

25-14188

Page 1 of 3

tr, 1A, zoning,
Building,
health, finance,
recu

Kaitlyn Green

From: Deborah Karlsson
Sent: Thursday, August 7, 2025 9:50 AM
To: Kaitlyn Green; Taylor O'Brien
Subject: Fwd: [External]OPRA request - 271-283 Main Street Hackensack

RECEIVED
CLERK'S OFFICE
2025 AUG - 7 A 9:55
CITY OF HACKENSACK

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Bergen County Broker <opra+request-79310-896c58c4@requests.opramachine.com>
Sent: Thursday, August 7, 2025 9:43:32 AM
To: Deborah Karlsson <dkarlsson@hackensack.org>
Subject: [External]OPRA request - 271-283 Main Street Hackensack

Dear Hackensack City,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

1. Property Ownership & Title History

Due: 8-18-25

Copies of deeds, title transfers, mortgages, and any liens recorded for the property

Historical ownership details, including previous sales dates and sale prices

2. Tax and Assessment Records

Current and historical property tax assessments

Block and lot information for each parcel (e.g., 271, 275, 277, 279, 281, 283 Main Street)

3. Building & Zoning Records

Certificates of Occupancy (current and historical)

Building permits (construction, renovation, signage, etc.)

Zoning designation and any applicable redevelopment plans

Records of variances, site plan approvals, or conditional use authorizations

4. Environmental Documentation

Any Phase I or Phase II Environmental Site Assessments

Reports or correspondence related to environmental concerns, contamination, or remediation

Any documentation involving the property's proximity to a Superfund or environmentally sensitive area

5. Municipal & Council Activity

City Council meeting minutes, resolutions, or planning board discussions relating to this property

Any development agreements, PILOT agreements, or redevelopment incentives applicable to this site

6. Notifications and Neighboring Context

List of properties that received notice for zoning board or variance applications related to this property

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Bergen County Broker

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-79310-896c58c4@requests.opramachine.com

Is dkarlsson@hackensack.org the wrong address for OPRA requests to Hackensack City? If so, please contact us using this form:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fchange_request%2fnew%3fbody%3dhackensack_city&c=E,1,mjvFdbJDMvfQYcxPRSI777hmBfeBhl14mcRHxQZkbMccXwOE_bu4bk_YSTuA1_rLZiM

[_MRVBI0d-A1d6-fGyAgrV4FsLxUyHnL_Od2CMZqfT3Q01qh34BF5LT-l,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelp%2fofficers&c=E,1,qxFKftoH84GDzrTr-t6uhfzUOV_jtcZsOiwlcbYo6BAmZmrZ20uV-eVZIKPmnMBFhKESbjxZM3LT_pgeA30fAT17T0vpFdqUmsPGN65aWYqLHjE,&typo=1)

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelp%2fofficers&c=E,1,qxFKftoH84GDzrTr-t6uhfzUOV_jtcZsOiwlcbYo6BAmZmrZ20uV-eVZIKPmnMBFhKESbjxZM3LT_pgeA30fAT17T0vpFdqUmsPGN65aWYqLHjE,&typo=1

View this OPRA request & responses online:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2f271_283_main_street_hackensack&c=E,1,7hq8btg5kfFm2uYUoONbqb5evGhVcx2HB_nFKAgwTG3HbGsDM86Z8vOpuLtmGRuwZ_uU3i8XvhkTUOSHDLNnbEDNFUK6d5bSwOE0tvqzuWCRzhX&typo=1

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

"OPRAmachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."



DEBORAH KARLSSON, RMC
CITY CLERK

ALLISON R. SAABYE, RMC
DEPUTY CITY CLERK

CITY OF HACKENSACK

OPEN PUBLIC RECORDS REQUEST RESPONSE

City Clerk's Office
65 Central Avenue, 3rd Floor
Hackensack, NJ 07601
(201)-646-3940
Fax: (201) 457-1466

DATE: 08.15.25

TO: Bergen County Broker

The City of Hackensack ("City") records custodian received your Open Public Records Act ("OPRA") Ref. No. 25-1488 request on 08-07-25. As such, the seven business day deadline to respond to your request is 08-18-25. This response is therefore being timely submitted in accordance with New Jersey law. See N.J.S.A. 47:1A-5.

RECORDS RESPONSE: All responsive records found pertaining to 271-283 Main Street.

Please be advised that pertaining to #1 on your request, all deeds/titles/mortgages are handled with the Bergen County Clerk's Office 210-336-7000, kindly contact their office to obtain the responsive records pertaining to this part of your request.

As per the Tax Collector's Office, there are no current or prior property tax liens on either requested property.

The owners name and mailing address for 271 Main Street:

**MAIN 271 LLC & MOS DEV LLC
201 SHERIDAN AVE
HO-HO-KUS, NJ 07423**

The owners name and mailing address for 275-283 Main Street:

**MOE REALTY LLC
201 SHERIDAN AVE
HO-HO-KUS, NJ 07423**

All responsive records found with the Tax Assessor's Office pertaining #1 and #2 for historical ownership details and property record cards for 271-283 Main Street.

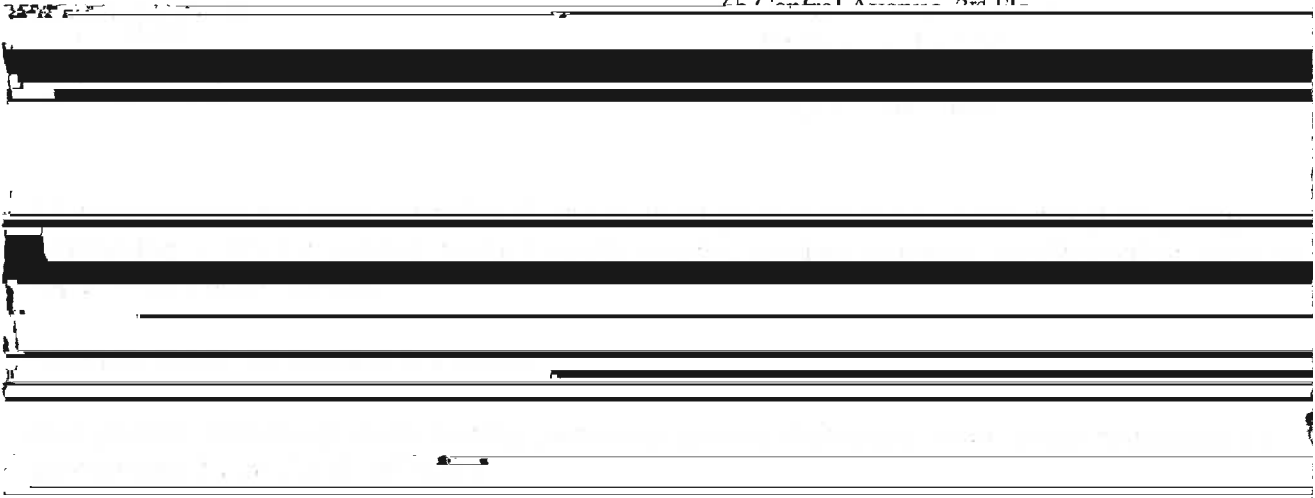


CITY OF HACKENSACK

OPEN PUBLIC RECORDS REQUEST RESPONSE

City Clerk's Office

65 Central Avenue, 2nd Fl.



CITY CLERK

ALLISON R. SAABYE, RMC
DEPUTY CITY CLERK

Hackensack, NJ 07601

(201)-646-3940

Fax: (201) 457-1466

All responsive records found with the Building Department and Zoning Department pertaining to #3 for zoning permit applications, zoning permits, and building permits for 271-283 Main Street.

Permits listed as issued are open

Non-public information including personal phone numbers have been redacted as authorized by N.J.S.A. 47:1A-1

Please note that OPRA exempts the following information from public access:

[T]hat portion of any document which discloses the home address, whether a primary or secondary residence, of any active, formerly active, or retired judicial officer, prosecutor, or law enforcement officer, or, as defined in section 1 of P.L.2021, c. 371 (C.47:1B-1), any immediate family member thereof; except for use by any government agency, including any court or law enforcement agency, in carrying out its functions, or any private person or entity acting on behalf thereof, or any private person or entity seeking to enforce payment of court-ordered child support.

bmclaughlin@hackensack.org



DEBORAH KARLSSON, RMC
CITY CLERK

ALLISON R. SAABYE, RMC
DEPUTY CITY CLERK

CITY OF HACKENSACK

OPEN PUBLIC RECORDS REQUEST RESPONSE

City Clerk's Office
65 Central Avenue, 3rd Floor
Hackensack, NJ 07601
(201)-646-3940
Fax: (201) 457-1466

The completed form and check or money order made out to "The City of Hackensack" can be sent to the below address:

**Zoning Office
216 Union Street
Hackensack, NJ 07601**

Please be advised that there were no records found with the Building Department or Zoning Department pertaining to current/historical certificates of occupancy, records of variances, site plans, or conditional use authorization for 271-283 Main Street.

Please be advised that there were no records found with the Building Department or Health Department pertaining to #4 on your request for 271-283 Main Street.

Please be advised that there were no records found with the Planning Board or Zoning Department pertaining to #5 for "planning board discussions relating to this property".

Please be advised that the City of Hackensack's City Council meeting minutes can be located online, kindly use the link below to access:

https://ecode360.com/HA0454/documents/Council_Minutes

Please be advised that there were no records found with the Redevelopment Department pertaining to "development agreements, PILOT agreements, or redevelopment incentives" for 271-283 Main Street.

Please be advised that there were no records found with Zoning Department pertaining to "list of properties that received notice for zoning board or variance applications related to this property."

Your OPRA request is now deemed answered and closed.

Thank you for your attention to this matter.



DEBORAH KARLSSON, RMC
CITY CLERK

ALLISON R. SAABYE, RMC
DEPUTY CITY CLERK

CITY OF HACKENSACK

OPEN PUBLIC RECORDS REQUEST RESPONSE

City Clerk's Office
65 Central Avenue, 3rd Floor
Hackensack, NJ 07601
(201)-646-3940
Fax: (201) 457-1466

Date: 08.15.25

City Clerk: Deborah Karlsson, RMC



**CITY OF HACKENSACK
ZONING DETERMINATION FORM**

The purpose of this form is to confirm the Zone in which a property lies.

If you know what you want to do at a particular address, we recommend that you complete a Zoning Permit Application in order to avoid paying an additional \$50.00 in fees.

Zoning determination letters may take a few weeks to research and process and must be accompanied by a \$50.00 fee at submittal. Check or money order should be made payable to the City of Hackensack.

APPLICANT INFORMATION

NAME: _____ **ADDRESS:** _____

COMPANY: _____

PHONE: _____

EMAIL: _____

Do you own the property? Yes _____ **No** _____

Existing use of property (if known): _____

If abandoned or vacant, last known date of use: _____

Is there an existing C.O. / C.C.O issued for the property (if known): _____

PROPERTY INFORMATION

PROPERTY ADDRESS: _____

BLOCK: _____ **LOT(S):** _____

REQUESTED INFORMATION: _____

Signature

Date

Once the zone has been correctly identified, you should refer to the City of Hackensack **Zoning Ordinance for Permitted Use & Bulk Requirements**. (Please also refer to the *redevelopment/rehabilitation* zone if applicable.)

```

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen
-----Screen:1 of 5
0223 Block: 315 Lot: 21 Q: M
Prior Block: 315 Lot: 21 Q: 03/01/23
Loc: 275-283 MAIN ST 23 HACKENSACK CITY, NJ 08736
Owner: MOE REALTY LLC Billing Code: 00000
Street: 201 SHERIDAN AVE Account Num: 4615
Town: HOBOKUS, NJ Zip: 07423 Mtg Acct#:
Class: 4A Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
Saled: 10/29/07 Bk: 9447 Pg: 100 Price: 1 NU#: 26 Cd: R: 0.00

2025 Taxes 2024 Exemptions/Abateements
Land: 793000 (57): 80071.97 1 0
Impr: 1696800 793000 2025 2 0
0 0 (58): 83881.37 3 0
Net: 2489800 2489800 Partial: 4 0

Land Dim: 118x125 ClassCd: 737 YrBlt: 1902 Neigh: 902
Bldg Desc: 2SB BldgClass: SF: 2385
Addl Lots: Type/Use: PrcSF 0 UCd: 2
Style: Zone: B-2 Map: 15

```

```

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen
-----History Screen-----Screen:3 of 5
** 1: prc file**

Block: 315      Lot: 21      Qual:      2025 Tax List
Property Loc: 275-283 MAIN ST
Owner: MOE REALTY LLC      Land: 793000 Exemp Code:
Street: 201 SHERIDAN AVE      Impr: 1696800 Amt: 0
Town: HOHOKUS, NJ      NET: 2489800
Class: 4A      Addl Lots:
Block: 315      Lot: 21      Qual:      2024 Tax List
Property Loc: 275-283 MAIN ST
Owner: MOE REALTY LLC      Land: 793000 Exemp Code:
Street: 201 SHERIDAN AVE      Impr: 1696800 Amt: 0
Town: HOHOKUS, NJ      NET: 2489800
Class: 4A      Addl Lots:
Block: 315      Lot: 21      Qual:      2023 Tax List
Property Loc: 275-283 MAIN ST
Owner: MOE REALTY LLC      Land: 793000 Exemp Code:
Street: 201 SHERIDAN AVE      Impr: 1696800 Amt: 0
Town: HOHOKUS, NJ      NET: 2489800
Class: 4A      Addl Lots:

```

Block: 315 Land Desc: 118X125 Owners Name: MOE REALTY LLC Land: 793,000 Exemption Net Taxable Value Deductions
Lot: 21 Bldg Desc: 28B Street Address: 201 SHERIDAN AVE Bank: 00000 Impr: 1,696,800 Code: Cd No-Ow
Qual: Add Lots: City & State: HONOKUS, NJ Zip: 07423 Total: 2,489,800 Value: 0 2,489,800
Card: M (#1 of 1) Acreage: 0.339 Class: 4A Property Loc: 275-283 MAIN ST Zone: B-2 Map: 15 HACKENSACK CITY

SALES HISTORY						ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Comp.	
DECKER, EDWARD T	10/29/07	9447 /100	126		2010	1137900	366300	1504200	12/09/21	INSTALL 1 NON-ILLUMINATED ALUMI	400	00/00/00	
MCTOBBE MANAGEMENT, INC.	02/15/01	8357 /385	755000		2011	796500	707700	1504200	02/12/18	WATER HEATER	1250	00/00/00	
KUPFERBERG, HENRY	08/27/97	08001/00846	525000	1									

LAND CALCULATIONS						SITE INFORMATION				RESIDENTIAL COST APPROACH			
Frt	Rr	SB	T	FF	AY	Tabl	Eq	Rate	Site	Cond	Value		
N	22				127	133	96	122	6500	0	100		793000
						Units	Rate	Site	Cond	Value			

Net Adj: 100.00 SF: 14,750 Auto: Y Land Value: 793,000
(PRIOR INSP INFO/NOTES: 0E10/27/15DE*2015 NOTES:) *2023 N
OTES:

A: 1S/B cd81r22n81e4126 1944
B: 1S/B r26cs81w4r6n81e14116 891
C: 1S/B d11r40cs70w12r28n65e11n5w27 1885
D: 2S d16r89cd3s11w1r32n14e1132 446
E: 2S d30r86cs51w3r33n51e2132 1657
F: 1S/B d16r67cs65w11r29n51e3n11e1n3w22 1621
G: 0
H: 0
I: 0
J: 0
K: 0
L: 0

M: 0
N: 0
O: 0
P: 0

Scale: 40

ROOM COUNT					
	B	I	2	3/A	Tot
Living Rm					
Dining Rm					
Kitchen					
Dinette					
5 Flt Bath					
4 Flt Bath					
3 Flt Bath					
2 Flt Bath					
Bed Room					
Fam Room					
Den/Other					
Old B: 315					0
Old L: 21					08/07/25

BASE COST			CCF: 161 CLA: 0			Cost New:		
Phys Depr:	35.00 (Y)	Func Depr:	Mkt +:	Mkt -:	Net Depr:	65.00	Bldg Value:	0
Detached Items:								
RETAIL/OFFICE/RESTAURANT-	10,260						1,696,800	

Land: 793,000 Impr: 1,696,800 Total: 2,489,800

IDENTIFICATION DATA	
315	21
HACKENSACK	
DECKER, EDWARD T.	
201 SHERIDAN AVE	
HOBOKUS, NJ	
275-283 MAIN ST	118X125
4A	3725
MAP	15
07423	
L	338200
I	223000
T	561200

STAFF CONTROL DATA	
Card Code	
Source of Information 1 = Owner 2 = Spouse 3 = Tenant 4 = Agent 5 = Other	
6 = Estimate 7 = Refusal	
Interior Inspection 0 = No 1 = Yes	
Cost Base Year	
Enumerated By	
Enumeration Date Month/Year	
Appraised By	
Appraisal Date Month/Year	
Reviewed By	
Review Date Month/Year	
Permanent Land Review Code	
Permanent Improvement Review Code	
Number of Principal Buildings	

SALES VERIFICATION DATA	
Card Code	
Sales Price	
Sales Date Month/Year	
Source 1 = Buyer 2 = Seller 3 = N.T. Fee 4 = Agent	
Validity 0 = Not Valid 1 = Valid	
Type of Sale 1 = Land 2 = Building 3 = Land and Building	

[illegible][illegible][illegible][illegible]

Owner _____
Street Address _____

Card Code _____
Building Number _____
Predominant Shell Type 1 = Apt. 2 = Comm. 3 = Indus. _____
Overall Quality 1 = Low 2 = Below Avg. 3 = Avg. 4 = Above Avg. 5 = High _____
Year Built _____

Condition 1 = Poor 2 = Fair 3 = Normal 4 = Good 5 = Excel. _____
Effective Age in Years _____
100% = Eff. Age Dep. _____
Physical Net Condition _____

100% = (Punc. Obsol.) _____
Obsol. Net Condition _____
Physical Net Cond. _____
Final Net Condition _____

Card Code _____

Structural Shell Type Codes 101 = Lt. Wood Frame 102 = Heavy Timber _____
103 = Masonry Load Bearing 104 = Reinf. Conc. 105 = Steel 106 = Fireproof Steel 107 = Lt. Steel with Galvanized Steel Exterior 108 = Lt. Steel with Enamelled Steel or Aluminum Exterior 109 = Lt. Steel with Insulated Sandwich Panel Exterior 110 = Reinf. with Conc. Floor 111 = Reinf. with Wood Floor 112 = Dock High Foundation 123 = Low Quality Service Station 124 = Below Average Quality Service Station 125 = Average Quality Service Station 126 = Above Average Quality Service Station 127 = Good Quality Service Station 133 = Low Quality Specialty Bldg. 134 = Below Average Quality Specialty Bldg. 135 = Average Quality Specialty Bldg. 136 = Above Average Quality Specialty Bldg. 137 = Good Quality Specialty Bldg. 145 = Garden Apartments

Shell Segment Quality Codes 1 = Low 2 = Below Average 3 = Average 4 = Above Average 5 = High

Segment	Q1	Type	Qty/Hgt	Ground Area	Perimeter
101	103	103	15	2835	234
102	103	103	15	2835	234
103	103	103	15	2835	234
104	103	103	15	2835	234
105	103	103	15	2835	234
106	103	103	15	2835	234
107	103	103	15	2835	234
108	103	103	15	2835	234
109	103	103	15	2835	234
110	103	103	15	2835	234
111	103	103	15	2835	234
112	103	103	15	2835	234
123	103	103	15	2835	234
124	103	103	15	2835	234
125	103	103	15	2835	234
126	103	103	15	2835	234
127	103	103	15	2835	234
133	103	103	15	2835	234
134	103	103	15	2835	234
135	103	103	15	2835	234
136	103	103	15	2835	234
137	103	103	15	2835	234
145	103	103	15	2835	234

Structural Shell Base Cost _____

Roof 1 = Wood 2 = Heavy Timber 3 = Steel Deck 4 = Concrete 5 = Galv. Steel 6 = Enam. Steel 7 = Insul. Panels 8 = Precast Conc.

Card Code _____

Exterior Wall Finish Codes 1 = Groove Plywood or Equiv. 2 = Wood Siding or Equiv. 3 = Cement Block or Equiv. 4 = Tilt-Up Concrete Panels or Equiv. 5 = Common Brick 6 = Face Brick on Wood Siding or Equiv. 7 = Face Brick on Block or Equiv. 8 = Common Brick on Reinf. Conc. or Equiv. 9 = Face Brick on Reinf. Conc. or Equiv. 10 = Precast Conc. Panels with Exposed Aggregate or Equiv. 11 = Metal and Glass Curtain Walls or Equiv. 12 = Stone or Equiv. 13 = Limestone or Equiv. 14 = Marble or Equiv. 15 = Polished Granite or Equiv.

