

TOWNNAME: SOUTH PLAINFIELD
BLOCK: 004070
LOT: 00021
QUALIFIER: (36)

OWNERNAME:
ADDRESS:
LOCATION: 145 SOMERSET AVE

APPRaisal CO.: CERTIFIED VALUATIONS INC
REVALDATE: 10-01-85 MAP PAGE
L 10,000 B 35,700 T 45,700
SEQ NO. 6782 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION				HEATING & COOLING				GARAGES, CARPORTS & CANOPIES			
RESIDENCE CLASS	17	NO. UNIT	1	SOURCE:	HEAT SYS.: A/C:	OWN DUCT		BSMT. GARAGE	QL AREA	RATE	Q/F COST
NO. STORIES	1.0	NO. ROOMS	7	OIL	HOT WATER B.B.			ATT. GARAGE	1.13	240	9.32 1.00 2,238
NO. BEDROOMS	3	AGE	1955	HEATING	QL AREA RATE	Q/F COST		CARPORT			
ROW/END TOWNHOUSE	NO	CONDITION	NORMAL	COOLING	17 1476 1.34 1.12 2,216			CANOPY			
EFFECTIVE AGE IN YEARS				TOTAL HEAT & COOL COSTS	17 1476 1.04 1.12 1,722			TOTAL GARAGE CARPORT CANOPY COST			2,238
FUNC. OBSOL. %		OVER IMPROVED	%	PLUMBING				OTHER PRINCIPAL STRUCTURES			
ECON. OBSOL. %		UNDER IMPROVED	%		NO. RATE	Q/F COST		TYPE:	AREA	RATE	COND. VALUE
REASON		FINAL NET CONDITION	.860 %	4 FIXTURES	2	855 1.12 1,915		DET GAR			
ROOF				3 FIXTURES				POOL			
TYPE: GABLE	PITCH: NORMAL	MATERIAL: SHINGLE		2 FIXTURES				SHED			
BASEMENT				1 FIXTURE							
FOUNDATION TYPE: CON. BLOCK								TOTAL OTHER STRUCTURES			
BASEMENT:	QL AREA	RATE	Q/F COST					ASSESSMENT SUMMARY			
UNFINISHED	17	720	4.12 1.15 3,413					TOTAL BASEMENT COST		3,413	
FINISHED								TOTAL ADJ. BASE COST		34,928	
TOTAL BASEMENT COST			3,413					TOTAL HT & COOL COST		3,938	
STRUCTURE								NET PLUMBING COST		958	
STYLE:	CONVERSION:	EXT. WALL:						TOTAL FIREPLACE COST		1,610	
RANCH	NONE	ALUM. STD.						TOTAL ATTIC/DORMER			
GROUND FLOOR	AREA	RATE	W/F COST					TOTAL PCH, DK, PATIO		442	
UPPER FLOOR	1476	23.66	1.00 34,928					TOTAL GAR, CPT, CAN.		2,238	
HALF STORIES								TOTAL B/I APP. COST			
STRUCTURE BASE COST			34,928					TOTAL BASE REPLACEMENT		47,527	
ROW/END UNIT FACTOR			1.00					COST CONVERSION FACTOR		1.90	
TOTAL BASE COST			34,928					REPLACEMENT COST NEW		90,301	
BASE COST ADJUSTMENTS								FINAL NET CONDITION		.860	
BRICK FACING(+)	AREA	RATE	Q/F COST					STRUCTURE APPRAISED VALUE		77,658	
STONE FACING(+)								OTHER PRINCIPAL STR			
UNF. STORIES(-)								TOTAL BLDG. APPRAISED VALUE		77,700	
UNF. 1/2 STORY(-)								TOTAL LAND VALUE		41,400	
CONCRETE SLAB(-)								TOTAL APPRAISED VALUE		119,100	
CONVERSION											
TOTAL ADJUSTMENTS											
TOTAL ADJUSTED BASE STRUCTURE COST			34,928								
BATH	0	2	0 KITCHEN	0	1	0					

