TOWNSHIP OF ROXBURY

New Residential Construction Off-Site Conditions Disclosure Act

P.L.1995, c.253 (C.46:3C-1 et seq.)

46:3C-4.Off-site conditions, municipal lists: "The municipal clerk of each municipality shall receive and make available, in the form and manner specified by the Commissioner of Community Affairs after consultation with the Department of Environmental Protection, lists identifying the location of off-site conditions existing within the boundaries of the municipality. L.1995,c.253,s.4."

The following is a list of off-site conditions as defined by NJSA 46:3C-1 et seq. as situations which may materially affect the value of the residential real estate property:

	List	Availability
1.	NJDEP's most recent listing of sites included on the National Priorities List pursuant to the "Comprehensive Environmental Response, Compensation and Liability Act of 1980," 42 U.S.C. 9601 et seq.	List not provided to the municipality by the NJDEP.
2.	The latest sites known to and confirmed by the NJDEP and included on the NJ master list of known hazardous discharge sites, prepared pursuant to P.L.1982, c.202 (C.58:10-23.15 et seq.)	List not provided to the municipality by the NJDEP; however, Known Contaminated Sites in NJ Reports can be found online at http://www.nj.gov/dep/srp/kcsnj/ and a mapped version of active sites available through its *NJDEP-i-MapNJ DEP* website.
3.	Overhead electric utility transmission lines conducting 240,000 volts or more	No overhead electric utility transmission lines conducting 240,000 volts or more are located within the municipal boundaries.
4.	Electrical transformer substations	No information provided to the municipality by company(s) or owner(s).
5.	Underground gas transmission lines as defined in 49 C.F.R.192.3	The following are available for viewing*: 1. A large format map provided by New Jersey Natural Gas Co. indicating the location of a transmission main for natural gas along the northeast corner of the municipality. 2. A large format map provided by Columbia Gas Transmission Co. indicating the location of a transmission main for natural gas along the southeast corner of the municipality.
6.	Sewer pump stations of a capacity equal to, or in excess of 0.5 million gallons per day and sewer trunk lines in excess of 15 inches in diameter	The following are available for viewing*: 1. Large tax maps provided by the Musconetcong Sewerage Authority (MSA) indicating the location of sanitary sewer trunk lines and pump stations. 2. Large scale mapping provided by the Township of Roxbury indicating the locations of sanitary sewer trunk lines and pump stations.
7.	Sanitary landfill facilities as defined pursuant to section 3 of P.L.1970, c.39 (C.13:1E-3)	List not provided to the municipality by the NJDEP; however, New Jersey Landfill Database can be viewed at the NJDEP's Solid and Hazardous Waste Management Program website http://www.state.nj.us/dep/dshw/lrm/landfill.htm which lists the Frank Fenimore Landfill and Hercules Landfill within the borders of the municipality.
8.	Public wastewater treatment facilities	Ajax Terrace Water Pollution Control Plant is located at Block 1401, Lots 3, 4, & 5.
9.	Airport safety zones as defined pursuant to section 3 of P.L.1983, c.260 (C.6:1-82)	No airport safety zones as defined pursuant to section 3 of P.L.1983, c.260 (C.6:1-82) are located within the municipal boundaries.

*** Available for inspection during normal business hours of 8:00 a.m. to 4:30 p.m. in office of the Township Engineer located in the Municipal Building, 1715 Route 46 in Ledgewood, NJ. Pursuant to N.J.A.C. 5:36-3.4(c)(1), Prior to inspecting any items listed as "available for viewing", requestors will be required to provide valid identification and submit their name, address, telephone number, and reason for request. Such information shall be maintained in a master registry within the Township of Roxbury and subject to disclosure under the Open Public Records Act (OPRA).**

Construction

From: Shuman, Jennifer
Sent: Friday, July 9, 2021 1:28 PM
To: Rhead Amy
Cc: Florio, Kathy
Subject: RE: OPRA 20210706-005 Taylor (27 Bent St; B3903-L8)
Attachments: 27 Bent St.pdf

Attached is the Construction Department's response to OPRA 20210706-005 Taylor (27 Bent St; B3903-L8).

Have a nice day,
Jennifer Shuman
Administrative Assistant
Construction Department
Township of Roxbury
1715 Route 46
Ledgewood, NJ 07852
973-448-2011

Roxbury Township
Construction Department
1715 Route 46
Ledgewood, NJ 07852

Date Issued	6/26/2018
Control Number	C-18-00574
Permit Number	18-0511
Permit Issue Date	5/24/2018
Certificate Number	18-0511

Certificate

Construction Code Division

(Certificate of Approval)

Identification

Work Site Location: 27 BENT ST KENVIL, NJ 07847 Block: 3903 Lot: 8 Qual:

Owner in Fee: NORRIS, RAYMOND/FRANCES L

Owner Address: 27 BENT ST KENVIL NJ 07847

Telephone: REDACTION: Unlisted Telephone #, per N.J.S.A. 47:1A-1.1

Contractor

Address

Telephone: Fax: Federal Emp. Number:

License Number or Builders Registration Number:

Home Warranty Number: Type of Warranty Plan: ☐ State ☐ Private

Use Group: R-5 Construction Classification:

Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: REPLACEMENT WATER HEATER

Certificate Comments:

☐ **Certificate of Occupancy**
This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☑ **Certificate of Approval**
This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ **Certificate of Continued Occupancy**
This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ **Temporary Certificate of Compliance**
The following conditions must be met no later than
or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of:
Conditions to be met:

☐ **Certificate of Clearance - Lead Abatement 5:17**
This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

☐ Total removal of lead-based paint hazards in scope of work
☐ Partial or limited time period (years); see file

☐ **Certificate of Clearance - Asbestos Abatement**
This serves notice that based on written certification, asbestos abatement was performed to the following extent.

