TOTAL LAND VALUE 32,400
 TOTAL APPRAISED VALUE 78,000

BATH 0 1 0 KITCHEN 0 1 0

11/18/90