Quality Codes 1 = Low 2 = Below Average 3 = Average 4 = Above Average 5 = High

Exterior Wall Total Cost _____

Card Code _____

Interior Finish Codes 1 = Apt. - Avg. Size 3 1/2 s.f. 400 s.f. 500 s.f. 600 s.f. 700 s.f. 800 s.f. 900 s.f. 1000 s.f. and over 2 = Apt. Utility Area 3 = Metal or Equiv. 4 = Wall Off. or Equiv. 5 = Large Open Offices or Equiv. 6 = Floor Off. or Equiv. 7 = Clinics or Equiv. 8 = Large Retail Stores or Equiv. 9 = Retail Stores or Equiv. 10 = Banks or Equiv. 11 = Warehouses 12 = Light Mfg. Area 13 = Heavy Mfg. Area

Quality Codes 1 = Low 2 = Below Average 3 = Average 4 = Above Average 5 = High

Gross Apartment Floor Area = Number of Apartment Units _____

Average Sq. Feet per Apartment _____

Type	Q1	Floor Area	Rate	Cost
101	103	15	2835	234
102	103	15	2835	234
103	103	15	2835	234
104	103	15	2835	234
105	103	15	2835	234
106	103	15	2835	234
107	103	15	2835	234
108	103	15	2835	234
109	103	15	2835	234
110	103	15	2835	234
111	103	15	2835	234
112	103	15	2835	234
123	103	15	2835	234
124	103	15	2835	234
125	103	15	2835	234
126	103	15	2835	234
127	103	15	2835	234
133	103	15	2835	234
134	103	15	2835	234
135	103	15	2835	234
136	103	15	2835	234
137	103	15	2835	234
145	103	15	2835	234

Interior Finish Total Cost _____

Card Code _____

Building Use Type Codes 1 = Apt. 2 = Comm. 3 = Indus. _____
Heating/Cooling Unit Type Codes 1 = Hot Water 2 = Forced Hot Air 3 = Unit Heaters 4 = Central Cooling 5 = Package Cooling 6 = Central Combined 7 = Package Combined _____
Heating/Cooling Quality Codes 1 = Low 2 = Average 3 = High _____
Boiler Present for Type 1 Unit 0 = No 1 = Yes _____

Building Unit Use Code Code Q1 _____

Type	Q1	Floor Area	Rate	Cost
101	103	15	2835	234
102	103	15	2835	234
103	103	15	2835	234
104	103	15	2835	234
105	103	15	2835	234
106	103	15	2835	234
107	103	15	2835	234
108	103	15	2835	234
109	103	15	2835	234
110	103	15	2835	234
111	103	15	2835	234
112	103	15	2835	234
123	103	15	2835	234
124	103	15	2835	234
125	103	15	2835	234
126	103	15	2835	234
127	103	15	2835	234
133	103	15	2835	234
134	103	15	2835	234
135	103	15	2835	234
136	103	15	2835	234
137	103	15	2835	234
145	103	15	2835	234

Heating/Cooling Base Cost _____
Type 1 Boiler Adjustment Factor _____
Heating/Cooling Predominant Class Quality Factor _____
Heating/Cooling Adjusted Cost _____

Industrial Unit Heaters

Number	Rate	Cost
64	2835	234
65	2835	234
74	2835	234

Unit Heaters Total Cost _____

Card Code _____

Plumbing Fixture Quality Codes 1 = Low 2 = Average 3 = High _____

Number	Rate	Cost
30	2835	234
31	2835	234
47	2835	234

Plumbing Total Cost _____

Card Code _____

Electrical Installation

Light Intensity 1 = Minimum 2 = Adequate 3 = Bright _____
Quality Codes 1 = Low 2 = Average 3 = High _____

Type	Q1	Floor Area	Rate	Cost
101	103	15	2835	234
102	103	15	2835	234
103	103	15	2835	234
104	103	15	2835	234
105	103	15	2835	234
106	103	15	2835	234
107	103	15	2835	234
108	103	15	2835	234
109	103	15	2835	234
110	103	15	2835	234
111	103	15	2835	234
112	103	15	2835	234
123	103	15	2835	234
124	103	15	2835	234
125	103	15	2835	234
126	103	15	2835	234
127	103	15	2835	234
133	103	15	2835	234
134	103	15	2835	234
135	103	15	2835	234
136	103	15	2835	234
137	103	15	2835	234
145	103	15	2835	234

Electrical Installation Total Cost _____

Card Code _____

Sprinkler System

Quality Codes 1 = Low 2 = Average 3 = High _____

Type	Q1	Floor Area	Rate	Cost
101	103	15	2835	234
102	103	15	2835	234
103	103	15	2835	234
104	103	15	2835	234
105	103	15	2835	234
106	103	15	2835	234
107	103	15	2835	234
108	103	15	2835	234
109	103	15	2835	234
110	103	15	2835	234
111	103	15	2835	234
112	103	15	2835	234
123	103	15	2835	234
124	103	15	2835	234
125	103	15	2835	234
126	103	15	2835	234
127	103	15	2835	234
133	103	15	2835	234
134	103	15	2835	234
135	103	15	2835	234
136	103	15	2835	234
137	103	15	2835	234
145	103	15	2835	234

Sprinkler System Base Cost _____
Sprinkler System Quality Factor _____
Sprinkler System Total Cost _____

Card Seq. Acces. _____
Code No. Code _____
Measure One _____
Measure Two _____
Q1 _____
Rate _____
Quality Factor _____
Final _____
Cost _____

Standard Building Accessories Total Cost _____

Card Seq. Acces. _____
Code No. Code _____
Measure One _____
Measure Two _____
Q1 _____
Rate _____
Quality Factor _____
Final _____
Cost _____

Standard Exterior Accessories Total Depreciated Cost _____
Cost Conversion Factor _____
Standard Exterior Accessories Total Cost _____

Card Seq. _____
Code No. Code _____
Description _____
Repr. Full Value _____

Special Exterior Accessories Total Depreciated Cost _____

BUILDING SKETCH Scale 1" = _____

Segment Width Length Height Ground Area Perimeter Building Description

18	35	81	13	2835	234	3 BUILDINGS ON 1 LOT LOT #21 STARTING LEFT TO RIGHT
----	----	----	----	------	-----	---

BUILDING VALUATION SUMMARY

- Structural Shell Base Cost
- Exterior Finish Total Cost
- Interior Finish Total Cost
- Heating/Cooling Total Cost
- Plumbing Fixtures Total Cost
- Electrical Installation Total Cost
- Sprinkler System Total Cost
- Standard Bldg. Access. Total Cost (2)
- 1975 Replacement Cost
- COST CONVERSION FACTOR
- Replacement Cost New
- Final Net Condition
- Appreciated Building Cost
- Exterior Access. Total Cost
- TOTAL VALUE = Bldg. & Ext. Access.

BLOCK 315
LOT 21
HACKENSACK
275-283 MAIN ST

IDENTIFICATION DATA

STAFF CONTROL DATA

Card Code
Source of Information 1 = Owner 2 = Spouse 3 = Tenant 4 = Agent 5 = Other
6 = Estimate 7 = Refusal

Interior Inspection 0 = No 1 = Yes

Cost Base Year

Enumerated By

Enumeration Date Month/Year

Appraised By

Appraisal Date Month/Year

Reviewed By

Review Date Month/Year

Permanent Land Review Code

Permanent Improvement Review Code

Number of Principal Buildings

SALES VERIFICATION DATA

Card Code

Sales Price

Sales Date Month/Year

Source 1 = Buyer 2 = Seller 3 = W.T. fee 4 = Agent

Validity 0 = Not Valid 1 = Valid

Type of Sale 1 = Land 2 = Building 3 = Land and Building

LAND DATA

Unit Codes 1 = Front Feet 2 = Square Feet 3 = Acreage 4 = Site

Influence Factor Codes 1 = Depth Factor 2 = Frontage Factor 3 = Backlot Factor 4 = Triangle Factor .30 or .60 5 = Corner Lot Factor

6 = Topography Factor

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

1 2 3 4 5 6

Adjusted

Unit Value

Land Value

52

Zone

Frontage

Depth

Backlot

Standard

Depth

Area

Unit

Card

Code

[illegible]

IDENTIFICATION DATA

MUSICALLY YOURS
RETAIL STORE & OFFICE

[illegible]

3866

HEATING/COOLING

Card Code

Building Use Type Codes 1 = Apt. 2 Comm. 3 = Ind. St.

Heating/Cooling Unit Type Codes 1 = Hot Water 2 = Forced Hot Air 3 = Unit Heaters 4 = Central Cooling 5 = Package Cooling 6 = Central Combined 7 = Package Combined

Heating/Cooling Quality Codes 1 = Low 5 Average 5 = High

Boiler Present for Type 1 Unit 0 = No 1 = Yes

28

Building Unit				Floor Area	Rate	Cost
Use	Code	Code	QL			
21	32	33	34			
42	43	44	45			
51	54	55	56			

Heating/Cooling Base Cost

Type 1 Boiler Adjustment Factor

Heating/Cooling Predominant Class Quality Factor

Heating/Cooling Adjusted Cost

Industrial Unit Heaters

	Number	Rate	Cost
Small Ind. Ht.	64		
Med. Ind. Ht.	68		
Large Ind. Ht.	74		
Unit Heaters Total Cost			

PLUMBING FEATURES

Card Code

Plumbing Fixture Quality Codes 1 = Low 4 Average 5 = High

	Number	QL	Rate	Cost
Apt. Fix.	30	35		
Comm. Fix.	34	42		
Ind. Fix.	44	47		
Plumbing Total Cost				

ELECTRICAL INSTALLATION

Light Intensity 1 = Minimum 2 Adequate 3 = Bright

Quality Codes 1 = Low 4 Average 5 = High

	Floor Area	QL	Rate	Cost
Type				
Apt.	29	56		
Comm.	27	64		
Ind.	65	72		
Electrical Installation Total Cost				

SPRINKLER SYSTEM

Card Code

Quality Codes 1 = Low 3 = Average 5 = High

	Floor Area	QL	Rate	Cost
Type				
Apt.	30	45		
Comm.	38	46		
Ind.	44	53		
Sprinkler System Base Cost				
Sprinkler System Quality Factor				
Sprinkler System Total Cost				

[illegible]

EXTERIOR WALL FINISH

Card Code

Exterior Wall Finish Codes 1 - Grooved Plywood or Equiv. 2 - Wood Siding or Equiv. 3 - Cement Block or Equiv. 4 - Tilt-up Concrete Panels or Equiv. 5 - Common Brick on Block or Equiv. 6 - Face Brick on Wood Sheathing or Equiv. 7 - Face Brick on Block or Equiv. 8 - Common Brick on Rainf. Conc. or Equiv. 9 - Face Brick on Rainf. Conc. or Equiv. 10 - Precast Conc. Panels with Exposed Aggregate or Equiv. 11 - Metal and Glass Curtain Walls or Equiv. 12 - Stone or Equiv. 13 - Limestone or Equiv. 14 - Marble or Equiv. 15 - Polished Granite or Equiv. 16 - Store Front

Quality Codes 1 - Low 3 - Average 5 - High

28

Type			Wall Area	Rate	W/D Factor	Cost
10	20	30		±		
40	40	40		±		
50	50	50		±		
60	60	60		±		
70	70	70		±		
80	80	80		±		
90	90	90		±		
100	100	100		±		
110	110	110		±		
120	120	120		±		
130	130	130		±		
140	140	140		±		
150	150	150		±		
160	160	160		±		
170	170	170		±		
180	180	180		±		
190	190	190		±		
200	200	200		±		
210	210	210		±		
220	220	220		±		
230	230	230		±		
240	240	240		±		
250	250	250		±		
260	260	260		±		
270	270	270		±		
280	280	280		±		
290	290	290		±		
300	300	300		±		
310	310	310		±		
320	320	320		±		
330	330	330		±		
340	340	340		±		
350	350	350		±		
360	360	360		±		
370	370	370		±		
380	380	380		±		
390	390	390		±		
400	400	400		±		
410	410	410		±		
420	420	420		±		
430	430	430		±		
440	440	440		±		
450	450	450		±		
460	460	460		±		
470	470	470		±		
480	480	480		±		
490	490	490		±		
500	500	500		±		
510	510	510		±		
520	520	520		±		
530	530	530		±		
540	540	540		±		
550	550	550		±		
560	560	560		±		
570	570	570		±		
580	580	580		±		
590	590	590		±		
600	600	600		±		
610	610	610		±		
620	620	620		±		
630	630	630		±		
640	640	640		±		
650	650	650		±		
660	660	660		±		
670	670	670		±		
680	680	680		±		
690	690	690				

HEATING/COOLING		
Card Code	<u>2</u>	
Building Use Type Codes	1 - Apr. 6 - Summer 3 - Industrial.	
Heating/Cooling Unit Type Codes	0 - Hot Water 3 - Forced Hot Air 3 - Unit Heaters 4 - Central Cooling 5 - Package Cooling 6 - Central Combined 7 - Package Combined	
Heating/Cooling Quality Codes	1 - Low 3 - Average 5 - High	
Boiler/Pump for Type 1 Unit	0 - No 1 - Yes	
Building Unit Use Code Ql.	Fl. Area	Rate Cost
1 32 33 34		
40 41 42 43		
53 54 55 56		
Heating/Cooling Base Cost		
Type 1 Boiler Adjustment Factor		
Heating/Cooling Predominant Class Quality Factor		
Heating/Cooling Adjusted Cost		
Industrial Unit Heaters		
Number	Rate	Cost
Small Ind. Ht.	64	
Med. Ind. Ht.	69	
Large Ind. Ht.	74	
Unit Heaters Total Cost		
<u>2</u> PLUMBING FIXTURES		
Card Code		
Plumbing Fixture Quality Codes	1 - Low 3 - Average 5 - High	
Number	Ql.	Rate Cost
Apts. Plm.	32 33	
Comm. Plm.	34 35	
Ind. Plm.	36 37	
Plumbing Total Cost		
<u>4</u> ELECTRICAL INSTALLATION		
Light Intensity	1 - Minimum 2 - Adequate 3 - Bright	
Quality Codes	1 - Low 3 - Average 5 - High	
Electrical Installation Total Cost		
<u>7</u> SPRINKLER SYSTEM		
Card Code		
Quality Codes	1 - Low 3 - Average 5 - High	
Sprinkler System Base Cost		
Sprinkler System Quality Factor		
Sprinkler System Total Cost		

BUILDING SKETCH

Scale 1" = 10'

Segment	Width	Length	Height	Ground Area	Perimeter	Building Description
1	32	46	24	1472	156	
2	15	32	14	210	19	
3				192		
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						
36						
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50						
51						
52						
53						
54						
55						
56						
57						
58						
59						
60						
61						
62						
63						
64						
65						
66						
67						
68						
69						
70						
71						
72						
73						
74						
75						
76						
77						
78		</				

IDENTIFICATION DATA

Map Code
 1 = Rural 2 = Suburban 3 = Urban
 4 = Subdivision 5 = Commercial 6 = Industrial
 7 = Other