☐ Total removal of asbestos hazards in scope of work
☐ Partial or limited time period (years); see file

☐ **Certificate of Compliance**
This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

☐ **Temporary Certificate of Occupancy**
The following conditions must be met no later than:
or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of:
Conditions to be met:

Fee: $0.00

Check Number:

Collected By:

Construction Official

Date Printed: 6/22/2021

U.C.C. F260 (rev. 08/05)

Roxbury Township
Construction Department
1715 Route 46
Ledgewood, NJ 07852

Certificate

Construction Code Division
(Certificate of Approval)

Date Issued	1/9/2008
Control Number	C-07-01605
Permit Number	07-1286
Permit Issue Date	10/30/2007
Certificate Number	07-1286

Identification

Work Site Location: 27 BENT ST KENVIL, NJ 07847 Block: 3903 Lot: 8 Qual:
Owner in Fee: NORRIS, RAYMOND & FRANCES L
Owner Address: 27 BENT ST KENVIL NJ 07847
Telephone: REDACTION: Unlisted Telephone #, per N.J.S.A. 47:1A-1.1
Contractor
Address
Telephone: Fax: Federal Emp. Number:
License Number or Builders Registration Number:

Home Warranty Number: Type of Warranty Plan: ☐ State ☐ Private
Use Group: R-5 Construction Classification:
Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: NEW CENTRAL A/C SYSTEM

Certificate Comments:

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Conditions to be met:

Fee: $0.00
Check Number:
Collected By:

Construction Official

Date Printed: 6/22/2021

U.C.C. F260 (rev. 08/05)

Roxbury Township
Construction Department
1715 Route 46
Ledgewood, NJ 07852

Certificate

Construction Code Division
(Certificate of Approval)

Date Issued 10/5/2004
Control Number
Permit Number 04-0876
Permit Issue Date 8/9/2004
Certificate Number 04-0876

Identification

Work Site Location: 27 BENT ST KENVIL, NEW JERSEY , NJ Block: 3903 Lot: 8 Qual:
Owner in Fee: NORRIS, RAYMOND & FRANCES L
Owner Address: 27 BENT ST KENVIL NJ 07847
Telephone: REDACTION: Unlisted Telephone #, per N.J.S.A. 47:1A-1.1
Contractor
Address
Telephone: Fax: Federal Emp. Number:
License Number or Builders Registration Number:

Home Warranty Number: Type of Warranty Plan: ☐ State ☐ Private
Use Group: U Construction Classification:
Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: - ABANDON 550 GALLON UST.

Certificate Comments: ABANDON 550 GALLON UST.

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This certificate has an expiration date of:
Conditions to be met:

Fee: $0.00
Check Number:
Collected By:

Construction Official

Date Printed: 6/22/2021

U.C.C. F260 (rev. 08/05)

Roxbury Township
Construction Department
1715 Route 46
Ledgewood, NJ 07852

Certificate

Construction Code Division
(Certificate of Approval)

Date Issued 10/5/2004
Control Number
Permit Number 04-0877
Permit Issue Date 8/9/2004
Certificate Number 04-0877

Identification

Work Site Location: 27 BENT ST KENVIL, NEW JERSEY , NJ Block: 3903 Lot: 8 Qual:
Owner in Fee: NORRIS, RAYMOND & FRANCES L
Owner Address: 27 BENT ST KENVIL NJ 07847
Telephone: REDACTION: Unlisted Telephone #, per N.J.S.A. 47:1A-1.1
Contractor
Address
Telephone: Fax: Federal Emp. Number:
License Number or Builders Registration Number:

Home Warranty Number: Type of Warranty Plan: ☐ State ☐ Private
Use Group: U Construction Classification:
Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: - INSTALL 275 GALLON AST.

Certificate Comments: INSTALL 275 GALLON AST.

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Conditions to be met:

Fee: $0.00
Check Number:
Collected By:

Construction Official

Date Printed: 6/22/2021

U.C.C. F260 (rev. 08/05)

Roxbury Township
Construction Department
1715 Route 46
Ledgewood, NJ 07852

Certificate

Construction Code Division
(Certificate of Approval)

Date Issued 8/22/2002
Control Number
Permit Number 02-0852
Permit Issue Date 8/8/2002
Certificate Number 02-0852

Identification

Work Site Location: 27 BENT ST KENVIL, NEW JERSEY , NJ Block: 3903 Lot: 8 Qual:
Owner in Fee: NORRIS, RAYMOND & FRANCES L
Owner Address: 27 BENT ST KENVIL NJ 07847
Telephone: REDACTION: Unlisted Telephone #, per N.J.S.A. 47:1A-1.1
Contractor
Address
Telephone: Fax: Federal Emp. Number:
License Number or Builders Registration Number:

Home Warranty Number: Type of Warranty Plan: ☐ State ☐ Private
Use Group: R-3 Construction Classification:
Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: - EMERGENCY: CHIMNEY STRUCK BY LIGHTNING DISMANTLE CHIMNEY APPROX. 19 COURSES TO JUST BELOW ROOFLINE. REBUILD

Certificate Comments: EMERGENCY: CHIMNEY STRUCK BY LIGHTNING DISMANTLE CHIMNEY APPROX. 19 COURSES TO JUST BELOW ROOFLINE. REBUILD

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This certificate has an expiration date of:
Conditions to be met:

Fee: $0.00
Check Number:
Collected By:

Construction Official

Date Printed: 6/22/2021

U.C.C. F260 (rev. 08/05)

Roxbury Township
Construction Department
1715 Route 46
Ledgewood, NJ 07852

Certificate

Construction Code Division
(Certificate of Approval)

Date Issued 3/12/2004
Control Number
Permit Number 02-0699
Permit Issue Date 7/2/2002
Certificate Number 02-0699

Identification

Work Site Location: 27 BENT ST KENVIL, NEW JERSEY , NJ Block: 3903 Lot: 8 Qual:
Owner in Fee: NORRIS, RAYMOND & FRANCES L
Owner Address: 27 BENT ST KENVIL NJ 07847
Telephone: REDACTION: Unlisted Telephone #, per N.J.S.A. 47:1A-1.1
Contractor
Address
Telephone: Fax: Federal Emp. Number:
License Number or Builders Registration Number:

Home Warranty Number: Type of Warranty Plan: ☐ State ☐ Private
Use Group: R-3 Construction Classification:
Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: - REROOFING EXISTING HOUSE

Certificate Comments: REROOFING EXISTING HOUSE

☐ **Certificate of Occupancy**
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Conditions to be met:

Fee: $0.00
Check Number:
Collected By:

Construction Official

Date Printed: 6/22/2021

U.C.C. F260 (rev. 08/05)

Engineering

From: Johnson, Patricia
Sent: Thursday, July 08, 2021 2:03 PM
To: Rhead Amy
Cc: Florio, Kathy
Subject: RE: OPRA 20210706-005 Taylor (27 Bent St; B3903-L8)

The Engineering Department does not have any information regarding this request. However, information on flood zones may be obtained from FEMA.gov

Patricia A. Johnson
Administrative Assistant
Township of Roxbury Engineering Department
1715 Route 46, Ledgewood, NJ 07852
973 448-2018

Fire Prevention

From: Vanklingeren, Crystal
Sent: Wednesday, July 07, 2021 9:40 AM
To: Florio, Kathy
Cc: Pellek, Mike; Rhead Amy
Subject: FW: OPRA 20210706-005 Taylor (27 Bent St; B3903-L8)

RE: OPRA 20210706-005 Taylor (27 Bent St; B3903-L8)

Please be advised that the Fire Prevention Bureau has researched and no records currently exist in in this office.

Thank you,

Crystal Van Klingeren
Fire Prevention Bureau

Township of Roxbury
1715 Route 46
Ledgewood, NJ 07852
Vanklingerenc@roxburynj.us
973-448-2012

Health

From: Zachok Matt
Sent: Friday, July 09, 2021 8:40 AM
To: Rhead Amy
Cc: Florio, Kathy; Montgomery Abigail
Subject: RE: OPRA 20210706-005 Taylor (27 Bent St; B3903-L8)

The HD has no files

Planning/Zoning

From: Osetec, Tracy
Sent: Wednesday, July 07, 2021 12:52 PM
To: Rhead Amy
Cc: Tardive Dee; Florio, Kathy
Subject: RE: OPRA 20210706-005 Taylor (27 Bent St; B3903-L8)

Amy,

There are no zoning files for property known as (27 Bent St; B3903-L8).

Regards,

Tracy Osetec
Zoning Board Secretary
1715 Route 46
Ledgewood, NJ 07852
973-448-2008
osetect@roxburynj.us

Tax Assessor

From: Lance, Robyn
Sent: Tuesday, July 06, 2021 8:18 PM
To: Rhead Amy
Cc: McKeon Joe
Subject: RE: OPRA 20210706-005 Taylor (27 Bent St; B3903-L8)
Attachments: 3903-8 Buffer Card.pdf; 3903-8 PRC (current).pdf; 3903-8 Deeds.pdf; 3903-8 PRC (previous).pdf

There are no pending assessments for this property. Please see attached for all other requests.

APPRAISAL SYSTEMS INC.

3903/8

DATA COLLECTION FORM

BLOCK:	40.2	OWNER'S NAME:	NORRIS, RAYMOND & FRANCES L	LAND:	28500
LOT:	14	ADDRESS:	27 BENT ST	IMPROV:	66500
QUAL:		CITY & STATE:	KENVIL, NJ 07847	TOTAL:	95000
CARD	OF	PROPERTY LOC:	27 BENT ST	CLASS:	2

EXTERIOR INFORMATION

STYLE BL TYPE/USE 1F ☑ Other: _____ AGE 1979 COND: P F (A) G E

EXT WALL TYPE STUCCO/ALUM FOUNDATION TYPE SLB STONE _____

BRICK: 1S X 48 ROOF: Gable ☑ Hip ☐ Other: _____ ROOF MATL: Asph ☑ Other _____

INTERIOR INFORMATION

HVAC	%/SF	BATHS TYPE	BATHS NO.	BATHS COND	PRIMARY KITCHEN	EXTRA KITCHEN	FIREPLACE TYPE	#
Radiators		5 - Fix.			OLD ☐	OLD ☐	Normal	1
HWBB	✓	4 - Fix.			AVG ☑	AVG ☐	2nd same stack	
FHA		3 - Fix.	1	A	MOD ☐	MOD ☐	Freestanding	
Elec BB		2 - Fix.	1	A	Year Remodeled:	Year Remodeled:	Remodeled	✓
FHA & AC		1 - Fix.					Windows	
A/C	O						Siding	

ATTIC	FINISH	BMNT	FINISH	DORMER	Lin. Feet	INT.	FINISH
Finished		Finished		TOTAL		Walls/Floors	SR/CBR/Tile/VIN
Heated		Heated		Finished		SALE	INFORMATION
Unheated		Unheated		Unfinished		Date:	Price: $

ROOM COUNT

Floor	Living	Dining	Kitchen	Dinette	Bed	Family	Other	Bath	Lav
Bmnt									
First						✓			✓
Second	✓	✓	✓		✓✓✓			✓	
Third									

Reine 1BR

ACCESSORY IMPROVEMENTS

#	Type	Age	Width	Depth	Height	Material	Quality	Area
1	I Pool		40	22				
2								
3								
4								
5								

First Visit By: RR Int ☑ Ext ☑ Date: 3/23 2nd Visit By: RR Int ☑ Ext ☐ Date: 3/25

