

BLOCK 418	LOT 528-53	PAGE 11	ADDRESS 217 Somerset St
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New

New Brun

N.J. 00901

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REALTY APPRAISAL CO., WEST NEW YORK, NEW JERSEY

BLD'S #1

PRINCIPAL BUILDING DESCRIPTION															GROUND PLAN SKETCH					BUILDING VALUE CALCULATIONS			
BUILDING CLASS		42.20		OBSERVED PHYSICAL CONDITION																			
				Good.... Normal.... Fair.... Poor.../ Actual Age... 25 Eff. Age.....																			
TYPE AND USE				3) ROOF				6) PLUMBING				9) BASEMENT											
Combination Stores and				Roof Construction:				Utility Connections:				None Full Height											
Apt. Offices Loft				Wood ☒ Steel Deck				Sewer ☒ Water ☒				Partial: 2000 Sq. Ft.											
Hotel				Reinforced Concrete				Fixtures: Single 31				Finished				Sq. Ft.							
Office				Precast Plank				2 Fixt.				Floor: Dirt Wd. Conc.											
Theatre				Roofing:				3 Fixt.				10) AIR CONDITIONING											
Auto Showrm. & Gar.				Prepared Roll Shingle				Baths Kitchens				Washed											
Industrial				Built-up ☒ Corr. Metal				Modern				Refrigerated											
Warehouse				Slate				Average				Full floor area											
				Old 14								No. of floors											
STRUCTURAL FRAME				4) FLOORS				7) ELECTRIC WIRING				11) FIRE PROTECTION											
Columns				Wood ☒ Steel				Conduit ☒ Power Wiring				Sprinkler (Flr. area)											
Main Beams				Conc. on Grade				8) HEATING				100%											
Joists				Reinf. Conc.				None Stove				12) BLDG. ELEVATORS											
Trusses				Finish Flooring				Hot Air:				Type # Cap. Flrs											
Girder				Wood ☒				Pipeless Grav. Forced				Passenger											
Stl. Bar Joists				Asph. Tile				Fan Units				Freight 2500 4											
				Terrazzo				Steam or Hot Water ☒				Self-service											
Height in Stories 4				Ceramic Tile				Stoker No Boiler				Manual											
1) FOUNDATION				5) INTERIOR FINISH				NOTES															
Masonry ☒				Apt. Area																			
Wood or Block Piers				No. Units: No. Rms.																			
2) EXT. WALL CONSTR.				Story 1 2 3																			
Wood:				Amount																			
Lined				Office Area 390																			
Unlined				Sm. Lg. ☒																			
Brick ☒ ☒ ☒				Other Area																			
Concrete Blk.				Type																			
Stone				Amount																			
Concrete				Partitions Lin. Ft. Hgts.																			
Corr. Iron				Wood Stud																			
Other				Plas. Side																			
Store Fronts				Masonry																			
Fair Avg. Modern				Plas. Side																			
				Firewalls																			
RENTS: FEB. 2 1 1073																							
HEAT BY: OWNER TENANT																							
DESCRIPTION, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS																							
Bldg. Ident.	Class No.	Dimensions			Foundation	Floor	Roof	Walls	Missing Wall	Heat	Light	Pibg.	Age	Area	Unit Cost	Adds and Deducts	Replacement Cost	Net Cond. %	Value				
G	11	58	30	15	w	e	ch	D		☒	☒		60				15425	20	3085				
ASPH PAV														12,000	.28		3360	50	1680				
FENCE		750'	6'	h/c			6'	c/c							2.88		2160	50	1080				
BUILDING CALCULATIONS																							
Floor or Part	Width	Length	Area	Height	Cubic Feet																		
4N	20	4	80	54																			
	30	4	120																				
	20	4	80																				
	200	48	9600																				
	50	12	600																				
	40	86	3440																				
	79	8	632																				
	71	10	710																				
1N	45	30	1350	14	8970																		
	45	45	2025		28350																		
Total Area			18637	Total Cube		925398																	
WALL RATIO CALCULATION																							
Ground Area	18637	Perimeter	880	Wall Ratio	25																		
DEPRECIATION AND OBSOLESCENCE																							
DEPRECIATION																							
a. Effective Age Depr. 65%																							
b. Observed Physical Cond. 10%																							
c. Net Condition 25%																							
OBSOLESCENCE																							
d. Overimprovement %																							
e. Underimprovement %																							
f. Functional 20%																							
g. Economic %																							
h. Net Condition 80%																							
FINAL NET COND. 19 20%																							
SUMMARY OF APPRAISED VALUE																							
Principal Building Value 170174																							
Accessory Building Value 5845																							
TOTAL BUILDING VALUE 176019																							

Meas. By _____

Insp. By

AF

Date

5.22

Est. By _____

Date _____

No Ans. 1st Call on _____

No Ans. 2nd Call on _____

Inspection Refused on _____