

RUMSON

Block: 139

Lot: 29

Qual:

Land Desc: 50 X 143

Bldg Desc: RENOVATIONS

Addl Lots:

Acreage: 0.164 Class: 2

Owners Name: CALLAHAN, KATELYN & COLIN

Street Address: 91 SOUTH WARD AVENUE

City & State: RUMSON, NJ

Property Location: 91 SO WARD AVENUE

Land: 884,400

Impr: 551,300

Total: 1,435,700

Exempt:

Reval Date: 2025/10/01

Map: 50

Seq#: 2513

(#1 of 1)

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS											
Grantor		Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description		Amount	Compl.						
CHAPMAN, JASON & STEPHANIE A		07/15/22	9607 /2904	1229000		2023	753200	387100	1140300	02/05/13	1ST FL STORM REPAIR,2ND FL RENO		160100	02/24/14						
CUTLER, BRIAN & KARYN		10/04/19	9374 /3619	790000		2024	747600	427000	1174600											
LENNON, CRAIG & KELLI ANNE		02/24/14	9058 /4332	705000		2025	801800	469200	1271000											
BRUCE, RICHARD A & MELANIE A		08/25/08	8739 /1991	540000	10	2026	884400	551300	1435700											
LAND CALCULATIONS					SITE INFORMATION				RESIDENTIAL COST APPROACH											
Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value	Road:	PAVED	Util:	SEW/WATER	Basement	Area	Rate	Const	Q/F	Mult	Value	
50	143			0.96		1.00		350400	Curbs:	YES	Gas:	YES								
1	LOT(S)			1.00		1.00		534000	Sidewalk:		Elec:	YES								
									Loc:		Topo:	LEVEL								
Neigh: VCS: R506 Zone: R-5 Min Front: 50 Std Depth: 150 Front Ft Value: 7300 Acre Value: Lot Value: 534000 Land Value: 884,400					STAFF CONTROL				Main Bldg FIRST STORY1277 x 118.230 + 0 x1.00 x1.00=150980 UPPER STORY1303 x 63.590 +11830 x1.00 x1.00= 94688 CONC. SLAB169 x -3.820 + 0 x1.62 x1.00= -1046 BUILT-IN GARAGE169 x -27.500 + 0 x1.62 x1.00= -7529 Heat/AC FORCED HOT AIR2411 x 2.820 + 0 x1.30 x1.00= 8839 AC (COMB DUCTS)1928 x 0.890 + 2160 x1.30 x1.00= 5039 Plumbing 4 FIXTURE BATH1 x3185.000 + 0 x1.30 x1.00= 4141 3 FIXTURE BATH1- 2 x2595.000 + 0 x1.30 x1.00= -3374 2 FIXTURE BATH1- 1 x1895.000 + 0 x1.30 x1.00= 0 SINGLE FIXTURE1 x 910.000 + 0 x1.30 x1.00= 1183 Fireplace FIREPLACE 2STY1 x4850.000 + 0 x1.45 x1.00= 7033 Attic Deck/Patio OPEN PORCH35 x 10.770 + 443 x1.30 x1.00= 1066 PATIO380 x 5.203 + 203 x1.30 x1.00= 2834 Garage ATTACHED GARAGE65 x 26.990 + 0 x1.39 x1.00= 2439 Base Cost: 266293 CCF: 2.35 Cost New: 625789 Net Cond: 0.89 Bldg Value: 556952 Detached Items: Land: 884,400 Impr: 557,000 Total: 1,441,400						Info By: OWNER				Date: 04/23/26	
					Visits: 2										Collector: 13					
					Old B:										Prt'd: 06/19/26					
					Old L:										Card: M 13					
BUILDING SKETCH					BUILDING INFORMATION															
20 PATIO 20 2S/CR F 19 I 14 18 2S/CR 33 11 2S/CR 13 2S/SL/BIG A 20 H 7 C 13 D 13 G 7 E 13 A: 2S/CR B: 2S/CR C: OH D: 2S/SL/BIG E: AG F: PATIO G: OP H: 2S/CR I: 2S/CR J: K: L: d38I19cd11r20 d20I19cd18r33 d49I19cd2r13 d38r1cd13r13 d51r1cd5r13 I19cd20r19 d51I6cd5r7 d49I6cd2r7 cd20r14 M: N: O: P: Scale: 20					Class: 19		Roof Type: GABLE													
					Age/Eff Age: / 30 (Y)		Roof Material: SHINGLE													
					Exterior Walls: ALUM/VINYL		Room Count: Total Rooms: 3 Bed Rooms: 4													
					Style: COLONIAL		Row/End: N.A.													
					Story Height: TWO STORY		Conversion:													
					Exterior Condition: NORMAL		Number of Units: 1													
					Interior Condition: GOOD		Heat Source: GAS													
					Foundation: CONCRETE		Livable Area: 2411 SF													
					DEPRECIATION															
					Physical: 19 %		Auto:Y													
Func Obs: %		Over Imp: %																		
Econ Obs: %		Under Imp: %																		
		Final Net: 0.89																		
Baths: M:3		A: O:																		
Kitchens: M:1		A: O:																		
NOTES																				
NONE																				
[26-2013 [SWW]]																				

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