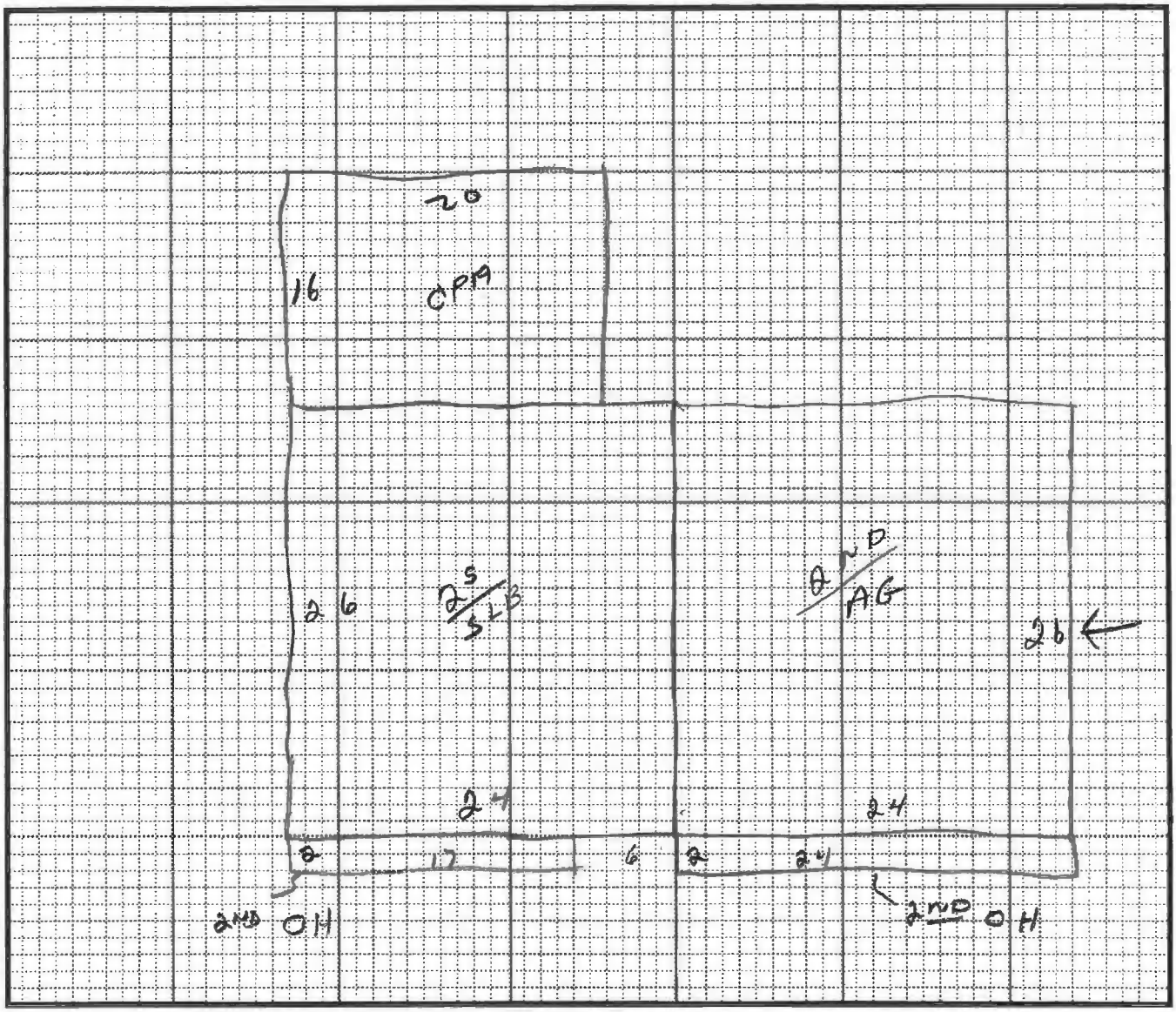
Data Entry By: DS Date: 5-1-99 Callback on: 3/26 from 5 to 7 ESTIMATE ☐

VERIFICATION OF INSPECTION

SIGNATURE: Raymond Norris DATE: 3-25-99

(17) 1½ R
(18) 1BW
(19)

GROUND PLAN SKETCH



SITE IMPROVEMENTS

PUBLIC WATER	☑	PUBLIC SEWER	☑	GAS	☐
PRIVATE WELL	☐	SEPTIC TANK	☐	ELECTRIC	☑
PAVED ROAD	☑	SIDEWALK	☑	TOPOGRAPHY:	
UNPAVED ROAD	☐	CURBS	☑	(LV) MO RO HI LO	

NOTES

oil

Block: 3903	**Land Desc:** 140X135	**Owners Name:**	NORRIS, RAYMOND/FRANCES L		**Land:**	109,800	**Exemption**	**Net Taxable Value**	**Deductions**
Lot: 8	**Bldg Desc:** 1SF 2CG	**Street Address:**	27 BENT ST	**Bank:** 00000	**Impr:**	234,800	**Code:**		**Cd No-Ow**
Qual:	**Addl Lots:**	**City & State:**	KENVIL, NJ	**Zip:** 07847	**Total:**	344,600	**Value:** 0	344,600	
Card: M (#1 of 1)	**Acreage:** 0.434 **Class:** 2	**Property Loc:**	27 BENT ST	**Zone:** R-3			**Map:** G4SW	ROXBURY	

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#

ASSESSMENT HISTORY

Year	Land	Impr	Total
1998	28500	66500	95000
2000	75900	150600	226500
2008	75900	155700	231600

BUILDING PERMITS/REMARKS

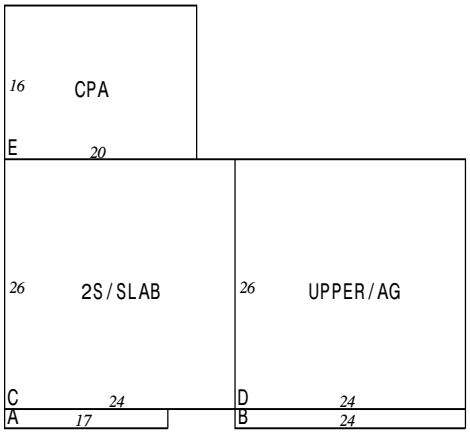
Date	Work Description	Amount	Compl.
10/30/07	NEW CENTRAL A/C 1286	8400	07/15/08

