SOUTH RIVER	Land Desc: 47X113	Owners Name:	LE BOEUF, ROSANNE		Land:	114,300	
Block: 212	Bldg Desc:	Street Address:	98 OLD BRIDGE TPKE		Impr:	122,800	Reval Date: 2019/10/01
Lot: 6.02	Addl Lots:	City & State:	SOUTH RIVER, NJ	Zip: 08882	Total:	237,100	Map: 27
Qual:	Acreage: 0.122 Class: 2	Property Location:	98 OLD BRIDGE TPKE		Exempt:		Seq#: 2550 (#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
LE BOEUF, ROSANNE-EXECUTRIX	06/13/22	18960/1030	1	25
SAMSEL, JOHN	12/11/08	6018 /399	255000	
CEBULA, MARY	06/03/08	5953 /536	131000	26

ASSESSMENT HISTORY

Year	Land	Impr	Total
2022	114300	122800	237100
2023	114300	122800	237100

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
47	113			1.04		0.85	TRAFFIC	20774
1	LOT(S)			1.00		0.85	TRAFFIC	93500

Neigh:
VCS: FS11 Front Ft Value: 500
Zone: R100 Acre Value:
Min Front: 100 Lot Value: 110000
Std Depth: 100 Land Value: 114,300

SITE INFORMATION

Road:	PAVED	Util:	SEW/WATER
Curbs:	YES	Gas:	YES
Sidewalk:	YES	Elec:	YES
Loc:		Topo:	LEVEL

STAFF CONTROL

Info By:	OWNER	Date:	07/23/18
Visits:	1	Collector:	21
Old B:	212	Prtd:	03/29/23
Old L:	6.2	Card:	M

BUILDING INFORMATION

Class: 16	Roof Type: GABLE
Age/Eff Age: 99 / 35 (Y)	Roof Material: SHINGLE
Exterior Walls: ALUM/VINYL	Room Count: Total Rooms: 6 Bed Rooms: 3
Style: CAPE COD	Row/End: N.A.
Story Height: 1.5 STORY	Conversion:
Exterior Condition: NORMAL	Number of Units: 1
Interior Condition: NORMAL	Heat Source: GAS
Foundation: CONCRETE BLOCK	Livable Area: 1282 SF

DEPRECIATION

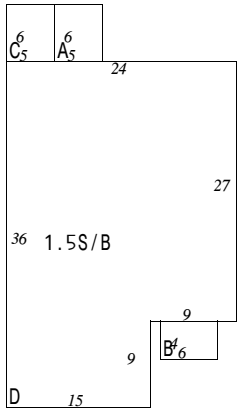
Physical:	31 %	Auto:	Y
Func Obs:	5 %	Over Imp:	%
Econ Obs:	%	Under Imp:	%
		Final Net:	0.66

Baths:	M: 1	A: 1	O:	
Kitchens:	M: 1	A:	O:	

NOTES

[SWT 2010]
[LOC: HIGH TRAFFIC]

BUILDING SKETCH



A: OP	cd6r5	30
B: OP	d33r11cd4r6	24
C: 1S/B	l5cd6r5	30
D: 1.5S/B	d6l5cd36r15u9r9u27l24	783
E:		0
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

Copyright (c) 1999 MicroSystems-NJ.Com, L.L.C.

RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
BASEMENT	813 x	9.520 +	2160	x1.00	x1.00=	9900
Main Bldg						
FIRST STORY	813 x	49.000 +	22576	x1.00	x1.00=	62413
HALF STORY	783 x	20.440 +	3240	x1.00	x1.00=	19245
Heat/AC						
HW/STEAM RADIATOR	1282 x	3.740 +	1584	x1.00	x1.00=	6379
Plumbing						
3 FIXTURE BATH	1- 2 x	2595.000 +	0	x1.00	x1.00=	-2595
2 FIXTURE BATH	1- 1 x	1895.000 +	0	x1.00	x1.00=	0
Fireplace						
FIREPLACE 1.5ST	1 x	4550.000 +	0	x1.00	x1.00=	4550
Attic						
SINGLE DORMER	2 x	680.000 +	0	x1.00	x1.00=	1360
LARGE DORMER	1 x	3075.000 +	0	x1.00	x1.00=	3075
Deck/Patio						
OPEN PORCH	54 x	10.920 +	437	x1.00	x1.00=	1027
Garage						

Base Cost:	105354	CCF: 1.65	Cost New:	173834
Net Cond:	0.66		Bldg Value:	114731

Detached Items:

DET GARAGE	308 x	15.950 +	3084	x1.00	x0.61	x1.65=	8049
SHED 1STY	80 x	0.001 +	0	x1.00	x0.25	x1.65=	0

Land: 114,300 Impr: 122,800 Total: 237,100