



BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NEW JERSEY

Memorandum

To: Antoinette Jones, Boro Clerk

From: Robyn Palughi, Tax Assessor

Date: February 4, 2020

Re: OPRA Request #2020-047

Please see attached property record card. It should be noted that we are not assessing central air conditioning on the dwelling. The attached listing shows the property does have A/C and therefore an added assessment will apply as per today the date of discovery. The added will be billed in October and due with the 4th quarter November 2020 bill. We do not have a tax rate for 2020 but I estimate the additional amount due to be about \$100. If you have any further questions please feel free to contact me. Thank you.

BLK: 237

LOT: 15

CARD 01 OF 01

2228 ROGERS RD

POINT PLEASANT BORO

SOLE, MARGARET N
2228 ROGERS RD
PT PLEASANT NJ 08742

Class: 2
Zone: R-1A
Map: 13
VCS: 06

--Curr. Values--
Land: 165,000
Impr: 123,600
Net: 288,600

--Sales History--
10/20/2017 325,000
05/14/2004 268,000
05/14/2004 1

SOLE, M MEGHAN
TUROCZI, ALEX J & DANIELL

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 16	1st Story 1,209	FRONT FEET	50	Main Bldg Replacement Cost 112,486
ONE FAMILY 1SFG1 1209	Upper Stories 0	SITE VALUE	1	CCF:1.34,NetCond:.820,MktAdj:1.00 * 1.09880
1 STORY / RANCH	Half Stories 0			Main Bldg Appraised Value = 123,600
Built: 1941 Eff Yr: 1995	Attic Area 0			Total Detached Item Value + 0
Fndatn: BLK/CONCRT	Basement Area 682			Total Improve Value (rounded) = 123,600
Roof: GABLE / ASPH SHNGL	Sq. Foot Living 1,209			Total Land Value + 165,000
ExtFin: WOOD SHNGL	ATTACHED ITEMS			TOTAL NET VALUE: 288,600
Heat: GAS	OPEN PORCH 20	A: 1S-B 682sf		
HOTWTR BB 1209	ATT. GAR. 270	B: 1S-CR 527sf		
Air: NONE 1209	DETACHED ITEMS	C: OP 20sf		
IntFin: DRYWALL		D: ATG 270sf		
FlrFin: MIXED				
Plumb: 3FIX BATH 2				
1FIX BATH 1				
OTHER ITEMS				
1STY FP 1				
MOD. KITCH 1				
* BEDROOMS 2				
BATHROOMS 2.0				
* TOTAL ROOMS 5				
CONDITION				
INT.: AVERAGE				
EXT.: AVERAGE				
LAYOUT: AVERAGE				
INFOBY: OWNER				
* For Informational Purposes Only				



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Status:	Active	List Price:	\$379,000
Property Sub-Type:	Single Family	Apx Year Built:	1941
Sub-Type:	Detached	Apx SqFt:	1,209
Minimum Age:		Basement:	Yes
County:	Ocean	Rooms:	5
Municipality:	Point Pleasant (PTP)	Bedrooms:	2
Area/Section:	Pt Plsnt Boro	Baths:	2 / 0
Complex/Subdivision:	None	FP / #:	Yes / 1
Apx Lot Dimensions:	50 x 100	Garage / #:	Yes / 1
Acreage:	0.11	Waterfront:	No
Elementary School:		Waterview:	No
Middle School:	Memorial	Handicap Access:	
High School:	Point Pleasant Borough	Directions:	From Beaver Dam Road (between Bridge Avenue and Route 88) go east onto Rogers Road.
Other Elementary:			
Other High:	Trinity Hall		
Style:	Ranch		
Model:			
Zoning:	Residential; Single Family		

beyond the beach – If you're planning to move, this beautifully renovated 2-bedroom, 2 bath ranch style home with basement and garage is waiting for you! Includes hardwood floors, living room with gas fireplace, dining area, kitchen with granite counters, master bedroom with master bath and walk in closet. Maintenance free front porch entry, outdoor shower, patio completed with pavers in rear fenced yard. Move-in ready. See for yourself. Quick access to beaches, shopping and parks. Conveniently located in Point Pleasant, so you can enjoy the good life.

Tax Year:	2019	Asmnt - Total:	288,600	New Construction:		Deed Restricted:	
Taxes:	5,939			Farm:		Farm Assessed:	
Special Assessment:				Assessment Status:	Assessed		

Assn Fee:				Mgmt Type:				Fee Includes:				App Escrow Required:			
Assn Fee Paid:				Common Elements:											
Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks	# Basement -			
Dining Room	First	12 x 9		Master	First			Basement	Basement			Baths:	0		
Kitchen	First	12 x 13		Bathroom								# Level 1 - Baths:	2		
Living Room	First	17 x 13		Bedroom	First	13 x 12						# Level 2 - Baths:			
				Master Bedroom	First	17 x 12						# Level 3 - Baths:			

Allowable:		Financing:		Pool:	
Ownership:	Fee Simple	Heat Fuel:	Natural Gas	Roof:	Shingled
Type:		Interior:	Dec Molding; Skylight; Sliding Door	Siding:	Vinyl
Master Bath:	Floor - Ceramic; Shower Stall	Kitchen:	Breakfast Cntr; Floor - Wood;	Special Needs:	
Basement:	Bilco Style Doors; Crawl Space; Partial; Unfinished		Granite/Stone Counter; Pantry; Skylight; TRY/VLT/CATH	Style:	Ranch
Dining Room:	Floor - Wood	Lot:	Fenced Area; Level	Water Heater:	Natural Gas
Energy:	Storm Doors	Description:		Water/Sewer:	Public Sewer; Public Water
Features:		Living:	Dec Molding; Fireplace - Gas; Floor -		
Exterior:	Fence; Outdoor Shower; Patio; Storm Door(s)	Room:	Wood		
Floors:	Ceramic; Wood	Master:	Floor - Wood; Skylight; TRY/VLT/CATH;		
Boyer:		Bedroom:	Walk-in Closet		
Great/Family:		Out:			
Room:		Buildings:			
Heat/AC:	Central Air; HWBB	Parking:	Stone/Gravel		
Included:	Ceiling Fan(s); Dishwasher; Garage Door Opener; Light Fixtures; Microwave; Refrigerator; Window Treatments; TV				
Excluded:	Furniture, wall hangings, prints and personal items.				

Days On Market: 3

Showing: Showing Time