

PROPERTY RECORD AND APPRAISAL CARD
Residential and Farm

Card _____ of _____

IDENTIFICATION DATA

10818 00014
LOC:0240 TWENTY-FOURTH AVENUE
HARRINGTON, LULA B
BOX 219
ELWOOD, NJ 08217
L: 8600 I: 38600 47200
LAND DESC: 4.37 ACRES CLS: 2

SALES RATIO			OWNER
Date	Sales Price	Ratio	

SITE

50:00 N'BORHOOD

- Conformity**
☒ 01 Typical
☐ 02 Inferior
☐ 03 Superior
Trend
☒ 04 Stable
☐ 05 Declining
☐ 06 Improving
Type
☒ 07 Rural
☐ 08 Crs. Roads
☐ 09 Suburban
☐ 10 Urban
☐ 11 Subdivision

51:00 VIEW

- ☒ 01 Typical QF
☐ 02 Detrim. QF
☐ 03 Enhanc. QF
52:00 UTILITIES
☒ 01 Electric
☐ 02 Public Gas
☐ 03 Public Water
☐ 04 Sewers
☒ 05 Well
☒ 06 Septic
☐ 07 Underground Util.
☐ 90 None

53:00 INFORMATION BY

- ☒ 01 Owner (M)
☐ 02 Owner (F)
☐ 03 Tenant
☐ 04 Agent
☐ 05 Other
☐ 06 Estimate
☐ 07 Refusal
54:00 ROAD
☒ 01 Paved QF
☐ 02 Grv/Drt QF
☐ 03 Private QF
☐ 04 Paper
☐ 90 None

61:00 NEGATIVE LAND ADJUSTMENTS

- | | | |
|---|---|--|
| ☐ 01 Flag lot | ☐ 15 Shape | ☐ 28 TDB (Tax Bd. Deduc.) |
| ☐ 02 Power line | ☐ 16 Hwy. nuisance | ☐ 29 Pond |
| ☐ 03 Heavy traffic | ☐ 17 Swamp | ☐ 30 Abuts/near common land |
| ☐ 04 Light traffic | ☐ 18 Oversized | ☐ 31 Abuts/near conservation easem't. |
| ☐ 05 Next to comm. | ☐ 19 Stacked units | ☐ 32 Wetlands |
| ☐ 06 No right to build | ☐ 20 Drainage | ☐ 33 Ordinance impact on value |
| ☐ 07 Alley shape | ☐ 21 Undersized | ☐ 34 Pollution |
| ☐ 08 Severe easements | ☐ 22 Topography | ☐ 35 Rd. not maintained |
| ☐ 09 Unimproved road | ☐ 23 Little frontage | ☐ 36 Not sewered |
| ☐ 10 Slope | ☐ 24 Corner lot | ☐ 99 Misc. |
| ☐ 11 Landlocked/no front | ☐ 25 Frontage | |
| ☐ 12 Flood plain | ☐ 26 Stream | |
| ☐ 13 Shared driveway | ☐ 27 Abuts RR tracks | |
| ☐ 14 Poor location | | |

63:00 POSITIVE LAND ADJUSTMENTS

- | | | |
|--|--|--|
| ☐ 01 High | ☐ 12 Location | ☐ 23 Pond |
| ☐ 02 Low | ☐ 13 Zoning | ☐ 24 Wooded lot |
| ☐ 03 Level | ☐ 14 Beers Decision | ☐ 25 Private road |
| ☐ 04 Rolling | ☐ 15 Corner lot | ☐ 26 Ordinance impact-ing on value |
| ☐ 05 Wet | ☐ 16 Extensive frontage | ☐ 27 Abuts/near common land |
| ☐ 06 R.O.W. | ☐ 17 Plottage | ☐ 28 Abuts/near con-servation easem't |
| ☐ 07 Brook | ☐ 18 Frontage | ☐ 99 Misc. |
| ☐ 08 Irregular | ☐ 19 Water | |
| ☐ 09 Cul-de-sac | ☐ 20 Size | |
| ☐ 10 Commercial | ☐ 21 River front | |
| ☐ 11 View | ☐ 22 Near Park | |

10010-04-94

80:00 WORK RECORD

	BY	DATE
MEAS.	JK	9/13
LIST		
PRICE		
REVIEW		

81:00 FIELD CALLS

	BY	DATE
#1	JK	9/13/94
#2		
#3		
#4		

70:00 LAND SCHEDULE (FRONT FOOT METHOD)

	LAND ZONE	FRONT FOOTAGE	AVERAGE DEPTH	DEPTH TABLE	UNIT RATE	ADJ. CODE	ADJ. PCT.
1							
2							
3							
4							

71:00 LAND SCHED (UNIT RATE METHOD)

	LAND ZONE	DESC CODE	NUMBER OF UNITS	UNIT RATE	ADJ. CODE	ADJ. PCT.
1						
2						
3						
4						

INSPECTION SIGNATURE

John A. Z...

DATE

9/13/94



Front and Side

Rear and Side