

Essex		Nutley Twp		Property Record Card						11/14/25 10:14 AM									
Block: 9305 Lot: 4 Qualifier: Card: 1										Last Sale: 08/27/25 for \$4,410,000									
NUTLEY VILLAGE LP 545 E COUNTY LINE RD LAKEWOOD, NJ 08701				Units: 1		Nbhd:		Model:		VCS: 505									
				SFLA: 0		Floor:		Bldg Name:		Map Page: 93									
				Prop Class: 4C		Occupancy:		Zoning: B-2		Year Built: 1965/1965									
				Bldg Class: 10				Addtl Lot:		NC Interior AVERAGE									
				Bldg Desc:				Land Dim: 127X280 IRR		NC Exterior AVERAGE									
10-16 PASSAIC AVENUE				Info By: ESTIMATED				Style:		NC Layout AVERAGE									
Main Building 0				(no sketch thumbnail)															
Attached Items Value 0																			
Add/Deduct Value 0																			
Base Replacement Cost 0																			
Cost Conversion Factor 1.92																			
Replacement Cost New 0																			
Net Condition 0.71																			
Market Adjustment 1.0000																			
Appraised Value 0																			
Detached Items Value 0																			
Total Land Value 1,035,000																			
Total Improvement Value 0																			
Total Value 1,035,000																			
Valuation Summary				Room Count															
Computed		Override		Summary		B		1		2		3		4		T			
Land		1,035,000		1,035,000		Living		0		0		0		0		0			
Improv		1,861,800		1,861,800		Dining		0		0		0		0		0			
Total		1,035,000		2,896,800		Kitchn		0		0		0		0		0			
Floor Area (footprint)				Bath		0		0		0		0		0		0			
First Uppr Half				Bed		0		0		0		0		0		0			
Item		Bsmnt		Floor		Floor		Story		Attic		Rec		0		0			
Totals		0		0		0		0		0		Den		0		0			
SqFt Living Area				Sketch Areas		Total		0		0		0		0		0			
Item		Area		Description		Sq Ft		Dwelling Detail		Sales History									
First Floor		0				Element		Description		Owner		Date		Book-Page		Price NU			
Upper Floor		0				Bldg Class		10		NUTLEY VILLAGE LP		08/27/25		20250-63253		4,410,000 00			
Half Story		0				Type				NUTLEY ASSOCIATES, LLC		06/08/04		06076-00159		1 25			
Fin Attic		0				Yr Built		1965/1965											
Living Bsmnt		0				Height													
Unfin Area (-)		0				Style													
Total Area		0		Roof Type															
Attached Items				Roof Mat.						Assessment History									
Seg		Item		Area		Bsmnt/Fin				Year		Class		Land		Improv		Net	
Total Area		0		Desc		Area		Rate Const		QF		Cond		Value					
Miscellaneous		Write Ins				Fireplace		NONE		2025		4C		1,035,000		1,861,800		2,896,800	
Desc		Number		Desc		Value				2024		4C		1,035,000		1,861,800		2,896,800	
										2023		4C		1,035,000		1,861,800		2,896,800	
										2022		4C		575,000		1,175,600		1,750,600	
										Open				Permits					
										Date		Number		Description		Value			