LAND CALCULATIONS

Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond			Value

Units	Rate	Site	Cond			Value
0.340 AC	90000	75000	100	100	100	105600
0.094 AC	45000		100	100	100	4230

Net Adj: 100.00 **SF:** 18,905 **Auto:** Y **Land Value:** 109,830



A: OH	cd2r17	34
B: OH	r24cd2r24	48
C: 2S/SLAB	u26cd26r24	624
D: UPPER/AG	u26r24cd26r24	624
E: CPA	u42cd16r20	320
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

SITE INFORMATION

Road: PAVED		**Utilities:**	
		Sewer: YES	
Curbs: YES		**Water:** YES	
Sidewalk: YES		**Gas:** YES	
Measured: JF		**Topo:**	
Info:		LEVEL	
Inspected: JF		**Neigh:** 318	
02/12/18		**VCS:** A318	

BUILDING INFORMATION

Type and Use: ONE FAMILY	**Class/Quality:** 17
Story Height: TWO STORY	**Condition:** AVERAGE
Style: BI-LEVEL	**Year Built/EffA:** 1979 / 39 (Y)
Exterior Finish: ALUMINUM SIDING BRICK	**Info By:**
Roof Type: GABLE	**Livable Area:** 1954 SF
Roof Material: ASPHALT SHINGLE	**Interior Cond:** AVERAGE
Foundation: CONCRETE SLAB	**Interior Wall:** SR/PL

Baths: M: A: 2 O:
Kitchens: M: A: 1 O:

ROOM COUNT

	B	1	2	3/A	Tot
Living Rm			1		1
Dining Rm			1		1
Kitchen			1		1
Dinette					
5 Fixt Bath					
4 Fixt Bath			1		1
3 Fixt Bath					
2 Fixt Bath		1			1
Bed Room			3		3
Fam Room		1			1
Den/Other					

Old B: 40.2 7
Old L: 14 07/06/21

RESIDENTIAL COST APPROACH

Basement

Main Bldg

FIRST STORY	624	x	92.800	+	0	x1.00 x1.00	= 57907
UPPER STORY	1330	x	41.600	+	8554	x1.00 x1.00	= 63882
BRICK SF	384	x	11.180	+	80	x1.15 x1.00	= 5029
SLAB	624	x	-1.230	+	-1008	x1.14 x1.00	= -2024

Heat/AC

HW BASEBOARD	1954	x	3.250	+	1200	x1.15 x1.00	= 8683
AC SEPARATE DUC	1954	x	1.530	+	2400	x1.12 x1.00	= 6036

Plumbing

4 FIXTURE BATH	1	x	3185.000	+	0	x1.12 x1.00	= 3567
3 FIXTURE BATH	0- 2	x	2595.000	+	0	x1.12 x1.00	= -5813
2 FIXTURE BATH	1- 1	x	1895.000	+	0	x1.12 x1.00	= 0

Fireplace

FIREPLACE 2STY	1	x	4850.000	+	0	x1.15 x1.00	= 5578

Attic

Deck/Patio/Garage/Misc

PATIO	320	x	5.203	+	203	x1.15 x1.00	= 2148
ATTACHED GARAGE	624	x	14.690	+	2562	x1.13 x1.00	= 13253

Base Cost:	158246	**CCF:** 163 **CLA:** 100		**Cost New:**	257941
Phys Depr:	19.50 (Y)	**Func Depr:**		**Net Depr:**	80.50
Loc Depr:		**Mkt+:**	**Mkt-:**	**Bldg Value:**	207642

Detached Items:

INGROUND PO	880	x	31.540	+	0	x1.20 x0.50 x1.63	= 27145

Land: 109,800 **Impr:** 234,800 **Total:** 344,600

This Deed, *made the* 1st *day of* December, *19* 78 ,

Between

ALBERT QUARANTA,
RALPH QUARANTA and
BRENNAN G. LYTLE, as joint
tenants and not tenants in
common,

87511
in book
on form
on card

residing at Espanong Road, Lake Hopatcong,
in the Township *of* Jefferson *in the County of*
Morris *and State of* New Jersey *herein designated as the Grantors,*

And

GUNNAR & SAMUEL BUILDERS, INC.,
A New Jersey Corporation,

card out
on Book
146

with principal offices
residing or located at Box 765
in the Town *of* Dover *in the County of*
Morris *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of*
----------TWENTY-TWO THOUSAND and NO/100----($22,000.00)---DOLLARS

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All those *tracts or parcels of land and premises, situate, lying and being in the*
Township *of* Roxbury, *in the*
County of Morris *and State of New Jersey, more particularly described herein.*

Tax Map Reference

(NJS 46: 15 - 2.1) Municipality of: Roxbury Township *Account No.*
Block No. 40-2 *Lot No.* 14
☐ *No property tax identification number is available on date of this deed. (Check box if applicable.)*

BEING known as Lot 14, Block 2, on map of "Subdivision of property owned by Herclues, Inc.," made by Frank S. Pesce, L.L.S., and approved by the Planning Board of the Township of Roxbury on May 2, 1968, and filed in the Morris County Clerk's Office on June 17, 1968, as Map No. 2870.

The premises being conveyed are subject to zoning ordinances, easements and restructions of record and to drainage and water easements, if any, as shown on the above mentioned map.

BEING a part of lands and premises conveyed by Albert A. Apostolik and Ida Apostolik, his wife, to Albert Quaranta, Ralph Quaranta and Brennan G. Lytle, as joint tenants and not as tenants in common, by deed dated June 18, 1970, and recorded June 19, 1970, in the Morris County Clerk's Office in Book of Deeds 2142, page 993, etc.

RECEIVED
DEC 11 2 02 PM '78
MORRIS COUNTY CLERK

COUNTY OF MORRIS
CONSIDERATION 22,000.00
REALTY TRANSFER FEE 77.00
DATE DEC 11 1978 BY F.A.H.