Map Type
 1 = Light 2 = Medium 3 = Heavy
 4 = Very Heavy 5 = Other

Map Infill
 1 = None 2 = Detached 3 = Attached
 4 = Semi-Attached 5 = Other

Map Level
 1 = Low 2 = Medium 3 = High 4 = Very High

Map Corner Lot
 1 = No 2 = Yes

Map Access
 1 = No 2 = Yes

Map Drainage
 1 = No 2 = Yes

Map Sewer
 1 = No 2 = Yes

Map Water
 1 = No 2 = Yes

Map Gas
 1 = No 2 = Yes

Map Electric
 1 = No 2 = Yes

Map Telephone
 1 = No 2 = Yes

Map Cable
 1 = No 2 = Yes

Map Other
 1 = No 2 = Yes

SITE DATA

Lot Area
 1 = 0.00 2 = 0.01 3 = 0.02 4 = 0.03 5 = 0.04 6 = 0.05 7 = 0.06 8 = 0.07 9 = 0.08 10 = 0.09 11 = 0.10 12 = 0.11 13 = 0.12 14 = 0.13 15 = 0.14 16 = 0.15 17 = 0.16 18 = 0.17 19 = 0.18 20 = 0.19 21 = 0.20 22 = 0.21 23 = 0.22 24 = 0.23 25 = 0.24 26 = 0.25 27 = 0.26 28 = 0.27 29 = 0.28 30 = 0.29 31 = 0.30 32 = 0.31 33 = 0.32 34 = 0.33 35 = 0.34 36 = 0.35 37 = 0.36 38 = 0.37 39 = 0.38 40 = 0.39 41 = 0.40 42 = 0.41 43 = 0.42 44 = 0.43 45 = 0.44 46 = 0.45 47 = 0.46 48 = 0.47 49 = 0.48 50 = 0.49 51 = 0.50 52 = 0.51 53 = 0.52 54 = 0.53 55 = 0.54 56 = 0.55 57 = 0.56 58 = 0.57 59 = 0.58 60 = 0.59 61 = 0.60 62 = 0.61 63 = 0.62 64 = 0.63 65 = 0.64 66 = 0.65 67 = 0.66 68 = 0.67 69 = 0.68 70 = 0.69 71 = 0.70 72 = 0.71 73 = 0.72 74 = 0.73 75 = 0.74 76 = 0.75 77 = 0.76 78 = 0.77 79 = 0.78 80 = 0.79 81 = 0.80 82 = 0.81 83 = 0.82 84 = 0.83 85 = 0.84 86 = 0.85 87 = 0.86 88 = 0.87 89 = 0.88 90 = 0.89 91 = 0.90 92 = 0.91 93 = 0.92 94 = 0.93 95 = 0.94 96 = 0.95 97 = 0.96 98 = 0.97 99 = 0.98 100 = 0.99 101 = 1.00 102 = 1.01 103 = 1.02 104 = 1.03 105 = 1.04 106 = 1.05 107 = 1.06 108 = 1.07 109 = 1.08 110 = 1.09 111 = 1.10 112 = 1.11 113 = 1.12 114 = 1.13 115 = 1.14 116 = 1.15 117 = 1.16 118 = 1.17 119 = 1.18 120 = 1.19 121 = 1.20 122 = 1.21 123 = 1.22 124 = 1.23 125 = 1.24 126 = 1.25 127 = 1.26 128 = 1.27 129 = 1.28 130 = 1.29 131 = 1.30 132 = 1.31 133 = 1.32 134 = 1.33 135 = 1.34 136 = 1.35 137 = 1.36 138 = 1.37 139 = 1.38 140 = 1.39 141 = 1.40 142 = 1.41 143 = 1.42 144 = 1.43 145 = 1.44 146 = 1.45 147 = 1.46 148 = 1.47 149 = 1.48 150 = 1.49 151 = 1.50 152 = 1.51 153 = 1.52 154 = 1.53 155 = 1.54 156 = 1.55 157 = 1.56 158 = 1.57 159 = 1.58 160 = 1.59 161 = 1.60 162 = 1.61 163 = 1.62 164 = 1.63 165 = 1.64 166 = 1.65 167 = 1.66 168 = 1.67 169 = 1.68 170 = 1.69 171 = 1.70 172 = 1.71 173 = 1.72 174 = 1.73 175 = 1.74 176 = 1.75 177 = 1.76 178 = 1.77 179 = 1.78 180 = 1.79 181 = 1.80 182 = 1.81 183 = 1.82 184 = 1.83 185 = 1.84 186 = 1.85 187 = 1.86 188 = 1.87 189 = 1.88 190 = 1.89 191 = 1.90 192 = 1.91 193 = 1.92 194 = 1.93 195 = 1.94 196 = 1.95 197 = 1.96 198 = 1.97 199 = 1.98 200 = 1.99 201 = 2.00 202 = 2.01 203 = 2.02 204 = 2.03 205 = 2.04 206 = 2.05 207 = 2.06 208 = 2.07 209 = 2.08 210 = 2.09 211 = 2.10 212 = 2.11 213 = 2.12 214 = 2.13 215 = 2.14 216 = 2.15 217 = 2.16 218 = 2.17 219 = 2.18 220 = 2.19 221 = 2.20 222 = 2.21 223 = 2.22 224 = 2.23 225 = 2.24 226 = 2.25 227 = 2.26 228 = 2.27 229 = 2.28 230 = 2.29 231 = 2.30 232 = 2.31 233 = 2.32 234 = 2.33 235 = 2.34 236 = 2.35 237 = 2.36 238 = 2.37 239 = 2.38 240 = 2.39 241 = 2.40 242 = 2.41 243 = 2.42 244 = 2.43 245 = 2.44 246 = 2.45 247 = 2.46 248 = 2.47 249 = 2.48 250 = 2.49 251 = 2.50 252 = 2.51 253 = 2.52 254 = 2.53 255 = 2.54 256 = 2.55 257 = 2.56 258 = 2.57 259 = 2.58 260 = 2.59 261 = 2.60 262 = 2.61 263 = 2.62 264 = 2.63 265 = 2.64 266 = 2.65 267 = 2.66 268 = 2.67 269 = 2.68 270 = 2.69 271 = 2.70 272 = 2.71 273 = 2.72 274 = 2.73 275 = 2.74 276 = 2.75 277 = 2.76 278 = 2.77 279 = 2.78 280 = 2.79 281 = 2.80 282 = 2.81 283 = 2.82 284 = 2.83 285 = 2.84 286 = 2.85 287 = 2.86 288 = 2.87 289 = 2.88 290 = 2.89 291 = 2.90 292 = 2.91 293 = 2.92 294 = 2.93 295 = 2.94 296 = 2.95 297 = 2.96 298 = 2.97 299 = 2.98 300 = 2.99 301 = 3.00 302 = 3.01 303 = 3.02 304 = 3.03 305 = 3.04 306 = 3.05 307 = 3.06 308 = 3.07 309 = 3.08 310 = 3.09 311 = 3.10 312 = 3.11 313 = 3.12 314 = 3.13 315 = 3.14 316 = 3.15 317 = 3.16 318 = 3.17 319 = 3.18 320 = 3.19 321 = 3.20 322 = 3.21 323 = 3.22 324 = 3.23 325 = 3.24 326 = 3.25 327 = 3.26 328 = 3.27 329 = 3.28 330 = 3.29 331 = 3.30 332 = 3.31 333 = 3.32 334 = 3.33 335 = 3.34 336 = 3.35 337 = 3.36 338 = 3.37 339 = 3.38 340 = 3.39 341 = 3.40 342 = 3.41 343 = 3.42 344 = 3.43 345 = 3.44 346 = 3.45 347 = 3.46 348 = 3.47 349 = 3.48 350 = 3.49 351 = 3.50 352 = 3.51 353 = 3.52 354 = 3.53 355 = 3.54 356 = 3.55 357 = 3.56 358 = 3.57 359 = 3.58 360 = 3.59 361 = 3.60 362 = 3.61 363 = 3.62 364 = 3.63 365 = 3.64 366 = 3.65 367 = 3.66 368 = 3.67 369 = 3.68 370 = 3.69 371 = 3.70 372 = 3.71 373 = 3.72 374 = 3.73 375 = 3.74 376 = 3.75 377 = 3.76 378 = 3.77 379 = 3.78 380 = 3.79 381 = 3.80 382 = 3.81 383 = 3.82 384 = 3.83 385 = 3.84 386 = 3.85 387 = 3.86 388 = 3.87 389 = 3.88 390 = 3.89 391 = 3.90 392 = 3.91 393 = 3.92 394 = 3.93 395 = 3.94 396 = 3.95 397 = 3.96 398 = 3.97 399 = 3.98 400 = 3.99 401 = 4.00 402 = 4.01 403 = 4.02 404 = 4.03 405 = 4.04 406 = 4.05 407 = 4.06 408 = 4.07 409 = 4.08 410 = 4.09 411 = 4.10 412 = 4.11 413 = 4.12 414 = 4.13 415 = 4.14 416 = 4.15 417 = 4.16 418 = 4.17 419 = 4.18 420 = 4.19 421 = 4.20 422 = 4.21 423 = 4.22 424 = 4.23 425 = 4.24 426 = 4.25 427 = 4.26 428 = 4.27 429 = 4.28 430 = 4.29 431 = 4.30 432 = 4.31 433 = 4.32 434 = 4.33 435 = 4.34 436 = 4.35 437 = 4.36 438 = 4.37 439 = 4.38 440 = 4.39 441 = 4.40 442 = 4.41 443 = 4.42 444 = 4.43 445 = 4.44 446 = 4.45 447 = 4.46 448 = 4.47 449 = 4.48 450 = 4.49 451 = 4.50 452 = 4.51 453 = 4.52 454 = 4.53 455 = 4.54 456 = 4.55 457 = 4.56 458 = 4.57 459 = 4.58 460 = 4.59 461 = 4.60 462 = 4.61 463 = 4.62 464 = 4.63 465 = 4.64 466 = 4.65 467 = 4.66 468 = 4.67 469 = 4.68 470 = 4.69 471 = 4.70 472 = 4.71 473 = 4.72 474 = 4.73 475 = 4.74 476 = 4.75 477 = 4.76 478 = 4.77 479 = 4.78 480 = 4.79 481 = 4.80 482 = 4.81 483 = 4.82 484 = 4.83 485 = 4.84 486 = 4.85 487 = 4.86 488 = 4.87 489 = 4.88 490 = 4.89 491 = 4.90 492 = 4.91 493 = 4.92 494 = 4.93 495 = 4.94 496 = 4.95 497 = 4.96 498 = 4.97 499 = 4.98 500 = 4.99 501 = 5.00 502 = 5.01 503 = 5.02 504 = 5.03 505 = 5.04 506 = 5.05 507 = 5.06 508 = 5.07 509 = 5.08 510 = 5.09 511 = 5.10 512 = 5.11 513 = 5.12 514 = 5.13 515 = 5.14 516 = 5.15 517 = 5.16 518 = 5.17 519 = 5.18 520 = 5.19 521 = 5.20 522 = 5.21 523 = 5.22 524 = 5.23 525 = 5.24 526 = 5.25 527 = 5.26 528 = 5.27 529 = 5.28 530 = 5.29 531 = 5.30 532 = 5.31 533 = 5.32 534 = 5.33 535 = 5.34 536 = 5.35 537 = 5.36 538 = 5.37 539 = 5.38 540 = 5.39 541 = 5.40 542 = 5.41 543 = 5.42 544 = 5.43 545 = 5.44 546 = 5.45 547 = 5.46 548 = 5.47 549 = 5.48 550 = 5.49 551 = 5.50 552 = 5.51 553 = 5.52 554 = 5.53 555 = 5.54 556 = 5.55 557 = 5.56 558 = 5.57 559 = 5.58 560 = 5.59 561 = 5.60 562 = 5.61 563 = 5.62 564 = 5.63 565 = 5.64 566 = 5.65 567 = 5.66 568 = 5.67 569 = 5.68 570 = 5.69 571 = 5.70 572 = 5.71 573 = 5.72 574 = 5.73 575 = 5.74 576 = 5.75 577 = 5.76 578 = 5.77 579 = 5.78 580 = 5.79 581 = 5.80 582 = 5.81 583 = 5.82 584 = 5.83 585 = 5.84 586 = 5.85 587 = 5.86 588 = 5.87 589 = 5.88 590 = 5.89 591 = 5.90 592 = 5.91 593 = 5.92 594 = 5.93 595 = 5.94 596 = 5.95 597 = 5.96 598 = 5.97 599 = 5.98 600 = 5.99 601 = 6.00 602 = 6.01 603 = 6.02 604 = 6.03 605 = 6.04 606 = 6.05 607 = 6.06 608 = 6.07 609 = 6.08 610 = 6.09 611 = 6.10 612 = 6.11 613 = 6.12 614 = 6.13 615 = 6.14 616 = 6.15 617 = 6.16 618 = 6.17 619 = 6.18 620 = 6.19 621 = 6.20 622 = 6.21 623 = 6.22 624 = 6.23 625 = 6.24 626 = 6.25 627 = 6.26 628 = 6.27 629 = 6.28 630 = 6.29 631 = 6.30 632 = 6.31 633 = 6.32 634 = 6.33 635 = 6.34 636 = 6.35 637 = 6.36 638 = 6.37 639 = 6.38 640 = 6.39 641 = 6.40 642 = 6.41 643 = 6.42 644 = 6.43 645 = 6.44 646 = 6.45 647 = 6.46 648 = 6.47 649 = 6.48 650 = 6.49 651 = 6.50 652 = 6.51 653 = 6.52 654 = 6.53 655 = 6.54 656 = 6.55 657 = 6.56 658 = 6.57 659 = 6.58 660 = 6.59 661 = 6.60 662 = 6.61 663 = 6.62 664 = 6.63 665 = 6.64 666 = 6.65 667 = 6.66 668 = 6.67 669 = 6.68 670 = 6.69 671 = 6.70 672 = 6.71 673 = 6.72 674 = 6.73 675 = 6.74 676 = 6.75 677 = 6.76 678 = 6.77 679 = 6.78 680 = 6.79 681 = 6.80 682 = 6.81 683 = 6.82 684 = 6.83 685 = 6.84 686 = 6.85 687 = 6.86 688 = 6.87 689 = 6.88 690 = 6.89 691 = 6.90 692 = 6.91 693 = 6.92 694 = 6.93 695 = 6.94 696 = 6.95 697 = 6.96 698 = 6.97 699 = 6.98 700 = 6.99 701 = 7.00 702 = 7.01 703 = 7.02 704 = 7.03 705 = 7.04 706 = 7.05 707 = 7.06 708 = 7.07 709 = 7.08 710 = 7.09 711 = 7.10 712 = 7.11 713 = 7.12 714 = 7.13 715 = 7.14 716 = 7.15 717 = 7.16 718 = 7.17 719 = 7.18 720 = 7.19 721 = 7.20 722 = 7.21 723 = 7.22 724 = 7.23 725 = 7.24 726 = 7.25 727 = 7.26 728 = 7.27 729 = 7.28 730 = 7.29 731 = 7.30 732 = 7.31 733 = 7.32 734 = 7.33 735 = 7.34 736 = 7.35 737 = 7.36 738 = 7.37 739 = 7.38 740 = 7.39 741 = 7.40 742 = 7.41 743 = 7.42 744 = 7.43 745 = 7.44 746 = 7.45 747 = 7.46 748 = 7.47 749 = 7.48 750 = 7.49 751 = 7.50 752 = 7.51 753 = 7.52 754 = 7.53 755 = 7.54 756 = 7.55 757 = 7.56 758 = 7.57 759 = 7.58 760 = 7.59 761 = 7.60 762 = 7.61 763 = 7.62 764 = 7.63 765 = 7.64 766 = 7.65 767 = 7.66 768 = 7.67 769 = 7.68 770 = 7.69 771 = 7.70 772 = 7.71 773 = 7.72 774 = 7.73 775 = 7.74 776 = 7.75 777 = 7.76 778 = 7.77 779 = 7.78 780 = 7.79 781 = 7.80 782 = 7.81 783 = 7.82 784 = 7.83 785 = 7.84 786 = 7.85 787 = 7.86 788 = 7.87 789 = 7.88 790 = 7.89 791 = 7.90 792 = 7.91 793 = 7.92 794 = 7.93 795 = 7.94 796 = 7.95 797 = 7.96 798 = 7.97 799 = 7.98 800 = 7.99 801 = 8.00 802 = 8.01 803 = 8.02 804 = 8.03 805 = 8.04 806 = 8.05 807 = 8.06 808 = 8.07 809 = 8.08 810 = 8.09 811 = 8.10 812 = 8.11 813 = 8.12 814 = 8.13 815 = 8.14 816 = 8.15 817 = 8.16 818 = 8.17 819 = 8.18 820 = 8.19 821 = 8.20 822 = 8.21 823 = 8.22 824 = 8.23 825 = 8.24 826 = 8.25 827 = 8.26 828 = 8.27 829 = 8.28 830 = 8.29 831 = 8.30 832 = 8.31 833 = 8.32 834 = 8.33 835 = 8.34 836 = 8.35 837 = 8.36 838 = 8.37 839 = 8.38 840 = 8.39 841 = 8.40 842 = 8.41 843 = 8.42 844 = 8.43 845 = 8.44 846 = 8.45 847 = 8.46 848 = 8.47 849 = 8.48 850 = 8.49 851 = 8.50 852 = 8.51 853 = 8.52 854 = 8.53 855 = 8.54 856 = 8.55 857 = 8.56 858 = 8.57 859 = 8.58 860 = 8.59 861 = 8.60 862 = 8.61 863 = 8.62 864 = 8.63 865 = 8.64 866 = 8.65 867 = 8.66 868 = 8.67 869 = 8.68 870 = 8.69 871 = 8.70 872 = 8.71 873 = 8.72 874 = 8.73 875 = 8.74 876 = 8.75 877 = 8.76 878 = 8.77 879 = 8.78 880 = 8.79 881 = 8.80 882 = 8.81 883 = 8.82 884 = 8.83 885 = 8.84 886 = 8.85 887 = 8.86 888 = 8.87 889 = 8.88 890 = 8.89 891 = 8.90 892 = 8.91 893 = 8.92 894 = 8.93 895 = 8.94 896 = 8.95 897 = 8.96 898 = 8.97 899 = 8.98 900 = 8.99 901 = 9.00 902 = 9.01 903 = 9.02 904 = 9.03 905 = 9.04 906 = 9.05 907 = 9.06 908 = 9.07 909 = 9.08 910 = 9.09 911 = 9.10 912 = 9.11 913 = 9.12 914 = 9.13 915 = 9.14 916 = 9.15 917 = 9.16 918 = 9.17 919 = 9.18 920 = 9.19 921 = 9.20 922 = 9.21 923 = 9.22 924 = 9.23 925 = 9.24 926 = 9.25 927 = 9.26 928 = 9.27 929 = 9.28 930 = 9.29 931 = 9.30 932 = 9.31 933 = 9.32 934 = 9.33 935 = 9.34 936 = 9.35 937 = 9.36 938 = 9.37 939 = 9.38 940 = 9.39 941 = 9.40 942 = 9.41 943 = 9.42 944 = 9.43 945 = 9.44 946 = 9.45 947 = 9.46 948 = 9.47 949 = 9.48 950 = 9.49 951 = 9.50 952 = 9.51 953 = 9.52 954 = 9.53 955 = 9.54 956 = 9.55 957 = 9.56 958 = 9.57 959 = 9.58 960 = 9.59 961 = 9.60 962 = 9.61 963 = 9.62 964 = 9.63 965 = 9.64 966 = 9.65 967 = 9.66 968 = 9.67 969 = 9.68 970 = 9.69 971 = 9.70 972 = 9.71 973 = 9.72 974 = 9.73 975 = 9.74 976 = 9.75 977 = 9.76 978 = 9.77 979 = 9.78 980 = 9.79 981 = 9.80 982 = 9.81 983 = 9.82 984 = 9.83 985 = 9.84 986 = 9.85 987 = 9.86 988 = 9.87 989 = 9.88 990 = 9.89 991 = 9.90 992 = 9.91 993 = 9.92 994 = 9.93 995 = 9.94 996 = 9.95 997 = 9.96 998 = 9.97 999 = 9.98 1000 = 9.99 1001 = 10.00 1002 = 10.01 1003 = 10.02 1004 = 10.03 1005 = 10.04 1006 = 10.05 1007 = 10.06 1008 = 10.07 1009 = 10.08 1010 = 10.09 1011 = 10.10 1012 = 10.11 1013 = 10.12 1014 = 10.13 1015 = 10.14 1016 = 10.15 1017 = 10.16 1018 = 10.17 1019 = 10.18 1020 = 10.19 1021 = 10.20 1022 = 10.21 1023 = 10.22 1024 = 10.23 1025 = 10.24 1026 = 10.25 1027 = 10.26 1028 = 10.27 1029 = 10.28 1030 = 10.29 1031 = 10.30 1032 = 10.31 1033 = 10.32 1034 = 10.33 1035 = 10.34 1036 = 10.35 1037 = 10.36 1038 = 10.37 1039 = 10.38 1040 = 10.39 1041 = 10.40 1042 = 10.41 1043 = 10.42 1044 = 10.43 1045 = 10.44 1046 = 10.45 1047 = 10.46 1048 = 10.47 1049 = 10.48 1050 = 10.49 1051 = 10.50 1052 = 10.51 1053 = 10.52 1054 = 10.53 1055 = 10.54 1056 = 10.55 1057 = 10.56 1058 = 10.57 1059 = 10.58 1060 = 10.59 1061 = 10.60 1062 = 10.61 1063 = 10.62 1064 = 10.63 1065 = 10.64 1066 = 10.65 1067 = 10.66 1068 = 10.67 1069 = 10.68 1070 = 10.69 1071 = 10.70 1072 = 10.71 1073 = 10.72 1074 = 10.73 1075 = 10.74 1076 = 10.75 1077 = 10.76 1078 = 10.77 1079 = 10.78 1080 = 10.79 1081 = 10.80 1082 = 10.81 1083 = 10.82 1084 = 10.83 1085 = 10.84 1086 = 10.85 1087 = 10.86 1088 = 10.87 1089 = 10.88 1090 = 10.89 1091 = 10.90 1092 = 10.91 1093 = 10.92 1094 = 10.93 1095 = 10.94 1096 = 10.95 1097 = 10.96 1098 = 10.97 1099 = 10.98 1100 = 10.99 1101 = 11.00 1102 = 11.01 1103 = 11.02 1104 = 11.03 1105 = 11.04 1106 = 11.05 1107 = 11.06 1108 = 11.07 1109 = 11.08 1110 = 11.09 1111 = 11.10 1112 = 11.11 1113 = 11.12 1114 = 11.13 1115 = 11.14 1116 = 11.15 1117 = 11.16 1118 = 11.17 1119 = 11.18 1120 = 11.19 1121 = 11.20 1122 = 11.21 1123 = 11.22 1124 = 11.23 1125 = 11.24 1126 = 11.25 1127 = 11.26 1128 = 11.27 1129 = 11.28 1130 = 11.29 1131 = 11.30 1132 = 11.31 1133 = 11.32 1134 = 11.33 1135 = 11.34 1136 = 11.35 1137 = 11.36 1138 = 11.37 1139 = 11.38 1140 = 11.39 1141 = 11.40 1142 = 11.41 1143 = 11.42 1144 = 11.43 1145 = 11.44 1146 = 11.45 1147 = 11.46 1148 = 11.47 1149 = 11.48 1150 = 11.49 1151 = 11.50 1152 = 11.51 1153 = 11.52 1154 = 11.53 1155 = 11.54 1156 = 11.55 1157 = 11.56 1158 = 11.57 1159 = 11.58 1160 = 11.59 1161 = 11.60 1162 = 11.61 1163 = 1

[illegible][illegible]

Owner
Street Address
COMMERCIAL BUILDING DATA

Card Code 28
Building Number
Predominant Shell Type 32 123
Predominant Use Type 1 - Apt. 6 - Comm. 3 - Indus. 35
Overall Quality 1 - Low 6 - Average 5 - High 37 1937
Year Built
Condition 1 - Poor 6 - Fair 3 - Normal 4 - Good 5 - Excel. 42 33
Effective Age in Years
100% - (Rt. Age Dep. % Obs. Phys. Cond. %)
= Physical Net Condition
100% - (Func. Obsol. % + Econ. Obsol. %)
= Obsol. Net Condition
Physical Net Cond. % x Obsol. Net Cond. %
= Final Net Condition

STRUCTURAL SHELL
Card Code
Structural Shell Type Codes 101 - 1A. Wood Frame 102 - Heavy Timber
103 - Masonry Load Bearing 104 - Reinf. Conc. 105 - Steel 106 -
Fireproof Steel 107 - Lt. Steel with Galvanized Steel Exterior 108 -
1A. Steel with Enamelled Steel or Aluminum Exterior 109 - Lt. Steel with
Insulated Sandwich Panel Exterior 110 - Best. with Conc. Floor 111 -
Best. with Wood Floor 112 - Dock High Foundation 113 - Low Quality
Service Station 114 - Below Average Quality Service Station 115 -
Average Quality Service Station 116 - Above Average Quality Service
Station 117 - Good Quality Service Station 118 - Low Quality Specialty
Bldg. 119 - Below Average Quality Specialty Bldg. 120 - Average Quality
Specialty Bldg. 121 - Above Average Quality Specialty Bldg. 122 - Good
Quality Specialty Bldg. 123 - Garden Apartments

Shell Segment Quality Codes 1 - Low 3 - Average 5 - High

Segment	Q1	Type	Sq/Yd	Ground Area	Perimeter
101	34	101	10	38	119
102	34	102	10	38	119
103	34	103	10	38	119
104	34	104	10	38	119
105	34	105	10	38	119
106	34	106	10	38	119
107	34	107	10	38	119
108	34	108	10	38	119
109	34	109	10	38	119
110	34	110	10	38	119
111	34	111	10	38	119
112	34	112	10	38	119
113	34	113	10	38	119
114	34	114	10	38	119
115	34	115	10	38	119
116	34	116	10	38	119
117	34	117	10	38	119
118	34	118	10	38	119
119	34	119	10	38	119
120	34	120	10	38	119
121	34	121	10	38	119
122	34	122	10	38	119
123	34	123	10	38	119

Roof (1-Lt. Wood 2-Heavy Timber 3-Enl. Steel 4-Concrete 5-Framed Conc.)