NONVERIFIED

AUG 11 2025

Borough of South Plainfield
Tax Assessor

NAME:
LOCATION: 145 SOMERSET AVE

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MRA :      4  FRT FOOT VALUE =
NEI :      0  ACRE VALUE =
ZONE:      00  LOT VALUE :

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STD DEPTH: 50,000
MIN FRONT : NONE

EFT	EDP	DPF	FFF	DEP	REASON	ADJ. RATE	VALUE
1	LOT(S)			1.00		30,000	30,000
227ACRE						50,000	11,350

	TOTAL	LAND	VALUE:	41,400
TRAFFIC	.00	WET LAND	.00	
TOPOGRAPHY	.00	EASEMENT	.00	
SHAPE	.00	UTILITIES	.00	
ACCESS	.00	ECONOMIC	.00	

STAFF CONTROL

UTILITIES	STREET	CONTOUR
GAS	NO SIDEWALK	
ELECTRIC	CURB	
SEWER & WATER	PAVED STREET	

SOURCE: OWNER
INTERIOR INS:0066
INSPECTED BY:0066
REVIEWED BY:
APPRAISED BY:

DATE	9 12	9 12
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BUILDING PERMITS

[illegible]

BLOCK: 00407, 01 **LOT:** 000021

A 20x20 grid of asterisks with a large 'U' shape cut out from the top-left corner. The 'U' shape is defined by the letters A, B, C, D, and J. The 'U' is 10 units wide and 10 units high. The letters are placed at the following coordinates (row, column): A(10, 15), B(10, 5), C(15, 2), D(12, 12), J(17, 14).

SCALE: ***** 12 FT/INCH

SKETCH LEGEND

PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ. LOC.	DP.
A	1.0	FULL			30	24		
B	1.0	CRSP			20	16	A	A+
C	1.0	CRSP			22	13	B	L+
D	1.0	CRSP		ATG	10	15	C	B+
J	1.0				12	20	C	B+

ACCOMPLISHMENT RECORD

Const. class _____
ZON _____

BOROUGH OF SOUTH PLAINFIELD, N.J.
BUILDING DEPARTMENT

BLOCK 407

ADDRESS 145 Somerset Avenue

PERMIT RECORD

LOT 21

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT	USE GRP.
5/30/01	Yefko	Boiler	3200.	Van Horn	010605	OK
12/5/05	" "	200amp Serv.	1000.	On Time Elect	051712	15-06 OK
1/30/18	" "	Reroof	4900.	Wagner Roofing	180104	OK
6/18/2024	Yefko	W/H repl. 78		Gews Plumbing	240640	OK
6/26/2024	Nowicki/Elan Builders	Cert of Muni Com			667672	closed
09/26/2024	" "	Well Piping Removed - Well remains Plbg/water service 200.		Elan Builder	241047	OK
12/23/2025	Elan Builders/Uffer	owner Cert of muni comp 65		Single family	675922	
12/24/2025	Uffer/Luke	Cert of Muni Comp 65		single fam	675974	
12/09/2025	" "	Elect/20 amp circuit 1,200.		Binsky	251536	
12/09/2025	" "	Plbg/gas piping 1,500.		Binsky Home Ser	251536	

BOROUGH OF SOUTH PLAINFIELD, N. J.

DEPARTMENT OF PUBLIC WORKS

(Building Division)

PERMIT RECORD

Street and No. 145 Somerset Street Ave.

Block 650

Lot 25-27

DATE			OWNER	CONSTRUCTION	COST	BUILDER	PERMIT NO.	PLAN NO.
Mo.	Da.	Yr.						
				House				
June	13	60	Ned Yefko	Att. Garage & Breezeway	\$1800.	Glencove Home Mod. Center	7715	
Aug	24	76	" "	elec. S.C. 16x42		C&MElec.	4225	
May	11	77	" "	rec. room	\$9000	A.Sacco	15301	
June	10	77	" "	plumbing alt.		Leo Gursky	3690	
June	9	77	" "	elec. ADD		F&M Elec.	4479	
Oct	26	77		Sewer Availability Letter				
May	26	78	" "	Sewer		P. Panzarella	3971	
3	9	99	" "	Reroof	3000.	Penyak	990230	