Chg 9—
TNX Pd 77.—
Loras

ASSIGNMENT REC'D IN DEED BOOK 2487 PAGE 18

3903/2

B 402 L 14

93803

This Deed, *made the* 2nd *day of* February *19* 79 ,

Between GUNNAR and SAMUEL BUILDERS, INC.

3963/5

a corporation existing under and by virtue of the laws of the State of New Jersey , *having its principal office at* Park Heights Avenue, Box 765, Dover, New Jersey *in the* Town *of* Dover *in the County of* Morris *and State of* New Jersey *herein designated as the Grantor,*

And

card out on permit #146 in book on form on card

RAYMOND NORRIS and FRANCES L. NORRIS, his wife,

About to reside at: Bent Street, Kenvil, New Jersey

in the Township *of* Roxbury *in the County of* Morris *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantor, for and in consideration of* SEVENTY FIVE THOUSAND SEVEN-HUNDRED and NO/100 ($75,700.00)-----------DOLLARS *lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantees forever,*

All that *tract or parcel of land and premises, situate, lying and being in the* Township *of* Roxbury *in the County of* Morris *and State of New Jersey, more particularly described as follows:*

BEING KNOWN as Lot No. 14 and in Block 2, on map of "Sub-division of Property owned by Hercules, Inc.", made by Frank S. Pesce, P.E. & L.S., and approved by the Planning Board of the Township of Roxbury on May 2, 1968, and filed in the Morris County Clerk's Office on June 17, 1968 as Map No. 2870.

THE premises being conveyed are subject to zoning ordinances, easements, and restrictions of record and to drainage and water easements, if any, as shown on the above mentioned map.

SUBJECT premises is known as Bent Street, P.O. Kenvil, New Jersey and being further known as Lot 14 in Block 40-2 on the Tax Map of the Township of Roxbury, New Jersey.

BEING the same lands and premises conveyed to the Grantors herein by Deed from Albert Quaranta, Ralph Quaranta and Brennan G. Lytle, as joint tenants and not tenants in common, dated December 1, 1978 and recorded in the Morris County Clerk's Office on December 11, 1978 in Book 2487 of Deeds for said County at Page 18&c.

COUNTY OF MORRIS
CONSIDERATION 75,700.00
REALTY TRANSFER FEE 76.00 Co
DATE FEB 2 1979 BY FAH

$10.00
Co. Jay pd 76-00

INSTRUMENT REC'D IN DEED BOOK 2493 PAGE 737

G45W B 40-2 L 14

Block: 3903	**Land Desc:** 140X135	**Owners Name:**	NORRIS, RAYMOND/FRANCES L		**Land:**	109,800	**Exemption**	**Net Taxable Value**	**Deductions**
Lot: 8	**Bldg Desc:** 1SF 2CG	**Street Address:**	27 BENT ST	**Bank:** 00000	**Impr:**	234,800	**Code:**		**Cd No-Ow**
Qual:	**Addl Lots:**	**City & State:**	KENVIL, NJ	**Zip:** 07847	**Total:**	344,600	**Value:** 0	344,600	
Card: M (#1 of 1)	**Acreage:** 0.434 **Class:** 2	**Property Loc:**	27 BENT ST	**Zone:** R-3			**Map:** G4SW	ROXBURY	

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#

ASSESSMENT HISTORY

Year	Land	Impr	Total
1998	28500	66500	95000
2000	75900	150600	226500
2008	75900	155700	231600

BUILDING PERMITS/REMARKS

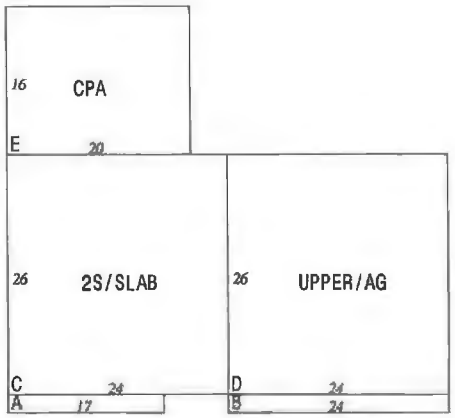
Date	Work Description	Amount	Compl.
10/30/07	NEW CENTRAL A/C 1286	8400	07/15/08

LAND CALCULATIONS

Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond			Value

Units	Rate	Site	Cond			Value
0.340 AC	90000	75000	100	100	100	105600
0.094 AC	45000		100	100	100	4230

Net Adj: 100.00 **SF:** 18,905 **Auto:** Y **Land Value:** 109,830



A:OH	cd2r17	34
B:OH	r24cd2r24	48
C:2S/SLAB	u26cd26r24	624
D:UPPER/AG	u26r24cd26r24	624
E:CPA	u42cd16r20	320
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

SITE INFORMATION

Road: PAVED	**Utilities:**
Curbs: YES	**Sewer:** YES
Sidewalk: YES	**Water:** YES
Measured: JF	**Gas:** YES
Info:	**Topo:** LEVEL
Inspected: JF 02/12/18	**Neigh:** 318
	VCS: A318

BUILDING INFORMATION

Type and Use: ONE FAMILY	**Class/Quality:** 17
Story Height: TWO STORY	**Condition:** AVERAGE
Style: BI-LEVEL	**Year Built/EffA:** 1979 / 39 (Y)
Exterior Finish: ALUMINUM SIDING BRICK	**Info By:**
Roof Type: GABLE	**Livable Area:** 1954 SF
Roof Material: ASPHALT SHINGLE	**Interior Cond:** AVERAGE
Foundation: CONCRETE SLAB	**Interior Wall:** SR/PL
Baths: M:	A: 2 O:
Kitchens: M:	A: 1 O:

ROOM COUNT

	B	1	2	3/A	Tot
Living Rm			1		1
Dining Rm			1		1
Kitchen			1		1
Dinette					
5 Fixt Bath					
4 Fixt Bath			1		1
3 Fixt Bath					
2 Fixt Bath		1			1
Bed Room			3		3
Fam Room		1			1
Den/Other					