EXTERIOR WALL FINISH
Card Code 28
Exterior Wall Finish Codes 1 - Grooved Plywood or Equiv. 2 - Wood Siding or Equiv. 3 - Cement Block or Equiv. 4 - Tilt-up Concrete Panels or Equiv. 5 - Common Brick on Block or Equiv. 6 - Face Brick on Wood Sheathing or Equiv. 7 - Face Brick on Block or Equiv. 8 - Common Brick on Reinf. Conc. or Equiv. 9 - Face Brick on Reinf. Conc. or Equiv. 10 - Precast Conc. Panels with Exposed Aggregate or Equiv. 11 - Metal and Glass Curtain Walls or Equiv. 12 - Stone or Equiv. 13 - Limestone or Equiv. 14 - Marble or Equiv. 15 - Polished Granite or Equiv. 16 - Stone Front

Quality Codes 1 - Low 3 - Average 5 - High

Type	Q1	Wall Area	Rate	W/D Factor	Cost
1	34	10	38	119	119
2	34	10	38	119	119
3	34	10	38	119	119
4	34	10	38	119	119
5	34	10	38	119	119
6	34	10	38	119	119
7	34	10	38	119	119
8	34	10	38	119	119
9	34	10	38	119	119
10	34	10	38	119	119
11	34	10	38	119	119
12	34	10	38	119	119
13	34	10	38	119	119
14	34	10	38	119	119
15	34	10	38	119	119

Exterior Wall Total Cost

INTERIOR FINISH
Card Code 28
Interior Finish Codes 1 - Apt. - Avg. Size 400 s.f. 400 s.f. 500 s.f. 600 s.f. 700 s.f. 800 s.f. 900 s.f. 1000 s.f. and over 2 - Apt. Utility Area 3 - Hotel or Equiv. 4 - Small Off. or Equiv. 5 - Large Open Offices or Equiv. 6 - Prof. Off. or Equiv. 7 - Clinics or Equiv. 8 - Large Retail Stores or Equiv. 9 - Retail Stores or Equiv. 10 - Banks or Equiv. 11 - Warehouse 12 - Light Mfg. Area 13 - Heavy Mfg. Area

Quality Codes 1 - Low 3 - Average 5 - High

Gross Apartment Floor Area + Number of Apartment Units
Average Sq. Feet per Apartment

Type	Q1	Floor Area	Rate	Cost
1	34	10	38	119
2	34	10	38	119
3	34	10	38	119
4	34	10	38	119
5	34	10	38	119
6	34	10	38	119
7	34	10	38	119
8	34	10	38	119
9	34	10	38	119
10	34	10	38	119
11	34	10	38	119
12	34	10	38	119
13	34	10	38	119

Interior Finish Total Cost

HEATING/COOLING
Card Code 28
Building Use Type Codes 1 - Apt. 2 - Comm. 3 - Indust.
Heating/Cooling Unit Type Codes 1 - Hot Water 2 - Forced Hot Air
Unit Heaters 4 - Central Cooling 5 - Package Cooling 6 - Central Combined 7 - Package Combined
Heating/Cooling Quality Codes 1 - Low 3 - Average 5 - High
Boiler Present for Type 1 Unit 0 - No 1 - Yes

Building Unit	Use Code	Q1	Floor Area	Rate	Cost
1	34	10	38	119	119
2	34	10	38	119	119
3	34	10	38	119	119
4	34	10	38	119	119
5	34	10	38	119	119
6	34	10	38	119	119
7	34	10	38	119	119

Heating/Cooling Base Cost
Type 1 Boiler Adjustment Factor
Heating/Cooling Predominant Class Quality Factor
Heating/Cooling Adjusted Cost

Industrial Unit Heaters
Number Q1 Rate Cost

Small Ind. Ht. 64
Med. Ind. Ht. 68
Large Ind. Ht. 72
Unit Heaters Total Cost

PUMPING FIXTURES
Card Code 28
Pumping Fixture Quality Codes 1 - Low 3 - Average 5 - High

Number	Q1	Rate	Cost
1	34	10	38
2	34	10	38
3	34	10	38
4	34	10	38
5	34	10	38
6	34	10	38
7	34	10	38
8	34	10	38
9	34	10	38
10	34	10	38
11	34	10	38
12	34	10	38
13	34	10	38
14	34	10	38
15	34	10	38
16	34	10	38
17	34	10	38
18	34	10	38
19	34	10	38
20	34	10	38
21	34	10	38
22	34	10	38
23	34	10	38
24	34	10	38
25	34	10	38
26	34	10	38
27	34	10	38
28	34	10	38
29	34	10	38
30	34	10	38
31	34	10	38
32	34	10	38
33	34	10	38
34	34	10	38
35	34	10	38
36	34	10	38
37	34	10	38
38	34	10	38
39	34	10	38
40	34	10	38
41	34	10	38
42	34	10	38
43	34	10	38
44	34	10	38
45	34	10	38
46	34	10	38
47	34	10	38
48	34	10	38
49	34	10	38
50	34	10	38
51	34	10	38
52	34	10	38
53	34	10	38
54	34	10	38
55	34	10	38
56	34	10	38
57	34	10	38
58	34	10	38
59	34	10	38
60	34	10	38
61	34	10	38
62	34	10	38
63	34	10	38
64	34	10	38
65	34	10	38
66	34	10	38
67	34	10	38
68	34	10	38
69	34	10	38
70	34	10	38
71	34	10	38
72	34	10	38
73	34	10	38
74	34	10	38
75	34	10	38
76	34	10	38
77	34	10	38
78	34	10	38
79	34	10	38
80	34	10	38
81	34	10	38
82	34	10	38
83	34	10	38
84	34	10	38
85	34	10	38
86	34	10	38
87	34	10	38
88	34	10	38
89	34	10	38
90	34	10	38
91	34	10	38
92	34	10	38
93	34	10	38
94	34	10	38
95	34	10	38
96	34	10	38
97	34	10	38
98	34	10	38
99	34	10	38
100	34	10	38

Plumbing Fixture Total Cost

ELECTRICAL INSTALLATION
Light Intensity (1 - Minimum 2 - Adequate 3 - Bright)
Quality Codes 1 - Low 3 - Average 5 - High

Type	Floor Area	Q1	Rate	Cost
1	10	34	10	38
2	10	34	10	38
3	10	34	10	38
4	10	34	10	38
5	10	34	10	38
6	10	34	10	38
7	10	34	10	38
8	10	34	10	38
9	10	34	10	38
10	10	34	10	38
11	10	34	10	38
12	10	34	10	38
13	10	34	10	38
14	10	34	10	38
15	10	34	10	38
16	10	34	10	38
17	10	34	10	38
18	10	34	10	38
19	10	34	10	38
20	10	34	10	38
21	10	34	10	38
22	10	34	10	38
23	10	34	10	38
24	10	34	10	38
25	10	34	10	38
26	10	34	10	38
27	10	34	10	38
28	10	34	10	38
29	10	34	10	38
30	10	34	10	38
31	10	34	10	38
32	10	34	10	38
33	10	34	10	38
34	10	34	10	38
35	10	34	10	38
36	10	34	10	38
37	10	34	10	38
38	10	34	10	38
39	10	34	10	38
40	10	34	10	38
41	10	34	10	38
42	10	34	10	38
43	10	34	10	38
44	10	34	10	38
45	10	34	10	38
46	10	34	10	38
47	10	34	10	38
48	10	34	10	38
49	10	34	10	38
50	10	34	10	38
51	10	34	10	38
52	10	34	10	38
53	10	34	10	38
54	10	34	10	38
55	10	34	10	38
56	10	34	10	38
57	10	34	10	38
58	10	34	10	38
59	10	34	10	38
60	10	34	10	38
61	10	34	10	38
62	10	34	10	38
63	10	34	10	38
64	10	34	10	38
65	10	34	10	38
66	10	34	10	38
67	10	34	10	38
68	10	34	10	38
69	10	34	10	38
70	10	34	10	38
71	10	34	10	38
72	10	34	10	38
73				

IDENTIFICATION DATA

00315 00623 4A
HACKENSACK 3507
GRONCKI, J. & ALTER, B. C/O J. GRONCKI
275 MAIN ST.
HACKENSACK, N. J. 07601
275 MAIN ST 35500
28X200 2.1LT 36200
71700

SITE DATA

Land Use Code: 1 = Rural 2 = Crossroads 3 = Suburban 4 = Urban
 5 = Subdivision 6 = Commercial 7 = Industrial
 Near Type: 0 = None 1 = Dirt 2 = Gravel 3 = Paved
 Traffic: 1 = Light 2 = Medium 3 = Heavy
 View Influence: 0 = None 1 = Beneficial 2 = Enhancing
 Topography: 0 = Level 2 = Low 3 = High 4 = Rolling
 Corner Lot: 0 = No 1 = Yes
 Allot Adjacent Lot: 0 = No 1 = Yes
 Back Lot: 0 = No 1 = Yes
 Street Light: 0 = No 1 = Yes
 Sidewalk: 0 = No 1 = Yes
 Underground Utilities: 0 = No 1 = Yes
 Sewer: 0 = None 1 = Septic 2 = Private 3 = Public
 Water: 0 = None 1 = Well 2 = Private 3 = Public
 Other Utilities: 0 = None 1 = Gas 2 = Electricity 3 = Gas and Electricity
 Fireworks: 0 = None 1 = Moderate 2 = Extensive
 Neighborhood Consistency: 1 = Inferior 2 = Typical 3 = Superior
 Neighborhood Trend: 1 = Declining 2 = Stable 3 = Improving
 Proximity to Services: 1 = Inferior 2 = Typical 3 = Superior
 Curbside: 0 = No 1 = Yes
 Landscaping: 1 = Inferior 2 = Typical 3 = Superior

NOTES

10/20/93

STAFF CONTROL DATA

Card Code: 28
 Source of Information: 1 = Owner 2 = Scout 3 = Tenant 4 = Agent 5 = Other
 6 = Estimate 7 = Refused
 Interior Inspection: 0 = No 1 = Yes
 Cost Basis Year:
 Enumerated By:
 Enumeration Date: Month/Year
 Appraised By:
 Appraisal Date: Month/Year
 Reviewed By:
 Review Date: Month/Year
 Permanent Land Review Code:
 Permanent Improvement Review Code:
 Number of Principal Buildings:

B: 315 L: 23 1993

L: 104300
I: 97600
T: 201900

LAND DATA

Units Code: 1 = Front Feet 2 = Square Feet 3 = Acreage 4 = Size
 Influence Factor Code: 1 = Depth Factor 2 = Frontage Factor 3 = Backlot Factor 4 = Triangle Factor 5 = 30 or .30 6 = Corner Lot Factor
 7 = Topography Factor

Zone	Frontage	Depth	Backlot	Standard	Area	Unit	Card	Influence Factors	Adjusted	Land Value
30	32	36	40	44	(decimal if feet)	55	28	1 30 2 3 34 38 41 44	46	52
B2	34	170				2600	118			104312

SUMMARY

Building No.	Building Value
1	104300
2	130000
TOTAL	234300

Item	Measure	Qty	Quality	Material	Measure	Qty	Quality	Material	Measure	Qty	Quality	Material
General Building Access	Area	1000	1	Concrete	Area	1000	1	Concrete	Area	1000	1	Concrete
Foundation	Area	1000	1	Concrete	Area	1000	1	Concrete	Area	1000	1	Concrete
Roofing	Area	1000	1	Asphalt	Area	1000	1	Asphalt	Area	1000	1	Asphalt
Exterior Siding	Area	1000	1	Vinyl	Area	1000	1	Vinyl	Area	1000	1	Vinyl
Interior Siding	Area	1000	1	Wallpaper	Area	1000	1	Wallpaper	Area	1000	1	Wallpaper
Windows	Area	1000	1	Wood	Area	1000	1	Wood	Area	1000	1	Wood
Doors	Area	1000	1	Wood	Area	1000	1	Wood	Area	1000	1	Wood
Stairs	Area	1000	1	Wood	Area	1000	1	Wood	Area	1000	1	Wood
Handrails	Area	1000	1	Wood	Area	1000	1	Wood	Area	1000	1	Wood
Lighting	Area	1000	1	Electric	Area	1000	1	Electric	Area	1000	1	Electric
Plumbing	Area	1000	1	Pipe	Area	1000	1	Pipe	Area	1000	1	Pipe
Heating	Area	1000	1	Radiator	Area	1000	1	Radiator	Area	1000	1	Radiator
Cooling	Area	1000	1	Air Conditioning	Area	1000	1	Air Conditioning	Area	1000	1	Air Conditioning
Insulation	Area	1000	1	Fiberglass	Area	1000	1	Fiberglass	Area	1000	1	Fiberglass
Paint	Area	1000	1	Latex	Area	1000	1	Latex	Area	1000	1	Latex
Trim	Area	1000	1	Wood	Area	1000	1	Wood	Area	1000	1	Wood
Hardware	Area	1000	1	Brass	Area	1000	1	Brass	Area	1000	1	Brass
Decorative	Area	1000	1	Marble	Area	1000	1	Marble	Area	1000	1	Marble
Structural	Area	1000	1	Steel	Area	1000	1	Steel	Area	1000	1	Steel
Roofing	Area	1000	1	Asphalt	Area	1000	1	Asphalt	Area	1000	1	Asphalt
Exterior Siding	Area	1000	1	Vinyl	Area	1000	1	Vinyl	Area	1000	1	Vinyl
Interior Siding	Area	1000	1	Wallpaper	Area	1000	1	Wallpaper	Area	1000	1	Wallpaper
Windows	Area	1000	1	Wood	Area	1000	1	Wood	Area	1000	1	Wood
Doors	Area	1000	1	Wood	Area	1000	1	Wood	Area	1000	1	Wood
Stairs	Area	1000	1	Wood	Area	1000	1	Wood	Area	1000	1	Wood
Handrails	Area	1000	1	Wood	Area	1000	1	Wood	Area	1000	1	Wood
Lighting	Area	1000	1	Electric	Area	1000	1	Electric	Area	1000	1	Electric
Plumbing	Area	1000	1	Pipe	Area	1000	1	Pipe	Area	1000	1	Pipe
Heating	Area	1000	1	Radiator	Area	1000	1	Radiator	Area	1000	1	Radiator
Cooling	Area	1000	1	Air Conditioning	Area	1000	1	Air Conditioning	Area	1000	1	Air Conditioning
Insulation	Area	1000	1	Fiberglass	Area	1000	1	Fiberglass	Area	1000	1	Fiberglass
Paint	Area	1000	1	Latex	Area	1000	1	Latex	Area	1000	1	Latex
Trim	Area	1000	1	Wood	Area	1000	1	Wood	Area	1000	1	Wood
Hardware	Area	1000	1	Brass	Area	1000	1	Brass	Area	1000	1	Brass
Decorative	Area	1000	1	Marble	Area	1000	1	Marble	Area	1000	1	Marble
Structural	Area	1000	1	Steel	Area	1000	1	Steel	Area	1000	1	Steel

HEATING/COOLING				26
Card Code	28			
Building Use Type Codes 1 - Apt. 2 - Comm. 3 - Indus.				
Heating/Cooling Unit Type Codes 4 - Hot Water 2 - Forced Hot Air 3 - Unit Heaters 4 - Central Cooling 5 - Package Cooling 6 - Central				
Condensed 7 - Package Condensed				
Heating/Cooling Quality Codes 1 - Low 3 - Average 5 - High				
Boiler Present for Type 1 Unit 0 - No 1 - Yes				
30				
Building Unit				
Use Code	Q1	Flloor Area	Rate	Cost
31	34	35		
42	43	44	45	
52	54	55	56	
Heating/Cooling Base Cost				
Type 1 Boiler Adjustment Factor				
Heating/Cooling Prevalent Class Quality Factor				
Heating/Cooling Adjusted Cost				
Industrial Unit Heaters				
	Number	Rate		Cost
Small Ind. Ht.	64			
Med. Ind. Ht.	68			
Large Ind. Ht.	74			
Unit Heaters Total Cost				
5 PLUMBING FIXTURES				
Card Code 28				
Plumbing Fixture Quality Codes 1 - Low 3 - Average 5 - High				
	Number	Q1	Rate	Cost
Apt. / Fa.	34	35		
Comm. / Pln.	38	42		
Ind. Pln.	44	47		
Plumbing Total Cost				
6 ELECTRICAL INSTALLATION				
Light Intensity 1 - Minimum 3 - Adequate 5 - Bright				
Quality Codes 1 - Low 3 - Average 5 - High				
28				
ELECTRICAL				
	Flloor Area	Q1	Rate	Cost
App.	49	54		
Act.	57	64		
Comm.	65	72		
Ind.				
Electrical Installation Total Cost				
7 SPRINKLER SYSTEM				
Card Code 28				
Quality Codes 1 - Low 3 - Average 5 - High				
28				
	Flloor Area	Q1	Rate	Cost
Apt.	80	87		
Comm.	88	87		
Ind.	94	93		
Sprinkler System Base Cost				
Sprinkler System Quality Factor				
Sprinkler System Total Cost				

BUILDING SKETCH

Scale 1" = 10'

Segment	Width	Length	Height	Ground Area	Perimeter	Building Description
1	35	81	15	2,722		
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						
36						
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50						
51						
52						
53						
54						
55						
56						
57						
58						
59						
60						
61						
62						
63						
64						
65						
66						
67						
68						
69						
70						
71						
72						
73						
74						
75						
76						
77						
78						
79						
80						
81						
82						
83						
84						
85						
86						
87						
88						
89						
90						
91						
92						
93						
94						
95						
96						
97						
98						
99						
100						

BUILDING VALUATION SUMMARY

- Structural Shell Base Cost - Exterior Finish Total Cost - Interior Finish
--

SALES VERIFICATION DATA

Age Group	Number of People
18-24	10
25-34	22
35-44	35
45-54	41
55-64	48
65-74	55
75-84	28

Year	Number of people (millions)
1980	18
1990	22
2000	28
2010	34
2020	38

[illegible]

Building No.	Building Value
1	100
2	200
3	300
4	400
5	500
6	600
7	700
8	800
9	900
10	1000
11	1100
12	1200
13	1300
14	1400
15	1500
16	1600
17	1700
18	1800
19	1900
20	2000
21	2100
22	2200
23	2300
24	2400
25	2500
26	2600
27	2700
28	2800
29	2900
30	3000
31	3100
32	3200
33	3300
34	3400
35	3500
36	3600
37	3700
38	3800
39	3900
40	4000
41	4100
42	4200
43	4300
44	4400
45	4500
46	4600
47	4700
48	4800
49	4900
50	5000
51	5100
52	5200
53	5300
54	5400
55	5500
56	5600
57	5700
58	5800
59	5900
60	6000
61	6100
62	6200
63	6300
64	6400
65	6500
66	6600
67	6700
68	6800
69	6900
70	7000
71	7100
72	7200
73	7300
74	7400
75	7500
76	7600
77	7700
78	7800
79	7900
80	8000
81	8100
82	8200
83	8300
84	8400
85	8500
86	8600
87	8700
88	8800
89	8900
90	9000
91	9100
92	9200
93	9300
94	9400
95	9500
96	9600
97	9700
98	9800
99	9900
100	10000

[illegible]

31523 2/2

Owner _____
Street Address _____

COMMERCIAL BUILDING DATA

Card Code 28
Building Number _____
Predominant Use Type 1 - Apt. 2 - Comm. 3 - Indus. 32 103
Overall Quality 1 - Low 2 - Average 3 - High 37 1827
Year Built _____
Condition 1 - Poor 2 - Fair 3 - Normal 4 - Good 5 - Excel. 42 33
Effective Age in Years _____
100% - (Eff. Age Dep. % Obs. Phys. Cond. %)
- Physical Net Condition _____
100% - (Func. Obsol. % + Econ. Obsol. %)
- Obsol. Net Condition _____
Physical Net Cond. % + Obsol. Net Cond. %
- Final Net Condition _____

DEPRECIATION

OBSCURANCE

STRUCTURAL SHELL

Card Code 28
Structural Shell Type Codes 101 - Lt. Wood Frame 102 - Heavy Timber
103 - Memory Load Bearing 104 - Reinf. Conc. 105 - Steel 106 -
Fireproof Steel 107 - Lt. Steel with Galvanized Steel Exterior 108 -
Lt. Steel with Enamelled Steel or Aluminum Exterior 109 - Lt. Steel with
Insulated Sandwich Panel Exterior 110 - Reinf. with Conc. Floor 111 -
Reinf. with Wood Floor 112 - Dock High Foundation 121 - Low Quality
Service Station 124 - Below Average Quality Service Station 125 -
Average Quality Service Station 126 - Above Average Quality Service
Station 127 - Good Quality Service Station 131 - Low Quality Specialty
Bldg. 134 - Below Average Quality Specialty Bldg. 135 - Average Quality
Specialty Bldg. 136 - Above Average Quality Specialty Bldg. 137 - Good
Quality Specialty Bldg. 145 - Garden Apartments 157 - Wood
Shell Research Quality Codes 1 - Low 3 - Average 5 - High

Segment	Ql.	Type	Qty/Hgt	Ground Area	Perimeter
101	11	101	10	10	10
102	11	102	10	10	10
103	11	103	10	10	10
104	11	104	10	10	10
105	11	105	10	10	10
106	11	106	10	10	10
107	11	107	10	10	10
108	11	108	10	10	10
109	11	109	10	10	10
110	11	110	10	10	10
111	11	111	10	10	10
112	11	112	10	10	10
121	11	121	10	10	10
124	11	124	10	10	10
125	11	125	10	10	10
126	11	126	10	10	10
127	11	127	10	10	10
131	11	131	10	10	10
134	11	134	10	10	10
135	11	135	10	10	10
136	11	136	10	10	10
137	11	137	10	10	10
145	11	145	10	10	10
157	11	157	10	10	10

Structural Shell Base Cost _____

Roof 1 - Lt. Wood 2 - Heavy Timber 3 - Galv. Steel 4 - Enam. Steel 5 - Reinf. Panels 6 - Precast Conc.

