

TOWNNAME: WOODBRIDGE TWP
BLOCK: 00263
LOT: 00015
QUALIFIER:

OWNERNAME: HOBORAK, ROBERT & P
ADDRESS: 280 ST JAMES AVE
WOODBRIDGE NJ
LOCATION: 280 ST JAMES AVE

APPRAISAL CO.: REALTY APPRAISAL CO.
REVALDATE: 10-01-85 MAP PAGE: 0021
L 7,500 B 16,600 T 24,100
SEQ NO. 4010 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION				HEATING & COOLING				GARAGES, CARPORTS & CANOPIES			
RESIDENCE CLASS 16 NO. UNIT 1 NO. STORIES 1.0 NO. ROOMS 6 NO. BEDROOMS 4 AGE 37 ROW/END TOWNHOUSE NO CONDITION NORMAL EFFECTIVE AGE IN YEARS 25 FUNC. OBSOL. % OVER IMPROVED % ECON. OBSOL. % UNDER IMPROVED % REASON FINAL NET CONDITION .73 %				SOURCE: HEAT SYS.: A/C: OIL FORCED HOT AIR NONE QL AREA RATE Q/F COST HEATING 16 1116 1.06 1.00 1,182 COOLING TOTAL HEAT & COOL COSTS 1,182				QL AREA RATE Q/F COST BSMT. GARAGE ATT. GARAGE CARPORT CANOPY TOTAL GARAGE CARPORT CANOPY COST			
ROOF TYPE: GABLE PITCH: NORMAL MATERIAL: SHINGLE				PLUMBING NO. RATE Q/F COST 4 FIXTURES 3 FIXTURES 1 855 1.00 855 2 FIXTURES 1 FIXTURE TOTAL PLUMBING 855 LESS ALLOWANCE 855 NET PLUMBING COST				OTHER PRINCIPAL STRUCTURES TYPE: AREA RATE COND. VALUE DET GAR POOL SHED 1.00 1.86 120 9.66 50 1,078 ATT. GA. TOTAL OTHER STRUCTURES 1,078			
BASEMENT FOUNDATION TYPE: CON. BLOCK BASEMENT: QL AREA RATE Q/F COST UNFINISHED 16 744 4.09 1.00 3,042 FINISHED TOTAL BASEMENT COST 3,042				FIREPLACES TYPE: NO. RATE Q/F COST TOTAL FIREPLACE COST				ASSESSMENT SUMMARY TOTAL BASEMENT COST 3,042 TOTAL ADJ. BASE COST 19,031 TOTAL HT & COOL COST 1,182 NET PLUMBING COST TOTAL FIREPLACE COST TOTAL ATTIC/DORMER 3,514 TOTAL PCH, DK, PATIO 1,553 TOTAL GAR, CPT, CAN. TOTAL B/I APP. COST			
STRUCTURE STYLE: CONVERSION: EXT. WALL: CAPE COD NONE ALUM/VINYL. AREA RATE W/F COST GROUND FLOOR 744 25.58 1.00 19,031 UPPER FLOOR HALF STORIES STRUCTURE BASE COST 19,031 ROW/END UNIT FACTOR 1.00 TOTAL BASE COST 19,031				ATTIC/DORMERS ATTIC FINISH: 100 % QL AREA RATE Q/F COST ATTIC 744 3.38 1.00 2,514 LARGE SHED 1 1000 1.00 1,000 TOTAL ATTIC/DORMER COST 3,514				TOTAL BASE REPLACEMENT 28,322 COST CONVERSION FACTOR 1.86 REPLACEMENT COST NEW 52,678 FINAL NET CONDITION .73 STRUCTURE APPRAISED VALUE 38,454 OTHER PRINCIPAL STR 1,078			
BASE COST ADJUSTMENTS AREA RATE Q/F COST BRICK FACING(+) STONE FACING(+) UNF. STORIES(-) UNF. 1/2 STORY(-) CONCRETE SLAB(-) CONVERSION TOTAL ADJUSTMENTS TOTAL ADJUSTED BASE STRUCTURE COST 19,031				PORCHES, DECKS, PATIOS QL AREA RATE Q/F COST DECK/PATIO OPEN PORCH 16 18 11.05 1.00 198 GLAZED PORCH ENCLOSED PORCH 16 112 12.10 1.00 1,355 TOTAL PCH, DK, PATIO, COST 1,553				TOTAL BLDG. APPRAISED VALUE 39,500 49900 TOTAL LAND VALUE 19,900 TOTAL APPRAISED VALUE 59,400 69800 1990 AA Addition 5mo 10400			
NOTES BATH 0 1 0 KITCHEN 0 1 0				EXPIRED ABATED 10400 2000 01 2000							

LDS WB-T 10600048

LAND DATA

OWNER: HABORAK, ROBERT & P
LOCATION: 280 ST JAMES AVE

MRA : FRT FOOT VALUE = 200 STD DEPTH: 100
NEI: 4 ACRE VALUE = MIN FRONT :
ZONE: R 5 LOT VALUE : 10,000

EFT	EDP	DPF	FFF	DEP	REASON	ADJ. RATE	VALUE
46	120	1.08	1.00	1.00		216	9,936
1LOT(S)				1.00		10,000	10,000

TOTAL LAND VALUE: 19,900

SITE	REASON	TRI-FACTOR	DEP-RATE
1			
2			
3			

LAND DESCRIPTION

UTILITIES STREET CONTOUR
GAS SIDEWALK
ELECTRIC CURB
WATER & SEWER PAVED STREET

STAFF CONTROL

SOURCE: OWNER
INTERIOR INS: 0003
INSPECTED BY: 0003
REVIEWED BY:
APPRAISED BY:

DATE

10 27 80

BUILDING PERMITS

PERMIT NO.	DESCRIPTION OF IMPROVEMENT	DATE COMP.
99-635	1 story rear addition	7/99

RECORD OF OWNERSHIP

SALES DATA

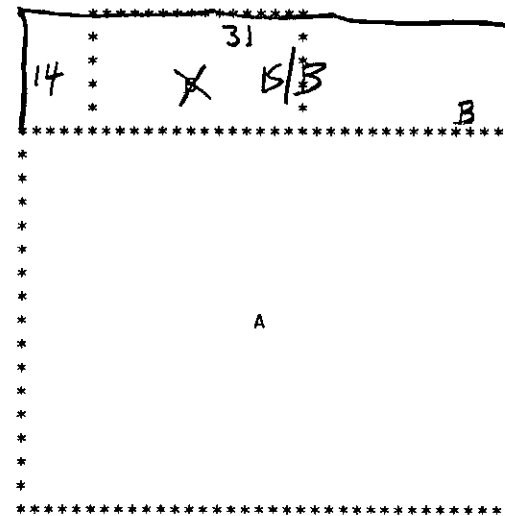
DATE	PRICE	RATIO	BOOK	PAGE

ASSESSMENT RECORD

YR	LAND	BLDG.	TOTAL	APPEAL

BLOCK: 00263

LOT: 00015



SCALE: 9 FT/INCH

SKETCH LEGEND

PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ.	LOC.	DP.
A	1.0	FULL		FULL	31	24			
B	1.0			E-P	14	8	A	A+	4
C	1.0			O-P	6	3	A	B+	15