Old B: 40.2 7
Old L: 14 02/21/19

RESIDENTIAL COST APPROACH

Basement

Main Bldg

FIRST STORY	624 x	92.800 +	0	x1.00 x1.00=	57907
UPPER STORY	1330 x	41.600 +	8554	x1.00 x1.00=	63882
BRICK SF	384 x	11.180 +	80	x1.15 x1.00=	5029
SLAB	624 x	-1.230 +	-1008	x1.14 x1.00=	-2024

Heat/AC

HW BASEBOARD	1954 x	3.250 +	1200	x1.15 x1.00=	8683
AC SEPARATE DUC	1954 x	1.530 +	2400	x1.12 x1.00=	6036

Plumbing

4 FIXTURE BATH	1 x	3185.000 +	0	x1.12 x1.00=	3567
3 FIXTURE BATH	0- 2 x	2595.000 +	0	x1.12 x1.00=	-5813
2 FIXTURE BATH	1- 1 x	1895.000 +	0	x1.12 x1.00=	0

Fireplace

FIREPLACE 2STY	1 x	4850.000 +	0	x1.15 x1.00=	5578

Attic

Deck/Patio/Garage/Misc

PATIO	320 x	5.203 +	203	x1.15 x1.00=	2148
ATTACHED GARAGE	624 x	14.690 +	2562	x1.13 x1.00=	13253

Base Cost:	158246	**CCF:** 163 **CLA:** 100		**Cost New:**	257941
Phys Depr:	19.50 (Y)	**Func Depr:**		**Net Depr:**	80.50
Loc Depr:		**Mkt+:**	**Mkt-:**	**Bldg Value:**	207642

Detached Items:

INGROUND PO	880 x	31.540 +	0	x1.20 x0.50 x1.63=	27145

Land: 109,800 **Impr:** 234,800 **Total:** 344,600

Block: 3903	**Land Desc:** 140X135	**Owners Name:**	NORRIS, RAYMOND/FRANCES L		**Land:**	75,900	**Exemption**		**Net Taxable Value**	**Deductions**	
Lot: 8	**Bldg Desc:** 1SF 2CG	**Street Address:**	27 BENT ST	**Bank:** 00000	**Impr:**	150,600	**Code:**			**Cd**	**No-Ow**
Qual:	**Addl Lots:**	**City & State:**	KENVIL, NJ	**Zip:** 07847	**Total:**	226,500	**Value:**	0	226,500		
Card: M (#1 of 1)	**Acreage:** 0.434 **Class:** 2	**Property Loc:**	27 BENT ST	**Zone:** R-3			**Map:** G4SW		ROXBURY TOWNSHIP		

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#

ASSESSMENT HISTORY

Year	Land	Impr	Total
1998	28500	66500	95000
2000	75900	150600	226500
2008	75900	155700	231600

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.
10/30/07	NEW CENTRAL A/C 1286	8400	07/15/08

LAND CALCULATIONS

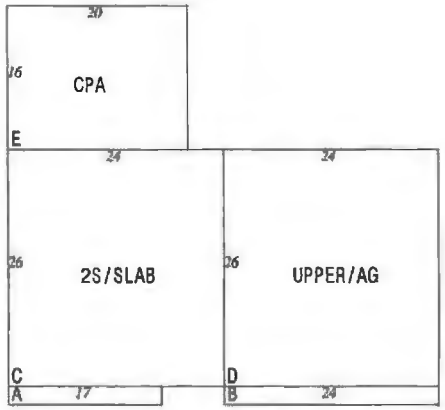
Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond	Value

Units	Rate	Site	Cond			Value
0.434 AC	25000	65000	100	100	100	75850

Net Adj: 100.00 **SF:** 18,900 **Auto:** Y **Land Value:** 75,850

A/A 08 SM $5100

AC



A:OH	u0 r0;u2 r17	34
B:OH	u0 r24;u2 r24	48
C:2S/SLAB	u2 r0;u26 r24	624
D:UPPER/AG	u2 r24;u26 r24	624
E:CPA	u28 r0;u16 r20	320
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

SITE INFORMATION

Road: PAVED	**Utilities:**
Curbs: NO	**Sewer:** YES
Sidewalk: NO	**Water:** YES
Measured: RR	**Gas:** NONE
	Topo: LEVEL
Inspected: 0	**Neigh:** 318
3/25/99	**VCS:** A318

BUILDING INFORMATION

Type and Use: ONE FAMILY	**Class/Quality:** 17.5
Story Height:	**Condition:** AVERAGE
Style: BI-LEVEL	**Year Built/EffA:** 1979 / 14 (Y)
Exterior Finish: STUCCO BRICK	**Windows:**
Roof Type: GABLE	**Livable Area:** 1954 SF
Roof Material: ASPHALT SHINGLE	**Interior Cond:** NORMAL
Foundation: CONCRETE SLAB	**Interior Wall:** SHEETROCK
Baths: M:	A: 2 O:
Kitchens: M:	A: 1 O:

ROOM COUNT

	B	1	2	3/A	Tot
Living Rm			1		1
Dining Rm			1		1
Kitchen			1		1
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath			1		1
2 Fixt Bath		1			1
Bed Room			3		3
Fam Room		1			1
Den/Other					

Old B: 40.2
Old L: 14 07/11/08

RESIDENTIAL COST APPROACH

Basement

Main Bldg

FIRST STORY	624 x	15.840 +	7244	x1.24	x1.00=	21239
UPPER STORY	1330 x	11.250 +	2175	x1.24	x1.00=	21251
PART BRICK SF	384 x	2.000 +	0	x1.11	x1.00=	852
CONCRETE SLAB	624 x	-0.500 +	-500	x1.24	x1.00=	-1007

Heat/AC

HOT WATER B.B.	1954 x	1.070 +	400	x1.13	x1.00=	2815
AC (OWN DUCTS)	1954 x	0.500 +	800	x1.13	x1.00=	2008