EXTERIOR WALL FINISH

Card Code 28
Exterior Wall Finish Codes 1 - Grooved Plywood or Equiv. 2 - Wood Siding
or Equiv. 3 - Cement Block or Equiv. 4 - Fill-up Concrete Panels or
Equiv. 5 - Common Brick or Block or Equiv. 6 - Face Brick on Wood
Siding or Equiv. 7 - Face Brick on Block or Equiv. 8 - Common Brick
on Reinf. Conc. or Equiv. 9 - Face Brick on Reinf. Conc. or Equiv. 10 -
Precast Conc. Panels with Exposed Aggregate or Equiv. 11 - Metal and Glass
Curtain Walls or Equiv. 12 - Stone or Equiv. 13 - Limestone or Equiv.
14 - Marble or Equiv. 15 - Polished Granite or Equiv. 16 - Stone Trim
Quality Codes 1 - Low 3 - Average 5 - High

Type	Ql.	Wall Area	Rate	W/O Factor	Cost
1	11	10	10	10	10
2	11	10	10	10	10
3	11	10	10	10	10
4	11	10	10	10	10
5	11	10	10	10	10
6	11	10	10	10	10
7	11	10	10	10	10
8	11	10	10	10	10
9	11	10	10	10	10
10	11	10	10	10	10
11	11	10	10	10	10
12	11	10	10	10	10
13	11	10	10	10	10
14	11	10	10	10	10
15	11	10	10	10	10
16	11	10	10	10	10

Exterior Wall Total Cost _____

INTERIOR FINISH

Card Code 28
Interior Finish Codes 1 - Apt. - Avg. Rise 300 s.f. 400 s.f. 500 s.f.
600 s.f. 700 s.f. 800 s.f. 900 s.f. 1000 s.f. and over 2 - Apt. Utility
Area 3 - Hotel or Equiv. 4 - Small Off. or Equiv. 5 - Large Open
Offices or Equiv. 6 - Prof. Off. or Equiv. 7 - Clinics or Equiv. 8 -
Large Retail Stores or Equiv. 9 - Retail Stores or Equiv. 10 - Banks
or Equiv. 11 - Warehouse 12 - Light Mfg. Area 13 - Heavy Mfg. Area
Quality Codes 1 - Low 2 - Below Average 3 - Average 4 - Above Average
5 - High
Gross Apartment Floor Area = Number of Apartment Units
Average Sq. Feet per Apartment 30

Type	Ql.	Floor Area	Rate	Cost
1	11	10	10	10
2	11	10	10	10
3	11	10	10	10
4	11	10	10	10
5	11	10	10	10
6	11	10	10	10
7	11	10	10	10
8	11	10	10	10
9	11	10	10	10
10	11	10	10	10
11	11	10	10	10
12	11	10	10	10
13	11	10	10	10

Interior Finish Total Cost _____

HEATING/COOLING

Card Code 28
Building Use Type Codes 1 - Apt. 2 - Comm. 3 - Indust. 32 103
Heating/Cooling Unit Type Codes 1 - Hot Water 2 - Forced Hot Air 3 -
Unit Heaters 4 - Central Cooling 5 - Package Cooling 6 - Central
Combined 7 - Package Combined
Heating/Cooling Quality Codes 1 - Low 3 - Average 5 - High
Boiler Present for Type 1 Unit 0 - No 1 - Yes 30

Building Unit	Use Code	Ql.	Floor Area	Rate	Cost
1	11	10	10	10	10
2	11	10	10	10	10
3	11	10	10	10	10
4	11	10	10	10	10
5	11	10	10	10	10
6	11	10	10	10	10
7	11	10	10	10	10

Heating/Cooling Base Cost _____
Type 1 Boiler Adjustment Factor _____
Heating/Cooling Predominant Glass Quality Factor _____
Heating/Cooling Adjusted Cost _____

PLUMBING FEATURES

Card Code 28
Plumbing Fixture Quality Codes 1 - Low 3 - Average 5 - High

Number	Ql.	Rate	Cost
1	11	10	10
2	11	10	10
3	11	10	10
4	11	10	10
5	11	10	10
6	11	10	10
7	11	10	10
8	11	10	10
9	11	10	10
10	11	10	10
11	11	10	10
12	11	10	10
13	11	10	10
14	11	10	10
15	11	10	10
16	11	10	10
17	11	10	10
18	11	10	10
19	11	10	10
20	11	10	10
21	11	10	10
22	11	10	10
23	11	10	10
24	11	10	10
25	11	10	10
26	11	10	10
27	11	10	10
28	11	10	10
29	11	10	10
30	11	10	10
31	11	10	10
32	11	10	10
33	11	10	10
34	11	10	10
35	11	10	10
36	11	10	10
37	11	10	10
38	11	10	10
39	11	10	10
40	11	10	10
41	11	10	10
42	11	10	10
43	11	10	10
44	11	10	10
45	11	10	10
46	11	10	10
47	11	10	10
48	11	10	10
49	11	10	10
50	11	10	10
51	11	10	10
52	11	10	10
53	11	10	10
54	11	10	10
55	11	10	10
56	11	10	10
57	11	10	10
58	11	10	10
59	11	10	10
60	11	10	10
61	11	10	10
62	11	10	10
63	11	10	10
64	11	10	10
65	11	10	10
66	11	10	10
67	11	10	10
68	11	10	10
69	11	10	10
70	11	10	10
71	11	10	10
72	11	10	10
73	11	10	10
74	11	10	10
75	11	10	10
76	11	10	10
77	11	10	10
78	11	10	10
79	11	10	10
80	11	10	10
81	11	10	10
82	11	10	10
83	11	10	10
84	11	10	10
85	11	10	10
86	11	10	10
87	11	10	10
88	11	10	10
89	11	10	10
90	11	10	10
91	11	10	10
92	11	10	10
93	11	10	10
94	11	10	10
95	11	10	10
96	11	10	10
97	11	10	10
98	11	10	10
99	11	10	10
100	11	10	10

Plumbing Total Cost _____

ELECTRICAL INSTALLATION

Card Code 28
Lamp Intensity 1 - Low 2 - Adequate 3 - Bright
Quality Codes 1 - Low 3 - Average 5 - High

Type	Ql.	Floor Area	Rate	Cost
1	11	10	10	10
2	11	10	10	10
3	11	10	10	10
4	11	10	10	10
5	11	10	10	10
6	11	10	10	10
7	11	10	10	10
8	11	10	10	10
9	11	10	10	10
10	11	10	10	10
11	11	10	10	10
12	11	10	10	10
13	11	10	10	10
14	11	10	10	10
15	11	10	10	10
16	11	10	10	10
17	11	10	10	10
18	11	10	10	10
19	11	10	10	10
20	11	10	10	10
21	11	10	10	10
22	11	10	10	10
23	11	10	10	10
24	11	10	10	10
25	11	10	10	10
26	11	10	10	10
27	11	10	10	10
28	11	10	10	10
29	11	10	10	10
30	11	10	10	10
31	11	10	10	10
32	11	10	10	10
33	11	10	10	10
34	11	10	10	10
35	11	10	10	10
36	11	10	10	10
37	11	10	10	10
38	11	10	10	10
39	11	10	10	10
40	11	10	10	10
41	11	10	10	10
42	11	10	10	10
43	11	10	10	10
44	11	10	10	10
45	11	10	10	10
46	11	10	10	10
47	11	10	10	10
48	11	10	10	10
49	11	10	10	10
50	11	10	10	10
51	11	10	10	10
52	11	10	10	10
53	11	10	10	10
54	11	10	10	10
55	11	10	10	10
56	11	10	10	10
57	11	10	10	10
58	11	10	10	10
59	11	10	10	10
60	11	10	10	10
61	11	10	10	10
62	11	10	10	10
63	11	10	10	10
64	11	10	10	10
65	11	10	10	10
66	11	10	10	10
67	11	10	10	10
68	11	10	10	10
69	11	10	10	10
70	11	10	10	10
71	11	10		

PROPERTY RECORD AND APPRAISAL CARD

SCHEDULE OF RENTALS				ADDITIONAL INFORMATION ON MAJOR ALTERATIONS—OTHER SPECIAL NOTES	
Fir.	No. of Units	Description of Units	Rental per Unit		
				SILE	58 X 200
				LOT	31
				ACRE	
				SYMBOL	4A

**BLOCK
LOT**

PROPERTY LOCATION AND DESCRIPTION

PROPERTY CLASS

~~ANNIE STORCH & B. ALTER~~ 315 23
275 MAIN ST.

[illegible]

APPRAISAL REFERENCE		SUPPORTING DATA: Building Permits, Contracts, Leases, Sales, Listings, Mortgages, Insurance Appraisals			
Building Appraisals:	Date	Amount	Source	Remarks	
Land Appraisals:	10-17-79	\$ 333.33	6538-879	56-43270.21 - (Calculation) 1/10% int.	
Total Appraisals:	10-17-79	\$ 333.33	6538-879	56-43270.21	
	11-7-79	\$ 333.33	6538-879	56-43270.21	
RENTAL CAPITALIZATION					

Actual Annual Rental	(\$)		LAND RECORD							
Services furnished: Light _____			TOPOGRAPHY	IMPROVEMENTS	STREET	ZONING OR USE	REMARKS			
Heat _____ Water _____			Level _____	Sidewalks _____	Asphalt _____	Residential _____				
Warranted market annual rental	(\$)		High _____	Curbs _____	Brick _____	Apartment _____				
Actual annual expenses	(\$)		Low _____	Water _____	Concrete _____	Commercial _____				
Warranted annual expenses	(\$)		Sewers _____	Macadam or Gravel _____	Light Indust. _____					
Estimated Net Income before Depreciation	(\$)			Gas _____	Unimproved Dirt _____	Heavy Indust. _____				
Capitalization Rate			LAND VALUE CALCULATION							
Indicated Capitalized Value			Size of Lot or Number of Acres	Base Unit Value	Depth, Corner, or Other Influence				Adjusted Unit Value	Total Value
					Table	Factor	Table	Factor		
			28' x 200	750	T-1	136			1020	28,560
			30.54' x 200	750	T-1	136	R-5	36%	306	9345
			28' x 155' (1.16)	394	450' x 75' = 29850					
					6' x 10' = 3540					29600
			Total Acres			Total Land Appraisal				37905

CITY OF HACKENSACK, NEW JERSEY

2V-35500.

Occupant and Property Address BERGEN DECORATES & DET SHOP

Date

BUILDING DESCRIPTION AND VALUE CALCULATION

Parcel Number

Card 1 of 2 Cards

PRINCIPAL BUILDING DESCRIPTION										GROUND PLAN SKETCH										BUILDING VALUE CALCULATION																																																																																																																																																																				
BUILDING CLASS <u>2-3</u>		OBSERVED PHYSICAL CONDITION Good ☐ Normal ☒ Fair ☐ Poor ☐				EFFECTIVE AGE Date <u>22</u> Years <u>60</u>														<table border="1"> <tr> <th>ITEM NO.</th> <th>AREA OR UNIT</th> <th>QUAN.</th> <th>COST</th> <th>TOTAL</th> </tr> <tr> <td>Base</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">2160 894 2288</td> <td></td> </tr> <tr> <td colspan="5">ADDITIONS AND DEDUCTIONS</td> </tr> <tr> <td>2E</td> <td>29</td> <td>385</td> <td>112</td> <td></td> </tr> <tr> <td>2X</td> <td>29</td> <td>-1</td> <td>28</td> <td></td> </tr> <tr> <td>5P</td> <td>7</td> <td>606</td> <td>428</td> <td></td> </tr> <tr> <td>7B</td> <td>356</td> <td>100</td> <td>4510</td> <td></td> </tr> <tr> <td>13E</td> <td>5490</td> <td>30</td> <td>4647</td> <td></td> </tr> <tr> <td colspan="4">TOTAL REPLACEMENT COST</td> <td>29,693</td> </tr> <tr> <td colspan="4">Cost Conversion Factor</td> <td></td> </tr> <tr> <td colspan="4">Replacement Cost</td> <td></td> </tr> <tr> <td colspan="5">DEPRECIATION AND OBSOLESCE</td> </tr> <tr> <td colspan="5">DEPRECIATION</td> </tr> <tr> <td colspan="5">a. Effective Age Depreciation</td> </tr> <tr> <td colspan="5">b. Observed Physical Condition</td> </tr> <tr> <td colspan="5">c. Total Depreciation (a+b)</td> </tr> <tr> <td colspan="5">d. Net Condition (100 - c)</td> </tr> <tr> <td colspan="5">OBSOLESCE</td> </tr> <tr> <td colspan="5">e. Overimprovement</td> </tr> <tr> <td colspan="5">f. Underimprovement</td> </tr> <tr> <td colspan="5">g. Other</td> </tr> <tr> <td colspan="5">h. Net Condition (100-e+f+g)</td> </tr> <tr> <td colspan="5">i. FINAL NET CONDITION (d+h)</td> </tr> <tr> <td colspan="4">SUMMARY OF APPRAISED VALUE</td> <td></td> </tr> <tr> <td colspan="4">Principal Building Appraisal</td> <td>17,222</td> </tr> <tr> <td colspan="4">Other Principal Buildings Appraisal</td> <td>2802</td> </tr> <tr> <td colspan="4">Accessory Buildings Appraisal</td> <td></td> </tr> <tr> <td colspan="4">Total Building Appraisal</td> <td>20,024</td> </tr> <tr> <td colspan="4">Total Land Appraisal</td> <td>37,905</td> </tr> <tr> <td colspan="4">TOTAL APPRAISED VALUE</td> <td>57,929</td> </tr> </table>										ITEM NO.	AREA OR UNIT	QUAN.	COST	TOTAL	Base					2160 894 2288					ADDITIONS AND DEDUCTIONS					2E	29	385	112		2X	29	-1	28		5P	7	606	428		7B	356	100	4510		13E	5490	30	4647		TOTAL REPLACEMENT COST				29,693	Cost Conversion Factor					Replacement Cost					DEPRECIATION AND OBSOLESCE					DEPRECIATION					a. Effective Age Depreciation					b. Observed Physical Condition					c. Total Depreciation (a+b)					d. Net Condition (100 - c)					OBSOLESCE					e. Overimprovement					f. Underimprovement					g. Other					h. Net Condition (100-e+f+g)					i. FINAL NET CONDITION (d+h)					SUMMARY OF APPRAISED VALUE					Principal Building Appraisal				17,222	Other Principal Buildings Appraisal				2802	Accessory Buildings Appraisal					Total Building Appraisal				20,024	Total Land Appraisal				37,905	TOTAL APPRAISED VALUE				57,929
ITEM NO.	AREA OR UNIT	QUAN.	COST	TOTAL																																																																																																																																																																																				
Base																																																																																																																																																																																								
2160 894 2288																																																																																																																																																																																								
ADDITIONS AND DEDUCTIONS																																																																																																																																																																																								
2E	29	385	112																																																																																																																																																																																					
2X	29	-1	28																																																																																																																																																																																					
5P	7	606	428																																																																																																																																																																																					
7B	356	100	4510																																																																																																																																																																																					
13E	5490	30	4647																																																																																																																																																																																					
TOTAL REPLACEMENT COST				29,693																																																																																																																																																																																				
Cost Conversion Factor																																																																																																																																																																																								
Replacement Cost																																																																																																																																																																																								
DEPRECIATION AND OBSOLESCE																																																																																																																																																																																								
DEPRECIATION																																																																																																																																																																																								
a. Effective Age Depreciation																																																																																																																																																																																								
b. Observed Physical Condition																																																																																																																																																																																								
c. Total Depreciation (a+b)																																																																																																																																																																																								
d. Net Condition (100 - c)																																																																																																																																																																																								
OBSOLESCE																																																																																																																																																																																								
e. Overimprovement																																																																																																																																																																																								
f. Underimprovement																																																																																																																																																																																								
g. Other																																																																																																																																																																																								
h. Net Condition (100-e+f+g)																																																																																																																																																																																								
i. FINAL NET CONDITION (d+h)																																																																																																																																																																																								
SUMMARY OF APPRAISED VALUE																																																																																																																																																																																								
Principal Building Appraisal				17,222																																																																																																																																																																																				
Other Principal Buildings Appraisal				2802																																																																																																																																																																																				
Accessory Buildings Appraisal																																																																																																																																																																																								
Total Building Appraisal				20,024																																																																																																																																																																																				
Total Land Appraisal				37,905																																																																																																																																																																																				
TOTAL APPRAISED VALUE				57,929																																																																																																																																																																																				

A representative of the revaluation firm has inspected the interior of this building:

Inspected by Bob Donahue Date 4-12-67 Occupant's Signature

Extended by P. Benton Date 7-24-67 Checked by P. Benton Date 7-3-67

Checked and Classified by Bob Donahue Date 4-30-67 Appraised by T.C. Newkirk Date 8-25-67

COMMERCIAL AND INDUSTRIAL PROPERTY RECORD CARD

[illegible]

PROPERTY CLASS

315-23

ASSESSMENT RECORD

[illegible]

APPRAISAL REFERENCE

Building Appraisal

Land Appraisal

Total Appraisal

Date _____

SUPPORTING DATA: Building Permits, Contracts, Leases, Sales, Listings, Mortgages, Insurance Appraisals

Remarks

RENTAL CAPITALIZATION

Actual Annual Rental

Services furnished : Light.

Heat _____ Water _____

Warranted market annual rental

Actual annual expenses

Warranted annual expenses

Estimated Net Income before
Depreciation

Capitalization Rate

Indicated Capitalized Value

Remarks

LAND RECORD

TOPOGRAPHY	IMPROVEMENTS	STREET	ZONING OR USE	REMARKS
Level	Sidewalks	Asphalt	Residential	
	Curbs	Brick	Apartment	
High	Water	Concrete	Commercial	
	Sewer	Macadam or	Light Indust.	
Low	Gas	Unpaved Dirt	Heavy Indust.	

LAND VALUE CALCULATION

[illegible]

Total Acres

Total Land Appraisal

CITY OF HACKENSACK, NEW JERSEY

BUILDING DESCRIPTION AND VALUE CALCULATION

Parcel Number. _____ Card 2 of 2 Cards

A representative of the revaluation firm
has inspected the interior of this building: .. Occupant's Signature
Inspected by Est. Donaker Date 4-17-61
COMMERCIAL AND INDUSTRIAL PROPERTY RECORD CARD

Extended by P. Benton Date 7-3-61 Checked by P. Benton Date 7-3-61
Checked and Classified by S. B. Darden Date 8-30-61 Appraised by T. V. Newhart Date 8-25-61

PROPERTY RECORD AND APPRAISAL CARD

BLOCK
LOT

PROPERTY LOCATION AND DESCRIPTION

PROPERTY CLASS

SCHEDULE OF RENTALS

ADDITIONAL INFORMATION ON MAJOR ALTERATIONS—OTHER SPECIAL NOTES

Ftr.	No. of Units	Description of Units	Rental per Unit

88 X 106 A
LOT 3.7 2
4A

JOHN GRONICK & S. ZAR
ANNE STORCH & B. ALTER- 315 21-22
277/283 MAIN ST.