Plumbing

3 FIXTURE BATH	1- 1 x	877.000 +	0	x1.13	x1.00=	0
2 FIXTURE BATH	1 x	700.000 +	0	x1.13	x1.00=	791

Fireplace

FIREPLACE	1 x	1228.000 +	0	x1.22	x1.00=	1498

Attic

Deck/Patio

CONCRETE PATIO	320 x	0.300 +	0	x1.22	x1.00=	117

Garage/Misc

ATTACHED GARAGE	624 x	7.500 +	0	x1.18	x1.00=	5522

Base Cost:	55086	**CCF:** 295 **CLA:** 100		**Cost New:**	162504
Phys Depr:	14.00 (Y)	**Func Depr:**		**Net Depr:**	86.00
Loc Depr:		**Mkt+:**	**Mkt-:**	**Bldg Value:**	139753

Detached Items:

CONCRETE PO	880 x	2.500 +	5000	x1.00	x0.75	x2.95=	15930

Land: 75,900 **Impr:** 155,700 **Total:** 231,600

Block:	40.2	3503/18	**Land Desc:**	140X135	**Owners Name:**	NORRIS, RAYMOND & FRANCES L			**Land:**	75,900	**Exemption**		**Net Taxable Value**		**Deductions**
Lot:	14		**Bldg Desc:**		**Street Address:**	27 BENT ST	**Bank:**	00000	**Impr:**	150,600	**Code:**				**Cd No-Ow**
Qual:			**Addi Lots:**		**City & State:**	KENVIL, NJ	**Zip:**	07847	**Total:**	226,500	**Value:**	0	226,500		
Card:	M (#1 of 1)		**Acreage:**	0.434	**Class:** 2	**Property Loc:**	27 BENT ST	**Zone:** R-3			**Map:**	G4SW	ROXBURY		

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#

ASSESSMENT HISTORY

Year	Land	Impr	Total
1998	28500	66500	95000
2000	75900	150600	226500

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

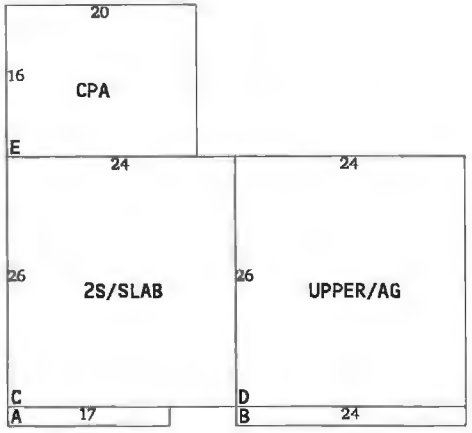
LAND CALCULATIONS

Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond			Value

	Units	Rate	Site	Cond			Value
	0.434 AC	25000	65000	100	100	100	75850

Net Adj: 100.00 **SF:** 18,900 **Auto:** Y **Land Value:** 75,850

BUILDING SKETCH



A:OH	u0 r0;u2 r17	34
B:OH	u0 r24;u2 r24	48
C:2S/SLAB	u2 r0;u26 r24	624
D:UPPER/AG	u2 r24;u26 r24	624
E:CPA	u28 r0;u16 r20	320
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

SITE INFORMATION

Road:	PAVED	**Utilities:**	
		Sewer:	YES
Curbs:	NO	**Water:**	YES
Sidewalk:	NO	**Gas:**	NONE
Measured:	RR	**Topo:**	LEVEL
Inspected:	0	**Neigh:**	318
	3/25/99	**VCS:**	A318

BUILDING INFORMATION

Type and Use: ONE FAMILY	**Class/Quality:** 17.5
Story Height:	**Condition:** AVERAGE
Style: BI-LEVEL	**Year Built/EffA:** 1979 / 14 (Y)
Exterior Finish: STUCCO BRICK	**Windows:**
Roof Type: GABLE	**Livable Area:** 1954 SF
Roof Material: ASPHALT SHINGLE	**Interior Cond:** NORMAL
Foundation: CONCRETE SLAB	**Interior Wall:** SHEETROCK
Baths: M:	A: 2 O:
Kitchens: M:	A: 1 O:

ROOM COUNT

	B	1	2	3/A	Tot
Living Rm			1		1
Dining Rm			1		1
Kitchen			1		1
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath			1		1
2 Fixt Bath		1			1
Bed Room			3		3
Fam Room		1			1
Den/Other					

Old B:

Old L: 01/09/00

RESIDENTIAL COST APPROACH

Basement

Main Bldg

FIRST STORY	624 x	15.840 +	7244	x1.24 x1.00=	21239
UPPER STORY	1330 x	11.250 +	2175	x1.24 x1.00=	21251
PART BRICK SF	384 x	2.000 +	0	x1.11 x1.00=	852
CONCRETE SLAB	624 x	-0.500 +	-500	x1.24 x1.00=	-1007

Heat/AC

HOT WATER B.B.	1954 x	1.070 +	400	x1.13 x1.00=	2815

Plumbing

3 FIXTURE BATH	1- 1 x	877.000 +	0	x1.13 x1.00=	0
2 FIXTURE BATH	1 x	700.000 +	0	x1.13 x1.00=	791

Fireplace

FIREPLACE	1 x	1228.000 +	0	x1.22 x1.00=	1498

Attic

Deck/Patio

CONCRETE PATIO	320 x	0.300 +	0	x1.22 x1.00=	117

Garage/Misc

ATTACHED GARAGE	624 x	7.500 +	0	x1.18 x1.00=	5522

Base Cost:	53078	**CCF:** 295	**CLA:** 100	**Cost New:**	156580
Phys Depr:	14.00(Y)	**Func Depr:**		**Net Depr:**	86.00
Loc Depr:		**Mkt+:**	**Mkt-:**	**Bldg Value:**	134659

Detached Items:

CONCRETE PO	880 x	2.500 +	5000	x1.00 x0.75 x2.95=	15930

Land:	75,900	**Impr:**	150,600	**Total:**	226,500