ASSESSMENT RECORD 23-B

ASSESSMENT					COUNTY BOARD				STATE DIVISION OF APPEALS				
Year	%	Land	Building	Total	REMARKS	A.C.R.	Land	Building	Total	A.C.R.	Land	Building	Total
63	29600	18200	47800	41800									
1964	74200	45500	119500	119500									
1965	74200	45500	119500	119500									

APPRAISAL REFERENCE

Building Appraisal	
Land Appraisal	
Total Appraisal	

SUPPORTING DATA: Building Permits, Contracts, Leases, Sales, Listings, Mortgages, Insurance Appraisals

Date	Amount	Source	Remarks
10-7-79	8323.2	6538-871	SR-422703
10-17-79	8323.3	6538-871	SR-422703
11-7-79	58333.33	6538-879	SR-422703

RENTAL CAPITALIZATION

Actual Annual Rental	(21990)
Services furnished: Light	
Heat	Water
Warranted market annual rental	
Actual annual expenses	(280)
Warranted annual expenses	
Estimated Net Income before Depreciation	18640
Capitalization Rate	
Indicated Capitalized Value	
Remarks	#05517-Rent (over section) 630-1/3/70-N.A.



LAND RECORD

TOPOGRAPHY	IMPROVEMENTS	STREET	ZONING OR USE	REMARKS
Level	Sidewalk	Asphalt	Residential	
High	Curbs	Brick	Apartment	
Low	Water	Concrete	Commercial	
	Sewers	Macadam or Gravel	Light Indust.	
	Gas	Unpaved-Dir.	Heavy Indust.	

LAND VALUE CALCULATION

Size of Lot or Number of Acres		Base Unit Value	Depth, Corner, or Other Influence				Adjusted Unit Value	Total Value
			Table	Factor	Table	Factor		
50 x 102.8		\$ 850	71	103			\$ 875	\$ 48,750
32.4 x 10.5		750	71	103			796	25,820
50 x 102.8 (1.02)		850	71	103			875	48,750
46.1 x 105.1 (1.05)		4126	2750				20945	
(96.1457)							73530	
Total Acres								

CITY OF HACKENSACK, NEW JERSEY

LV-82500

Occupant and Property Address 10000

Date _____

BUILDING DESCRIPTION AND VALUE CALCULATION

Parcel Number _____

Card 1 of 3 Cards

PRINCIPAL BUILDING DESCRIPTION										GROUND PLAN SKETCH 1 Square = 1 Foot										BUILDING VALUE CALCULATION			
BUILDING CLASS <u>923</u>		OBSERVED PHYSICAL CONDITION				EFFECTIVE AGE														ITEM NO. AREA OR UNIT QUAN. COST TOTAL			
		Good Normal Fair Poor				Date <u>4-4</u> Years														ADDITIONS AND DEDUCTIONS			
TYPE AND USE		3) ROOF				7) ELECTRIC WIRING																	
Combination Stores and		Roof Construction: Wood Steel Deck				Conduit Power Wiring																	
Apt. Offices Loft		Reinforced Concrete																					
Hotel Store		Roofing: Prepared Roof Shingle				8) HEATING																	
Office Bank		Built up Corr. Meta				None Stove																	
Theatre Garage		Other				Hot Air: Pipes Grav. Forced																	
Gas Sta. Indust.						Fan Units																	
Warehouse Greenhouse						Steam or Hot Water																	
Hospital						Boiler No Boiler																	
Other																							
STRUCTURAL FRAME		4) FLOORS				9) BASEMENT																	
Columns Wood Steel Cono		Floor Construction: Wood Floors				None Full Height																	
Main Beams		Concrete on Grade				Partial: Sq. Ft.																	
Joists		Reinforced Concrete				Finished: Sq. Ft.																	
Trusses		Finish Flooring 1st 2nd Above				Floor: Dirs. Wd. Cons.																	
Girders		Wood or Equiv.																					
Height in Stories		Other																					
1) FOUNDATION		5) INTERIOR FINISH				10) AIR CONDITIONING																	
Masonry Wood or Block Piers		Developed Area: (sq. ft.)				Washed Refrigerated																	
2) EXT. WALL CONSTR.		No. Units No. Rms				Full floor area																	
Wood: Lins. Sides Rear		Other Area: <u>8</u> Sq. Ft.				No. of floors																	
Unlined		Partitions: Lin. ft. Hgt.				Partial: Floor area																	
Brick		Wood stud																					
Concrete Block		Plas. side																					
Stone		Masonry																					
Concrete		Firewalls: Lin. ft. Hgt.				11) FIRE PROTECTION																	
Corr. Iron						Sprinkler (Flr. area)																	
Other						Fire Hose Stat. No. Size																	
Store Fronts: (Lin. feet)		6) PLUMBING				12) BUILDING ELEVATORS																	
Wood or Low Cost		Utility Connections:				Type Number Cars Floors																	
metal set		Sewer Water				Passenger Freight																	
Ave. grade metal set		Fixtures: Single																					
Good grade metal set		2 Fixt.																					
OTHER ITEMS AND NOTES:														TOTAL REPLACEMENT COST									
														Cost Conversion Factor									
														Replacement Cost <u>2,100</u>									
														DEPRECIATION AND OBSOLESCE									
														DEPRECIATION									
														a. Effective Age Depreciation <u>3.4</u> %									
														b. Observed Physical Condition <u>2</u> %									
														c. Total Depreciation (a+b) <u>5.4</u> %									
														d. Net Condition (100 - c) <u>94.6</u> %									
														OBSOLESCE									
														e. Overimprovement <u>0</u> %									
														f. Underimprovement <u>0</u> %									
														g. Other <u>0</u> %									
														h. Net Condition (100 - e + f + g) <u>94.6</u> %									
														i. FINAL NET CONDITION (d+h) <u>94.6</u> %									
WALL RATIO CALCULATION														BUILDING AREA AND CUBE CALCULATIONS									
Ground Area <u>1.3</u> Perimeter <u>7</u> Wall Ratio <u>1.17</u>														GROUND AREA — SQUARE FEET									
														Floor or Part Width Length Area Height Cubic Feet									
														1 3 46 1472 2									
														2 3 46 1472 2									
														Total Area <u>1472</u> Total Cube <u>2944</u>									
DATE OF CONSTRUCTION														MAJOR ALTERATIONS OR ADDITIONS ON PRINCIPAL BUILDING									
DATE AGE SOURCE DATE AGE														EXTENT AND COST SOURCE									
75 100 30																							
DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS														SUMMARY OF APPRAISED VALUE									
Bldg. Class Dimensions Founda- Floor Roof Walls Missing Wall Heat Light Plbg. Age Area Unit Cost Adds and Deducts Replace- ment Cost Net Cond. % Net Appraisal														Principal Building Appraisal <u>1975</u>									
														Other Principal Buildings Appraisal <u>2685</u>									
														Accessory Buildings Appraisal									
														Total Building Appraisal <u>2685</u>									
														Total Land Appraisal <u>1000</u>									
														TOTAL APPRAISED VALUE <u>3685</u>									

A representative of the revaluation firm has inspected the interior of this building:

Occupant's Signature _____

Extended by _____

Date _____

Checked by _____

Date _____

Inspected by _____

Date _____

Checked and Classified by _____

Date _____

Appraised by _____

Date _____

COMMERCIAL AND INDUSTRIAL PROPERTY RECORD CARD

PROPERTY RECORD AND APPRAISAL CARD

SCHEDULE OF RENTALS

Net Annual Rental
Gross Annual Rental
Rental per Unit

ADDITIONAL INFORMATION ON MAJOR ALLEGATIONS

OTHER SPECIAL NOTES

BLOCK LOT

PROPERTY LOCATION AND DESCRIPTION

PROPERTY CLASS

ASSESSMENT

Building Total

ASSESSMENT RECORD

COUNTY BOARD

Building Total

STATE DIVISION OF APPEALS

Land Building Total

APPRAISAL REFERENCE

Building App
Land App
Total Appraisal

SUPPORTING DATA: Building Permits, Contracts, Leases, Sales, Listings, Mortgages, Insurance Appraisals
Amount

RENTAL CAPITALIZATION

Actual Annual Rental (\$)

Services furnished: Light

Heat Water

Warranted market annual rental

Actual annual expenses

Warranted annual expenses

Estimated Net Income before Depreciation

Capitalization Rate

Indicated Capitalized Value

LAND RECORD

TOPOGRAPHY IMPROVEMENTS

STREET

ZONING OR USE

Level

Sidewalk

Brick

Residential

High

Curb

Concrete

apartment

Low

water

Grave

Commerce

LAND VALUE CALCULATION

Size of Lot
or
Number of Acres

Base
Unit
Value

Depth, Corner, or Other Influence

Factor

Adjusted
Unit Value

CITY OF HACKENSACK, NEW JERSEY

Total Acres

Total Land Appraisal

Date _____

BUILDING DESCRIPTION AND VALUE CALCULATION

Parcel Number _____ Card _____ of _____ Cards _____

[illegible]

A representative of the revaluation firm has inspected the interior of this building:

Occupant's Signature

Extended by

Date _____

Checked by _____

Date: 11/2

'Inspector' by

Date _____

Checked and
Classified by

Date _____

Approved by _____

Date _____

SCHEDULE OF RENTALS			
Ftr.	No. of Units	Description of Units	Rental per Unit

PROPERTY CLASS

ASSESSMENT RECORD

[illegible]

SUPPORTING DATA: Building Permits, Contracts, Leases, Sales, Listings, Mortgages, Insurance Appraisals			
Amount	Source		Remarks

Total Appraisal:

LAND RECORD

Remarks



TOPOGRAPHY		IMPROVEMENTS		STREET	ZONING OR USE	REMARKS
Level	Sidewalks	Asphalt		Residential		
	Curbs	Brick		Apartment		
High	Water	Concrete		Commercial		
	Sewers	Macadam or		Light Indust.		
Low	Gas	Gravel		Heavy Indust.		
		Unpaved-Dirt				

LAND VALUE CALCULATION

[illegible]

Total Acres,

Total Land Appraisal

CITY OF HACKENSACK, NEW JERSEY

PRESS (Q) uery, (N) ext, (P) revious, (A) dd, (U) pdate, (R) emove, (O) utput (B) ye
(S) creen
***** 1: prc file ***** Screen: 1 of 5

0223 Block: 315 Lot: 24 O: M
Prior Block: 315 Lot: 24 Q: 12/06/23
Loc: 271 MAIN ST 23 HACKENSACK CITY, NJ 08736
Owner: MAIN 271 LLC & MOS DEV LLC Billing Code: 00000
Street: 201 SHERIDAN AVE Account Num: 4618
Town: HO-HO-KUS, NJ Zip: 07423 Mtg Acct#: 0
Class: 4A Deductions: S 0 V 0 W 0 R 0 D 0 Amt: 0
Saled: 08/05/22 Bk: 4855 Pg: 211 Price: 750000 NU#: 10 Cd: R: 106.67

	2025	2026	Taxes 2024	Exemptions/Abate
Land:	312000	312000	(57): 25728.00	1 0
Impr:	488000	488000	2025	2 0
	0	0	(58): 26952.00	3 0
Net:	800000	800000	Partial:	4 0

Land Dim: 50X135 2.7LT Class4Cd: 737 YrBlt: 1902 Neigh: 902
Bldg Desc: 1SCB BldgClass:
Addl Lots: DCV2024 Type/Use: Style: Zone: B-2 Map: 15

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)y
(S)creen

-----History Screen-----Screen:3 of 5

Block: 315 Lot: 24 Qual: 2025 Tax List

Property Loc: 271 MAIN ST Land: 312000 Exemp Code: 0

Owner: MAIN 271 LLC & MOS DEV LLC Impr: 488000 Amt: 0

Street: 201 SHERIDAN AVE NET: 800000

Town: HO-HO-KUS, NJ Addl Lots:

Class: 4A Block: 315 Lot: 24 Qual: 2024 Tax List

Property Loc: 271 MAIN ST Land: 312000 Exemp Code: 0

Owner: MAIN 271 LLC & MOS DEV LLC Impr: 488000 Amt: 0

Street: 201 SHERIDAN AVE NET: 800000

Town: HO-HO-KUS, NJ Addl Lots:

Class: 4A Block: 315 Lot: 24 Qual: 2023 Tax List

Property Loc: 271 MAIN ST Land: 312000 Exemp Code: 0

Owner: MAIN 271 LLC & MOS DEV LLC Impr: 751500 Amt: 0

Street: 201 SHERIDAN AVE NET: 1063500

Town: HO-HO-KUS, NJ Addl Lots:

Class: 4A

Block: 315 Land Desc: 50X135 2.7LT Owners Name: MAIN 271 LLC & MOS DEV LLC Land: 312,000 Exemption Net Taxable Value Deductions
 Lot: 24 Bldg Desc: 15CB Street Address: 201 SHERIDAN AVE Bank: 00000 Impr: 488,000 Code: Cd No-Ow
 Qual: Addl Lots: City & State: HO-HO-KUS, NJ Zip: 07423 Total: 800,000 Value: 0 800,000
 Card: M (#1 of 1) Acreage: 0.155 Class: 4A Property Loc: 271 MAIN ST Zone: B-2 Map: 15 HACKENSACK CITY

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.					
LOVETT, RONI TRSIES/ETAL	08/05/22	4855 /211	750000	10	2010	456000	221700	677700	07/31/19	INSTALL ALUMINUM SIGN. LAQOS	400	00/00/00					
MOSSACK, J.B.H.C/D MOSS LIGHTING	12/29/12	1279 /1534		10 1	2011	319200	332100	651300									
					2024	312000	488000	800000									

LAND CALCULATIONS										SITE INFORMATION				RESIDENTIAL COST APPROACH			
Prt	Rr	SB	T	FF	Area	Tabl	EqF	Rate	Site	Cond	Value	Road:	Utilities:	Basement			
N	22				50	135	97	48	6500	0	100	312000	PAVED	Sewer: YES			
												Curbs: YES	Water: YES	Main Bldg			
												Sidewalk: YES	Gas: YES				
												Measured: AD	Topo: LEVEL				
												Inspected: AD	Neigh: 902	Heat/AC			
												12/16/22	VCS: FFD2				

BUILDING INFORMATION									
Type and Use:	Class/Quality:	Story Height:	Condition:	Style:	Year Built/EffA:	Exterior Finish:	Windows:	Roof Type:	Livable Area:
			AVERAGE		1902 / 99 (Y)		ESTIMATED		0 SF
								Roof Material:	Interior Cond:
									AVERAGE
								Foundation:	Interior Wall:
Baths: M:	A:	O:							
Kitchens: M:	A:	O:							

ROOM COUNT					
	B	1	2	3/A	Tot
Living Rm					
Dining Rm					
Kitchen					
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath					
2 Fixt Bath					
Bed Room					
Fam Room					
Den/Other					
Old B: 315					0
Old L: 24					08/07/25

Base Cost:			
Phys Depr:	CCF: 161	CLA: 0	Cost New:
35.00 (Y) <td></td> <td></td> <td>65.00</td>			65.00
Loc Depr: <td></td> <td></td> <td>0</td>			0
	Mkt+: Mkt-:		Bldg Value:
			488,000
			0

Detached Items:
 RETAIL - 4,492
 22 CTB

Land: 312,000 Impr: 488,000 Total: 800,000

A: 15/B
 B: 15/B
 C: 15
 L: 15

cd74r33
 r53cd74r17
 u24cd24r33

M:
 N:
 O:
 P:

Scale: 40

[illegible]

Owner _____
Street Address _____

COMMERCIAL BUILDING DATA

Card Code _____
Building Number _____
Predominant Shell Type _____
Predominant Use Type 1 - Apt. 2 - Comm. 3 - Indus. _____
Overall Quality 1 - Low 2 - Average 3 - High _____
Year Built _____

DEPRECIATION
Condition 1 - Poor 2 - Fair 3 - Normal 4 - Good 5 - Excel. _____
Effective Age in Years _____
100% - (Eff. Age Dep. % x Obs. Phys. Cond. %) _____
Physical Net Condition _____
100% - (Func. Obso. % + Econ. Obso. %) _____
Obso. Net Condition _____
Physical Net Cond. % x Obso. Net Cond. % _____
Final Net Condition _____

STRUCTURAL SHELL

Card Code _____
Structural Shell Type Codes 101 - 14. Wood Frame 102 - Heavy Timber
103 - Heavy Load Bearing 104 - Rein. Conc. 105 - Steel 106 -
Plywood Steel 107 - 14. Steel with Galvanized Steel Exterior 108 -
14. Steel with Rinsed Steel or Aluminum Exterior 109 - 14. Steel with
Insulated Sandwich Panel Exterior 110 - 14. Steel with Conc. Floor 111 -
Steel with Wood Floor 112 - 14. Steel with Foundation 120 - Low Quality
Service Station 121 - Below Average Quality Service Station 122 -
Average Quality Service Station 123 - Above Average Quality Service
Station 124 - Good Quality Service Station 125 - Low Quality Specialty
Bldg. 126 - Below Average Quality Specialty Bldg. 127 - Average Quality
Specialty Bldg. 128 - Above Average Quality Specialty Bldg. 129 - Good
Quality Specialty Bldg. 130 - Garden Apartments

Shell Summary Quality Codes 1 - Low 2 - Average 3 - High _____

Segm.	Qt.	Type	Sq./Hgt.	Ground Area	Perimeter
101	11	101	11	11	11
102	12	102	12	12	12
103	13	103	13	13	13
104	14	104	14	14	14
105	15	105	15	15	15
106	16	106	16	16	16
107	17	107	17	17	17
108	18	108	18	18	18
109	19	109	19	19	19
110	20	110	20	20	20
111	21	111	21	21	21
112	22	112	22	22	22
113	23	113	23	23	23
114	24	114	24	24	24
115	25	115	25	25	25
116	26	116	26	26	26
117	27	117	27	27	27
118	28	118	28	28	28
119	29	119	29	29	29
120	30	120	30	30	30
121	31	121	31	31	31
122	32	122	32	32	32
123	33	123	33	33	33
124	34	124	34	34	34
125	35	125	35	35	35
126	36	126	36	36	36
127	37	127	37	37	37
128	38	128	38	38	38
129	39	129	39	39	39
130	40	130	40	40	40
131	41	131	41	41	41
132	42	132	42	42	42
133	43	133	43	43	43
134	44	134	44	44	44
135	45	135	45	45	45
136	46	136	46	46	46
137	47	137	47	47	47
138	48	138	48	48	48
139	49	139	49	49	49
140	50	140	50	50	50

Roof 1-24. Wood 2-Only. Steel 3-Heavy Timber 3-Steel 4-Concrete 4-Precast Conc.

EXTERIOR WALL FINISH

Card Code _____
Exterior Wall Finish Codes 1 - Covered Plywood or Equiv. 2 - Wood Siding
or Equiv. 3 - Cement Block or Equiv. 4 - Fill-up Concrete Panels or
Equiv. 5 - Common Brick on Block or Equiv. 6 - Face Brick on Wood
Siding or Equiv. 7 - Face Brick on Block or Equiv. 8 - Common Brick
on Reinf. Conc. or Equiv. 9 - Face Brick on Reinf. Conc. or Equiv. 10 -
Precast Conc. Panels with Exposed Aggregate or Equiv. 11 - Metal and Glass
Curtain Walls or Equiv. 12 - Stone or Equiv. 13 - Limestone or Equiv.
14 - Marble or Equiv. 15 - Polished Granite or Equiv. 16 - Stone Front
Quality Codes 1 - Low 2 - Average 3 - High _____

Type	Qt.	Wall Area	Rate	Factor	Cost
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
11	11	11	11	11	11
12	12	12	12	12	12
13	13	13	13	13	13
14	14	14	14	14	14
15	15	15	15	15	15
16	16	16	16	16	16

Interior Wall Total Cost _____

INTERIOR FINISH

Card Code _____
Interior Finish Codes 1 - Apt. - Avg. Size 300 s.f. 400 s.f. 500 s.f.
600 s.f. 700 s.f. 800 s.f. 900 s.f. 1000 s.f. and over 2 - Apt. Utility
Area 3 - Hotel or Equiv. 4 - Small Off. or Equiv. 5 - Large Open
Offices or Equiv. 6 - Prof. Off. or Equiv. 7 - Clinics or Equiv. 8 -
Large Retail Stores or Equiv. 9 - Retail Stores or Equiv. 10 - Banks
or Equiv. 11 - Warehouse 12 - Light Mfg. Area 13 - Heavy Mfg. Area
Quality Codes 1 - Low 2 - Below Average 3 - Average 4 - Above Average
5 - High _____

Gross Apartment Floor Area = Number of Apartment Units
= Average Sq. Feet per Apartment _____

Type	Qt.	Floor Area	Rate	Cost
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13

Interior Finish Total Cost _____

HEATING/COOLING

Card Code _____
Building Use Type Codes 1 - Apt. 2 - Comm. 3 - Indus. _____
Heating/Cooling Unit Type Codes 1 - Hot Water 2 - Forced Hot Air 3 -
Unit Heaters 4 - Central Cooling 5 - Package Cooling 6 - Central
Combined 7 - Package Combined _____
Heating/Cooling Quality Codes 1 - Low 2 - Average 3 - High _____
Boiler Present for Type 1 Unit 0 - No 1 - Yes _____

Building Use Code	Unit	Floor Area	Rate	Cost
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7

Heating/Cooling Base Cost _____
Type 1 Boiler Adjustment Factor _____
Heating/Cooling Predominant Class Quality Factor _____
Heating/Cooling Adjusted Cost _____

Industrial Unit Heaters

Number	Rate	Cost
Small Ind. Ht.	1	1
Med. Ind. Ht.	2	2
Large Ind. Ht.	3	3
Unit Heaters Total Cost		

PLUMBING FIXTURES

Card Code _____
Plumbing Fixtures Quality Codes 1 - Low 2 - Average 3 - High _____

Number	Qt.	Rate	Cost
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20

PLUMBING FIXTURES TOTAL COST _____

ELECTRICAL INSTALLATION

Card Code _____
Light Intensity 1 - Minimum 2 - Adequate 3 - Bright _____
Quality Codes 1 - Low 2 - Average 3 - High _____

Type	Floor Area	Qt.	Rate	Cost
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16
17	17	17	17	17
18	18	18	18	18
19	19	19	19	19
20	20	20	20	20

Electrical Installation Total Cost _____

SPRINKLER SYSTEM

Card Code _____
Quality Codes 1 - Low 2 - Average 3 - High _____

Type	Floor Area	Qt.	Rate	Cost
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16
17	17	17	17	17
18	18	18	18	18
19	19	19	19	19
20	20	20	20	20

Sprinkler System Base Cost _____
Sprinkler System Quality Factor _____
Sprinkler System Total Cost _____

STANDARD BUILDING ACCESSORIES DATA

Card No.	Seq. No.	Access.	Measure One	Measure Two	Qt.	Rate	Quality Factor	Cost
RA03	1	RA03	4492		1			
RA01	2	RA01	4492		1			

Standard Building Accessories Total Cost _____

STANDARD EXTERIOR ACCESSORIES DATA

Card No.	Seq. No.	Access.	Measure One	Measure Two	Qt.	Rate	Quality Factor	Cost
PV05	1	PV05	2258		1			

Standard Exterior Accessories Total Cost _____

SPECIAL EXTERIOR ACCESSORIES DATA

Card No.	Seq. No.	Description	Base. Full Value

Special Exterior Accessories Total Base. Full Value _____

BUILDING SKETCH Scale 1" = _____

BUILDING VALUATION SUMMARY

Item	Value
1. Structural Shell Base Cost	
2. Exterior Finish Total Cost	
3. Interior Finish Total Cost	
4. Heating/Cooling Total Cost	
5. Industrial Unit Heaters Total Cost	
6. Plumbing Fixtures Total Cost	
7. Electrical Installation Total Cost	
8. Sprinkler System Total Cost	
9. Standard Bldg. Access. Total Cost (2)	
10. 1975 Replacement Cost	
11. COST CONVERSION FACTOR	
12. Replacement Cost Now	
13. Final Net Condition	
14. Depreciated Building Cost	
15. Exterior Access. Total Cost	
16. TOTAL VALUE - Bldg. & Ext. Access.	

[illegible]

BUILDING SKETCH				Scale 1" = 20'	
Segment	Width	Length	Height	Ground Area	Perimeter
B	50'	74'	18'	3700	
S	33'	24'	12'	792	
				4492	
Building Description					
OWNER CLAIMS BLDG IS UNDER EMINENT DOMAIN CANNOT BE SOLD OR RENTED W/O DISCLOSURE.					
1258A PRESENTLY VACANT 4/2006					
FAIR CONDITION					
BUILDING VALUATION SUMMARY					
1. Structural Shell Base Cost					
2. Exterior Finish Total Cost					
3. Interior Finish Total Cost					
4. Heating/Cooling Total Cost					
Industrial Unit Heaters Total Cost					
5. Plumbing Fixtures Total Cost					
6. Electrical Installation Total Cost					
7. Sprinkler System Total Cost					
8. Standard Bldg. Access. Total Cost (\$)					
1975 Replacement Cost					
COST CONVERSION FACTOR					
Replacement Cost Now					
Final Net Condition					
Depreciated Building Cost					
9. Exterior Access. Total Cost					
10. TOTAL VALUE - Bldg. & Ext. Access.					

SCHEDULE OF RENTALS				ADDITIONAL INFORMATION ON MAJOR ALTERATIONS—OTHER SPECIAL NOTES									
Fir.	No. of Units	Description of Units	Rental per Unit										
			275.	SIZE 50X135 LOT 6.7 ACRE SYMBOL 4A									
			300										
			V 1000 275.										
ASSESSMENT RECORD 15-CB													
ASSESSMENT				COUNTY BOARD				STATE DIVISION OF APPEALS					
Year / %	Land	Building	Total	REMARKS	A.C.R.	Land	Building	Total	A.C.R.	Land	Building	Total	
63 17450	10250	27700	27700										
63 17450	7500	24300	24300										
1960 43500	18800	62300	62300										
1968 40600	18800	59400	59400										
APPAISAL REFERENCE				SUPPORTING DATA: Building Permits, Contracts, Leases, Sales, Listings, Mortgages, Insurance Appraisals									
Building Appraisal				Date	Amount	Source	Remarks						
Land Appraisal				7-19-76	EX	6144-472 SR 361131	(Chg. 3.311 Rev. 10-37)						
Total Appraisal													
RENTAL CAPITALIZATION													
Actual Annual Rental (\$)													
Services furnished: Light _____													
Heat _____ Water _____													
Warranted market annual rental \$ 8650													
Actual annual expenses (\$)													
Warranted annual expenses 103 \$													
Estimated Net Income before Depreciation \$ 77													
Capitalization Rate 4% 1/2													
Indicated Capitalized Value \$ 6200													
Remarks #04459. Revald. 200-9-9-68 N.C.													
				LAND RECORD									
				TOPOGRAPHY		IMPROVEMENTS		STREET		ZONING OR USE		REMARKS	
				Level _____	Sidewalks _____	Asphalt _____	Residential _____						
				High _____	Curb _____	Brick _____	Apartment _____						
Low _____	Water _____	Concrete _____	Commercial _____										
	Sewer _____	Macadam or Gravel _____	Light Indust. _____										
	Gas _____	Unimproved Dirt _____	Heavy Indust. _____										
LAND VALUE CALCULATION													
Size of Lot or Number of Acres		Base Unit Value	Depth, Corner, or Other Influence		Adjusted Unit Value		Total Value						
Table Factor		Table	Factor	Table	Factor								
50x135		\$ 700	T-1	116		\$ 870	\$ 43,500						
58.000		900/-	5700				40600						
Total Acres		Total Land Appraisal				\$ 43,500							

CITY OF HACKENSACK, NEW JERSEY

40-52300



FORM E

ZONING PERMIT APPLICATION Z Control #**CITY OF HACKENSACK**

216 Union St.

Hackensack, NJ 07601

Phone: (201) 646-3920 Ext. 2020

2024-0552

***Please be advised that this property may or may not be located in a condemnation area. Please confirm with your landlord and be guided accordingly.

APPLICATIONS CAN TAKE 10 BUSINESS DAYS TO REVIEW**Survey/ Floor/ Site Plan Must Be Submitted with Zoning Application****Must Include Property Line Setbacks and Calculation of Coverage and/or Impervious Coverage*******Please Note: Incomplete Applications Will Be Automatically Denied*****

PROPERTY LOCATION: (aka 271)

273 Main Street, Hackensack, NJ 07601

Block: _____

Lot(s): _____

Zone: _____

BUILDING, HOUSING, LAND USE

Applicant Name: Ruth Vivar

Property Owner Name: Edward Decker

Applicant Address: 54 Pinkst Hackensack

Owners Address: 271 Main St

City, State, Zip: Hackensack NJ 07601

City, State, Zip: Hackensack NJ 07601

Email Address: Ruth.vivar@luxe.com

Email Address: eddie@musicallyyours.com

Phone #: 201-724-0472

Phone #: 201-835-6301

Check purpose of application below:

☒ Zoning

Fee: \$50.00

☐ Fence, Patio, Walkway, Shed, Driveway/Paving Fee: Minimum - \$60.00, see page 2 for additional fees

Describe Current Use of Property, in Detail: _____

Describe Purpose of Application, in Detail: _____

see attached page - Day spa - "LELUXE AESTHETIQUES"
(facials, lashes, body sculpting, etc.)

FOR C.O. APPLICANTS

a. Days and Hours of Operation: M-S 10AM - 7pm

HEALTH REQ

b. Days and Hours Open to the Public: M-S 10AM - 7pm

c. Traffic concerns pertaining to your application: 6 parking spaces available, meter

a. Days and Hours of any deliveries (truck, cars, or vans): Monday

b. Number of vehicles to be parked on site overnight (trucks, cars, or vans): 0

c. Number of employees on site (highest shift): 2

ZONING APPROVED
Building Permits Required

a. If new construction is proposed, the location, dimensions, and all the other setbacks from the property lines must be shown clearly.

b. If this site has had any Planning or Zoning Board approvals in the past, please attach copy of the same.

Applicant Signature: Ruth Vivar

Date: 10/8/24

Owner or Agent Signature: _____

Date: _____

OFFICE USE ONLY: Fee: \$

50-

Check#: 6324

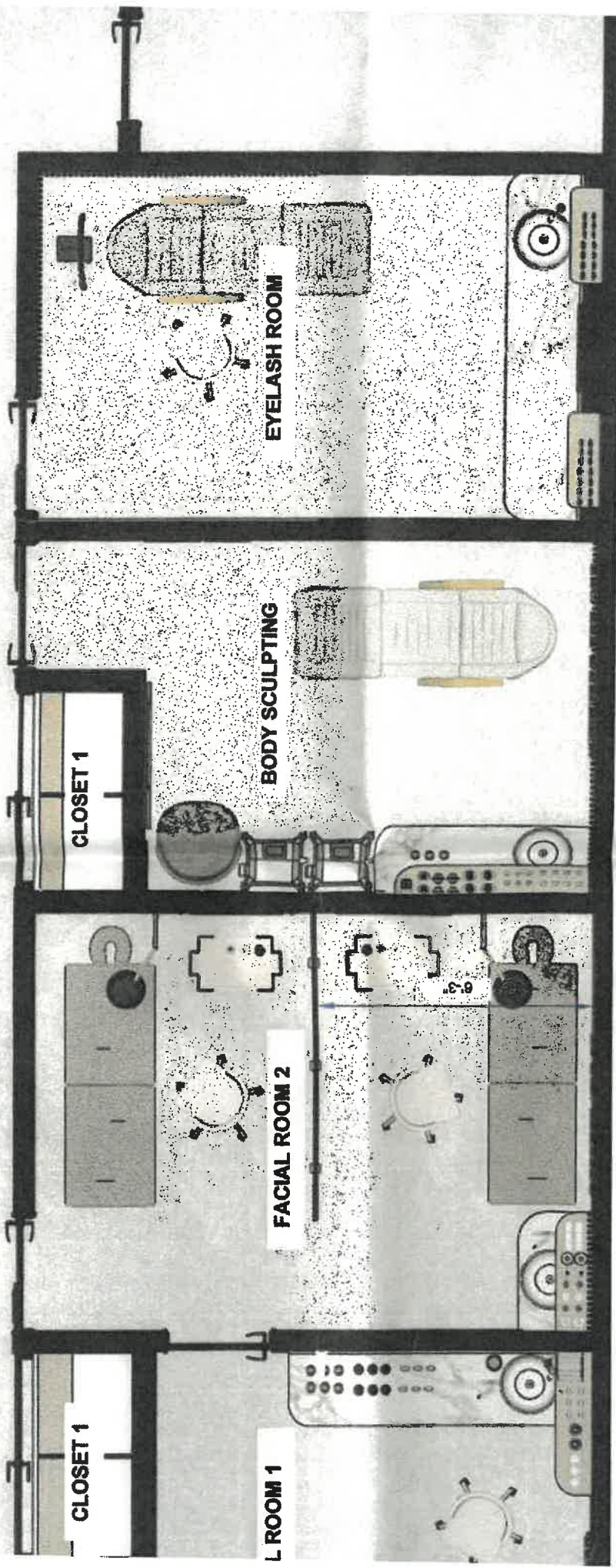
Receipt#: 31409

Received by: [Signature]**needs shop licenses***[Handwritten mark]*

Ruthy's Beauty Luxe Aesthetics, originally located in Ridgefield, NJ, is thrilled to announce our relocation to 273 Main Street in Hackensack, NJ. As someone who was raised in Hackensack, it has always been my goal to bring my business back to this growing and vibrant community. Hackensack is developing into an exciting, up-and-coming area, with new businesses and opportunities emerging, and I want to contribute to this revitalization by offering luxury spa services that I feel have been missing.

Our new location offers six parking spaces, with one designated for my social media manager/manager, one for myself, and the remaining four available for clients. Additionally, clients can utilize nearby public or metered parking. As we operate by appointment only, foot traffic will be more controlled, but the presence of our spa will still catch the attention of passersby and add to the elevated atmosphere of Main Street.

We are eager to join Hackensack's transformation and look forward to serving both the local community and visitors, providing a high-end spa experience that enhances the city's appeal.



City of Hackensack Zoning Permit

Application #:	9070	Permit No:	90702019.000	Issue Date:	07/23/2019
Construction Control Number :	57756				
Block:	315	Lot:	24	Qualifier:	
Work Site:	271 MAIN ST	Zone:	Default		
Owner:	LOVETT, RONI & MELANIE MOSSACK	Agent:	LOVETT, RONI & MELANIE MOSSACK		
Address:		Address:			
City/State/Zip:		City/State/Zip:			
Telephone:		Telephone:			
Fax:	() -	Fax:	() -		
EMail:		EMail :			
Tenant:					

Voucher/Receipt #:	24876
Check #:	1210
Amount collected:	\$35.00

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

sign - lalos real estate

Which is a:

- ☒ [X] Use permitted by Zoning Ordinance, Article - 175 Section - 4.2
- ☐ [] Use permitted by variance approved on _____, # _____ subject to any special conditions attached to the grant thereof.
- ☐ [] Valid nonconforming use as established by () findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:
- ☐ [] There is a nonconforming structure on the premises by reason of insufficient
- ☐ [] Other:

Al Borrelli

Zoning Official

This is NOT a Construction Permit



ZONING PERMIT APPLICATION
CITY OF HACKENSACK

410 East Railroad Avenue
Hackensack, NJ 07601
Phone: (201) 646-3920 Ext. 2006 Fax: (201) 646-8052

Control# 9070

\$35.00 FEE

Survey/Floor/Site Plan **Must** Be Submitted with Zoning Application

***Please Note: Incomplete Applications Will Be Automatically Denied**

PROPERTY LOCATION: 271 Main

Block: _____ **Lot(s):** _____ **Zone:** _____

Applicant Name: <u>NG Signs LLC</u>	Property Owner Name: <u>Ron Mel Realty LLC</u>
Applicant Address: <u>51 E. 11th Street</u>	Owners Address: <u>271 Main Street</u>
City, State, Zip: <u>Peterborough NJ</u>	City, State, Zip: <u>Hackensack</u>
E-Mail Address: <u>ngsignsinfo@gmail.com</u>	E-Mail Address: _____
Phone #: <u>973-382-6065</u>	Phone#: <u>201-970-7914</u>

Describe in Detail Present Use of Property:

Describe in Detail Proposed Use of Property:

Real Estate Office

- Days and hours of Operation: _____
- Days and hours Open to the Public: _____
- Traffic concerns pertaining to your application: _____
- Days and hours of any deliveries (trucks, cars, or vans): _____
- Number of Vehicles to be Parked on site Overnight (trucks/cars/vans): _____
- Number of Employees on site (highest shift): _____

- A **Survey/Floor/Site Plan is Required** indicating all current structures on the site.
- If new construction is proposed, the location, dimensions and all other setbacks from the property lines must be shown clearly.
- If this site has had any Planning or Zoning Board approvals in the past, please attach copy of same.

APPLICANT SIGNATURE REQUIRED: _____

DATE: 07/22/2019

ZONING APPROVED
Building Permits Required
Alighieri J. Borrelli, Zoning Officer

PROPOSED

86"00

44"00

LAGOS HOMES
REAL ESTATE LLC
 Commercial - Residential - Investment Properties & Rental Properties
 273 Main St.
 201-880-5481

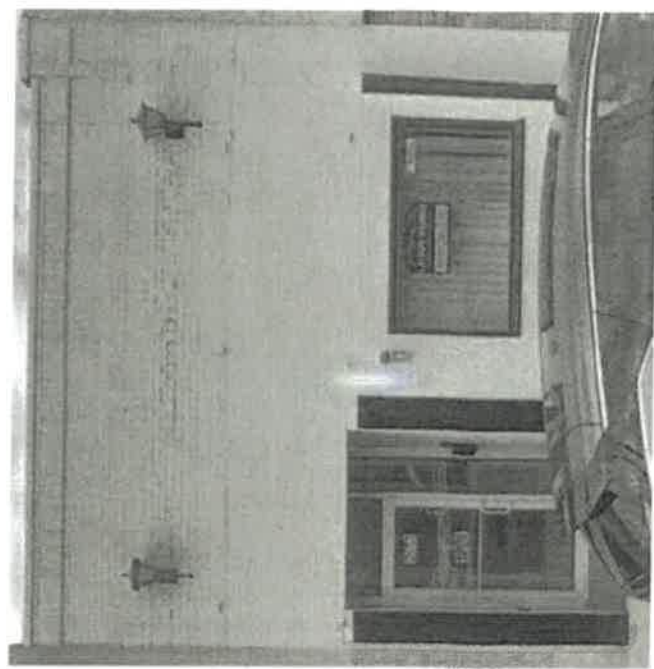
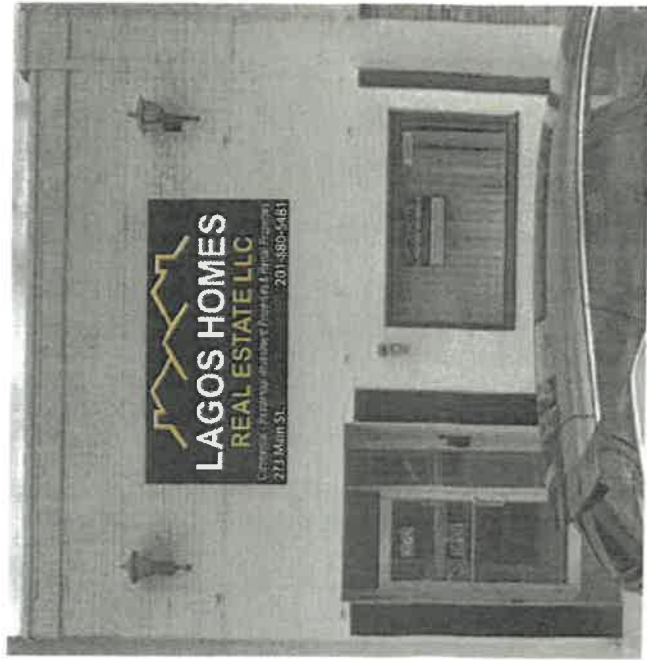
GOLD & WHITE
COLOR VINYL LOGO

GOLD COLOR
VINYL LETTERS

WHITE VINYL LETTERS

.040 BLACK
ALUMINUM

EXISTING CONDITIONS



Description of Work

NEW LOW PROFILE ALUMINUM
 PANEL WITH TWO COLORS
 VINYL LETTERING.

Client Information

LAGOS HOME
 273 MAIN STREET
 HACKENSACK, NJ

Special Notes

Approved By

Signature _____

Date _____

51 East 11th Street
 Paterson, NJ 07524
 973-782-6065
 ngsigninfo@gmail.com

www.ngsign1.com

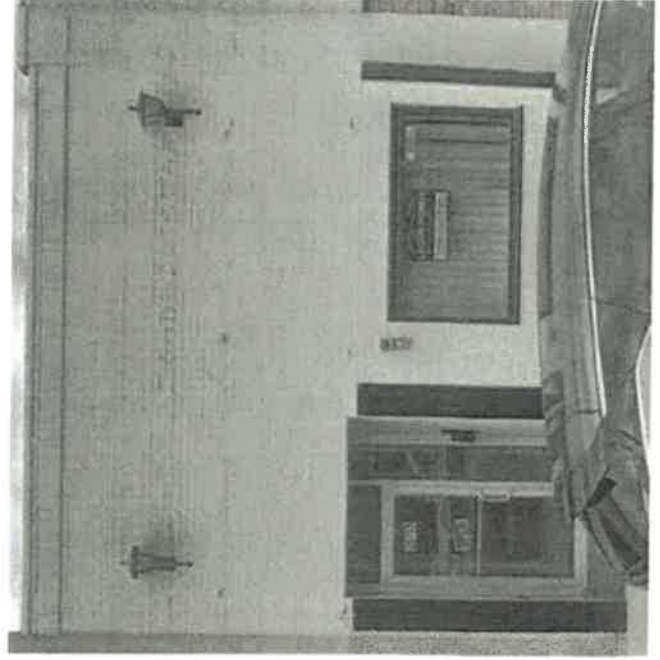
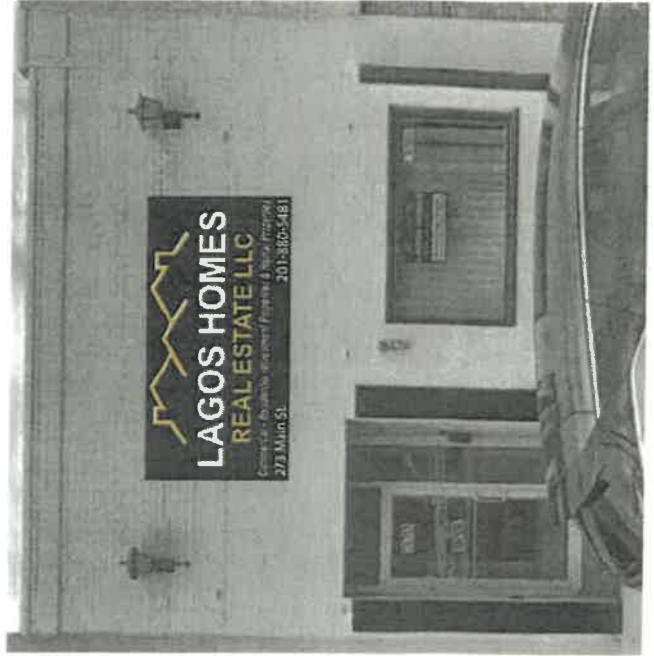
PROPOSED

86"00

44"00

.040 BLACK
ALUMINUM

EXISTING CONDITIONS



Description of Work

NEW LOW PROFILE ALUMINUM
PANEL WITH TWO COLORS
VINYL LETTERING.

Client Information

LAGOS HOME
273 MAIN STREET
HACKENSACK, NJ

Special Notes

Approved By

Signature

Date



www.ngsign1.com

PROPOSED

86".00



44".00

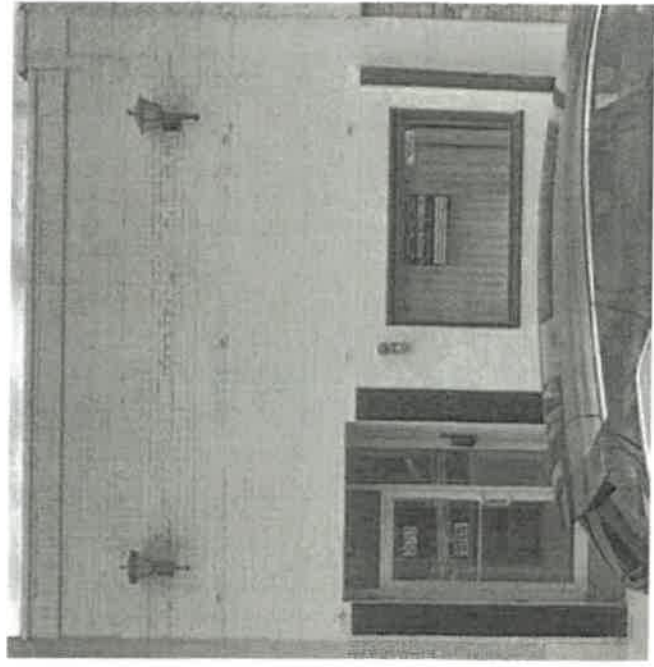
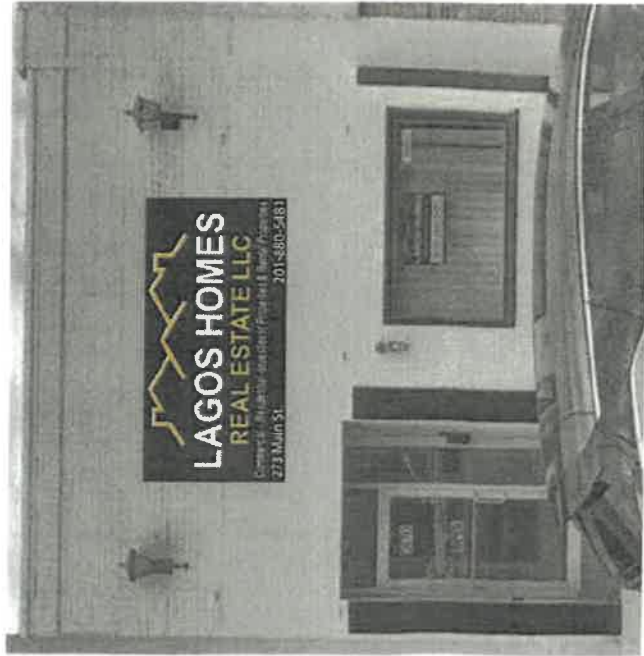
GOLD & WHITE
COLOR VINYL LOGO

GOLD COLOR
VINYL LETTERS

WHITE VINYL LETTERS

.040 BLACK
ALUMINUM

EXISTING CONDITIONS



Description of Work

NEW LOW PROFILE ALUMINUM
PANEL WITH TWO COLORS
VINYL LETTERING.

Client Information

LAGOS HOME
273 MAIN STREET
HACKENSACK, NJ

Special Notes

Approved By

Signature _____

Date _____



51 East 11th Street
Paterson, NJ 07524
973-782-6065
ngsignsinfo@gmail.com

www.ngsign1.com

ZONING PERMIT CITY OF HACKENSACK

216 Union Street
Hackensack, NJ 07601
201.646.3920

BLOCK: 315 LOT: 21 DATE ISSUED: 3/26/2013

Permit #: 3.9352e+007 DATE EXPIRES:

WORK SITE LOCATION: 277 MAIN ST. TURNING HEADS

DESCRIPTION OF WORK:

Conditions of Approval/Denial Notes:

PLEASE BRING THIS APPROVAL WITH YOU WHEN APPLYING FOR BUILDING PERMITS

This notice shall be posted conspicuously at work site and shall remain so until work is completed

Pursuant to N.J. Stat. § 40A:10A-1 and N.J. Stat. § 40A:10A-2

The owner of a business, owner of a rental unit or units, and the owner of a multi-family home of four or fewer units, one of which is owner occupied, shall annually register the certificate of insurance demonstrating compliance with section 1 of this act with the municipality in which the business, rental units, or multi-family home is located.

****This registration shall be recorded with the City Clerk's office. – see: www.hackensack.org/insurance**

ZONING PERMIT CITY OF HACKENSACK

216 Union Street
Hackensack, NJ 07601
201.646.3920

BLOCK: 315 LOT: 21 DATE ISSUED: 4/28/2011

Permit #: 2253 DATE EXPIRES:

WORK SITE LOCATION: 277 MAIN ST. EXCLUSIVE BEAUTY

DESCRIPTION OF WORK:

Conditions of Approval/Denial Notes:

PLEASE BRING THIS APPROVAL WITH YOU WHEN APPLYING FOR BUILDING PERMITS

This notice shall be posted conspicuously at work site and shall remain so until work is completed

Pursuant to N.J. Stat. § 40A:10A-1 and N.J. Stat. § 40A:10A-2

The owner of a business, owner of a rental unit or units, and the owner of a multi-family home of four or fewer units, one of which is owner occupied, shall annually register the certificate of insurance demonstrating compliance with section 1 of this act with the municipality in which the business, rental units, or multi-family home is located.

****This registration shall be recorded with the City Clerk's office. – see: www.hackensack.org/insurance**

ZONING PERMIT CITY OF HACKENSACK

216 Union Street
Hackensack, NJ 07601
201.646.3920

BLOCK: 315 LOT: 21 DATE ISSUED: 10/1/2012
Permit #: 3.6012e+007 DATE EXPIRES:

WORK SITE LOCATION: 275 MAIN ST -SIGNS HABANA ROOM

DESCRIPTION OF WORK:

Conditions of Approval/Denial Notes:

PLEASE BRING THIS APPROVAL WITH YOU WHEN APPLYING FOR BUILDING PERMITS

This notice shall be posted conspicuously at work site and shall remain so until work is completed

Pursuant to N.J. Stat. § 40A:10A-1 and N.J. Stat. § 40A:10A-2

The owner of a business, owner of a rental unit or units, and the owner of a multi-family home of four or fewer units, one of which is owner occupied, shall annually register the certificate of insurance demonstrating compliance with section 1 of this act with the municipality in which the business, rental units, or multi-family home is located.

****This registration shall be recorded with the City Clerk's office. – see: www.hackensack.org/insurance**

List of Permits - by Address

Address Like: 271 main

Permit #	Issue Date	Permit Type	Volume (Cuft)	Block	Lot	Qual	Use Group	Work Description	Plumbing	Mechanical	Elevator	Certificate	Variation	DCA	Other	Waived	Total Fee
Certificate	Issue Date	Census	Area (Sqft)	Work Site	Owner Name												
Permit Status	Date Closed	Adjustments		Fire													
Total Cost of Work	Building		Electrical														
19910682	07/25/1991	ALTERATION	0	315	24		S-2										
CA	11/18/2002	999	0	271 MAIN STREET													
CLOSED	05/06/2025			MOSSACK, IRA													
1)	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00
19930612	06/29/1993	ALTERATION	0	315	24		S-2										
CA	11/18/2002	999	0	271 MAIN STREET													
CLOSED	05/06/2025			MOSS LIGHTING													
2)	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00
19960601	06/05/1996	ALTERATION	0	315	24		S-2										
CA	11/18/2002	999	0	271 MAIN STREET													
CLOSED	08/14/2024			MOSS LIGHTING													
3)	\$4,000.00	\$56.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$57.00
19980133	02/06/1998	ALTERATION	0	315	24		S-2										
CA	11/18/2002	999	0	271 MAIN STREET													
CLOSED	05/06/2025			MOSS LIGHTING													
4)	\$1,200.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$36.00
20071524	10/12/2007	ALTERATION	0	315	24		B										
CA	999	999	0	271 MAIN ST													
ISSUED				MOSSACK,J.I. AND R.C/O MOSS LIGHTING													
5)	\$8,600.00	\$0.00	\$0.00	\$0.00	\$140.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$0.00	\$0.00	\$152.00
20090194	03/05/2009	ALTERATION	0	315	24		B										
CA	03/31/2009	999	0	271 MAIN ST													
CLOSED	03/31/2009			MOSSACK,J.I. AND R.C/O MOSS LIGHTING													
6)	\$2,100.00	\$0.00	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.00	\$0.00	\$0.00	\$103.00
20130553	04/19/2013	ALTERATION	0	315	24		B										
CA	999	999	0	271 MAIN ST													
ISSUED				MOSSACK,J.I. AND R.C/O MOSS LIGHTING													
7)	\$4,850.00	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8.00	\$0.00	\$0.00	\$233.00
20191047	08/09/2019	ALTERATION	0	315	24		U										
CA	08/14/2019	999	0	271 MAIN ST - LAGOS HOMES REAL EST													
CLOSED	08/14/2019			LOVETT, RONI AND MELANIE MOSSACK													
8)	\$400.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$151.00
Grand Totals	\$21,150.00	\$431.00	\$120.00	\$125.00	\$140.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26.00	\$0.00	\$0.00	\$842.00

List of Permits - by Address

Address Like: 283 main

Permit #	Certificate	Issue Date	Permit Type	Volume (Cuft)	Block	Lot	Qual	Use Group	Work Description	Plumbing	Mechanical	Elevator	Certificate	Variation	DCA	Other	Waived	Total Fee
Permit Status	Issue Date	Date Closed	Census	Area (Sqft)	Work Site	Owner Name												
			Adjustments		Fire													
Total Cost of Work	Building				Electrical													
19910148	CA	03/14/1991	ALTERATION	0	315	21-22	S-2											
		11/18/2002	999	0	283 MAIN STREET	ZARJO REALTY COMPANY												
ISSUED																		
1)		\$600.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00
19991157	CA	10/05/1999	ALTERATION	0	315	21-22	S-2		INSTALL 275 GALLON FUEL TANK									
		11/18/2002	999	0	283 MAIN STREET													
ISSUED																		
2)		\$1,100.00	\$75.00	\$0.00	\$0.00	MC TOOBE MANAGEMENT												
20010803	CA	06/21/2001	ALTERATION	0	315	21-22	S-2											
		11/18/2002	999	0	283 MAIN STREET													
CLOSED																		
3)		\$3,500.00	\$64.00	\$0.00	\$0.00	MUSICALLY YOURS												
20021387	CO	11/27/2002	ADDITION	5005	315	21	M		RENOVATION AND ADDITION TO RETAIL STORE									
			999	385	283 MAIN ST													
ISSUED						EDWARD DECKER												
4)		\$88,000.00	\$592.00	\$539.00	\$95.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$73.00	\$0.00	\$0.00	\$1,524.00
Grand Totals		\$93,200.00	\$731.00	\$574.00	\$95.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$77.00	\$0.00	\$0.00	\$1,702.00

List of Permits - by Address

Address Like: 273 main

Permit #	Certificate	Permit Status	Issue Date	Issue Date	Permit Type	Volume (Cuft)	Area (Sqft)	Block	Lot	Qual	Use Group	Work Description	Plumbing	Mechanical	Elevator	Certificate	Variation	DCA	Other	Waived	Total Fee
19960582	CA	CLOSED	05/30/1996	11/18/2002	ALTERATION	0	0	315	23		S-2										
				01/03/2025				273 MAIN STREET													
								MOSSACK, IRA													
1)			\$510.00		\$0.00	\$0.00		\$0.00	23		S-2	REFACE EXISTING 2' X 16' SIGN	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$50.00
19980495	CA	CLOSED	04/16/1998	11/18/2002	ALTERATION	0	0	315	23		S-2										
				01/03/2025				273 MAIN STREET													
								ALLIED COMPUTER SYSTEMS													
2)			\$495.00		\$80.00	\$0.00		\$0.00	24		U	INSTALL SIGN, MILLER AND CO REAL ESTATE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$81.00
20120152	CA	CLOSED	02/07/2012	04/11/2024	ALTERATION	0	0	315	24												
								273 MAIN ST, SIGN MILLER AND CO													
								MOSSACK, I. AND R. C/O MOSS LIGHTING													
3)			\$995.00		\$256.00	\$0.00		\$0.00					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$0.00	\$258.00
Grand Totals			\$2,000.00		\$336.00	\$0.00		\$0.00					\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.00	\$0.00	\$0.00	\$389.00

Address Like: 275 main

Monday, August 11, 2025 11:14:15 AM

List of Permits - by Address

Address Like: 275 main

Permit #	Issue Date	Permit Type	Volume (Cuft)	Block	Lot	Qual	Use Group	Work Description	Elevator	Certificate	Variation	DCA	Other	Waived	Total Fee
Certificate	Issue Date	Census	Area (Sqft)	Work Site	Owner Name	Plumbing	Mechanical								
Permit Status	Date Closed	Adjustments	Electrical	Fire											
Total Cost of Work	Building														
20030376	04/17/2003	ALTERATION	0	315	23		R-4	ERRECT A SIGN OUTSIDE THE STONE. HOMEOWNER OR CONTRACTOR NVR CLD FOR INSP OR RESULTS WERE NOT FND CLSD AND SENT TO ARCHIVES 9/27/07							
ISSUED		999	0	275 MAIN ST	DECKER, EDWARD T.										
9)	\$1,000.00	\$150.00	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$151.00
20081573	12/03/2008	ALTERATION	0	315	21		E	UPGRADE ALARM DEVICES/F.A.C. PANEL							
CA	04/13/2016	999	0	275 MAIN ST	DECKER, EDWARD T.										
CLOSED	04/13/2016														
10)	\$3,000.00	\$0.00	\$50.00	\$50.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.00	\$0.00	\$0.00	\$104.00
20120856	06/28/2012	ALTERATION	0	315	21		A-2	TENANT-FIT-OUT - HABANA ROOM CAFE							
CO	09/10/2012	999	0	275 MAIN ST											
CLOSED	09/10/2012				MOE REALTY LLC										
11)	\$15,425.00	\$270.00	\$100.00	\$100.00			\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$26.00	\$0.00	\$0.00	\$1,191.00
20121359	10/15/2012	ALTERATION	0	315	21		B	INSTALL 2 AWNINGS WITH LOGO - HABANA ROOM							
CA	05/31/2024	999	0	275 MAIN ST -SIGNS HABANA ROOM											
CLOSED	05/31/2024				MOE REALTY LLC										
12)	\$3,450.00	\$504.00	\$50.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	\$0.00	\$0.00	\$560.00
Grand Totals	\$41,475.00	\$1,290.00	\$305.00	\$150.00			\$0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$51.00	\$0.00	\$0.00	\$2,696.00

List of Permits - by Address

Address Like: 277 main

Permit #	Issue Date	Permit Type	Volume (Cuft)	Block	Lot	Qual	Use Group	Work Description	Plumbing	Mechanical	Elevator	Certificate	Variation	DCA	Other	Waived	Total Fee
Certificate	Issue Date	Census	Area (Sqft)	Work Site	Owner Name												
Permit Status	Date Closed	Adjustments	Electrical	Fire													
Total Cost of Work	Building																
20070988	07/03/2007	DEMOLITION	0	315	21		U	REMOVE 275 GAL AST FROM BASEMENT									
CA	07/18/2007	999	0	277 MAIN ST													
CLOSED	07/18/2007			DECKER, EDWARD T.													
1)	\$650.00	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$76.00
20180259	02/16/2018	ALTERATION	0	315	21		B	WATER HEATER									
CA	02/26/2018	999	0	277 MAIN ST													
CLOSED	02/26/2018			MOE REALTY LLC													
2)	\$1,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$0.00	\$52.00
Grand Totals	\$1,900.00	\$75.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.00	\$0.00	\$0.00	\$128.00

List of Permits - by Address

Address Like: 279 main

Permit #	Issue Date	Permit Type	Volume (Cuft)	Block	Lot	Qual	Use Group	Work Description	Plumbing	Electrical	Fire	Owner Name	Work Site	Mechanical	Elevator	Certificate	Variation	DCA	Other	Waived	Total Fee
19910147	03/14/1991	ALTERATION	0	315	21-22		S-2														
CA	11/18/2002	999	0		279 MAIN STREET																
ISSUED																					
1)	\$1,400.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00
19950609	06/15/1995	ALTERATION	0	315	21-22		S-2														
CA	11/18/2002	999	0		279 MAIN STREET																
ISSUED																					
2)	\$400.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	KUPFERBERG, HENRY						\$0.00	\$0.00	\$0.00	\$35.00
19950709	07/10/1995	ALTERATION	0	315	21-22		S-2														
CA	11/18/2002	999	0		279 MAIN STREET																
ISSUED																					
3)	\$200.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	ZEBRA LEATHER						\$0.00	\$0.00	\$0.00	\$35.00
19970911	08/08/1997	ALTERATION	0	315	21-22		S-2	INTERIOR DEMOLITION													
CA	11/18/2002	999	0		279 MAIN STREET																
CLOSED																					
4)	\$2,000.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	KUPFERBURG, HENRY						\$1.00	\$0.00	\$0.00	\$31.00
19971058	09/12/1997	ALTERATION	0	315	21-22		S-2	INTERIOR ALTERATION													
CO	11/18/2002	999	0		279 MAIN STREET																
ISSUED																					
5)	\$5,600.00	\$70.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	SHOTO KAN KARATE						\$5.00	\$0.00	\$0.00	\$160.00
19971058+A	09/18/1997	ALTERATION	0	315	21-22		S-2	RE-LETTER EXISTING SIGN													
CA	11/18/2002	999	0		279 MAIN STREET																
ISSUED																					
6)	\$200.00	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	SHOTO KAN KARATE						\$0.00	\$0.00	\$0.00	\$110.00
19971058+B	10/22/1997	ALTERATION	0	315	21-22		S-2														
CA	11/18/2002	999	0		279 MAIN STREET																
ISSUED																					
7)	\$200.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	SHOTO KAN KARATE						\$0.00	\$0.00	\$0.00	\$50.00
20001390	10/16/2000	ALTERATION	0	315	21-22		S-2														
CA	11/18/2002	999	0		279 MAIN STREET																
ISSUED																					
8)	\$250.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	TORPEY, THOMAS						\$0.00	\$0.00	\$0.00	\$30.00
Grand Totals	\$10,250.00	\$240.00	\$140.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$50.00	\$0.00	\$6.00	\$0.00	\$0.00	\$486.00