

TOWNNAME: WOODBRIDGE
BLOCK: 00776
LOT: 00045 46
QUALIFIER:

OWNERNAME: ANDERSON, BARBARA H
ADDRESS: 40 COZY CORNER
AVENEL NJ
LOCATION: 40 COZY CORNER

APPRAISAL CO.: REALTY APPRAISAL CO.
REVALDATE: 10-01-85 MAP PAGE. 0059
L 8,000 B 16,600 T 24,600
SEQ NO. 23213 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION				HEATING & COOLING				GARAGES, CARPORTS & CANOPIES			
RESIDENCE CLASS 16 NO. UNIT 1 NO. STORIES 1.0 NO. ROOMS 7 NO. BEDROOMS 4 AGE 33 ROW/END TOWNHOUSE NO CONDITION NORMAL				SOURCE: HEAT SYS.: A/C: GAS HOT WATER B.B. NONE				QL AREA RATE Q/F COST BSMT. GARAGE ATT. GARAGE CARPORT CANOPY TOTAL GARAGE CARPORT CANOPY COST			
EFFECTIVE AGE IN YEARS 20 15				HEATING 16 1087 1.35 1.00 1,872 COOLING 1597 1.07 400 2,109 TOTAL HEAT & COOL COSTS 2,109 4,872				OTHER PRINCIPAL STRUCTURES			
FUNC. OBSOL. % OVER IMPROVED % ECON. OBSOL. % UNDER IMPROVED % REASON FINAL NET CONDITION 78% .85				PLUMBING				TYPE: AREA RATE COND. VALUE DET GAR POOL SHED 1.00 1.86 24 8.95 .50 190 ATT. GA.			
ROOF				NO. RATE Q/F COST 4 FIXTURES 3 FIXTURES 2 855 1.00 1,710 2 FIXTURES 1 FIXTURE				TOTAL OTHER STRUCTURES 190			
TYPE: GABLE PITCH: NORMAL MATERIAL: SHINGLE				TOTAL PLUMBING 1,710 LESS ALLOWANCE 855 NET PLUMBING COST 855				ASSESSMENT SUMMARY			
BASEMENT				FIREPLACES				TOTAL BASEMENT COST			
FOUNDATION TYPE: CON. BLOCK				TYPE: NO. RATE Q/F COST				TOTAL ADJ. BASE COST 21,211 24,441			
BASEMENT: UNFINISHED FINISHED TOTAL BASEMENT COST				TOTAL FIREPLACE COST				TOTAL HT & COOL COST 1,872 2,109			
STRUCTURE				ATTIC/DORMERS				NET PLUMBING COST 855			
STYLE: CONVERSION: EXT. WALL: CAPE COD NONE SIDING				ATTIC FINISH: 100 %				TOTAL FIREPLACE COST 807			
AREA RATE W/F COST GROUND FLOOR 1135 925 23.68 1.00 21,904 UPPER FLOOR 15.84 724 25,222 HALF STORIES				QL AREA RATE Q/F COST ATTIC 925 3.29 1.00 3,043 SMALL SHED 1 500 1.00 500				TOTAL BASE REPLACEMENT 20,288 COST CONVERSION FACTOR 1.86 31,755			
STRUCTURE BASE COST 21,904 ROW/END UNIT FACTOR 1.00 TOTAL BASE COST 21,904				TOTAL ATTIC/DORMER COST 3,543				REPLACEMENT COST NEW 52,615 59,064			
BASE COST ADJUSTMENTS				PORCHES, DECKS, PATIOS				FINAL NET CONDITION .85			
AREA RATE Q/F COST BRICK FACING(+) 1135 .38 350 -781 STONE FACING(+) 825 .75 1.00 693 UNF. STORIES(-) UNF. 1/2 STORY(-) CONCRETE SLAB(-) CONVERSION				DECK/PATIO OPEN PORCH 46 186 4.34 1.00 807 GLAZED PORCH ENCLOSED PORCH TOTAL PCH, DK, PATIO, COST 807				STRUCTURE APPRAISED VALUE 41,565 50,205			
TOTAL ADJUSTMENTS -693				NOTES				OTHER PRINCIPAL STR 190			
TOTAL ADJUSTED BASE STRUCTURE COST 21,211 24,441				BATH 0 2 0 KITCHEN 0 1 0				TOTAL BLDG. APPRAISED VALUE 41,800 50,200			
								TOTAL LAND VALUE 19,400 19,400			
								TOTAL APPRAISED VALUE 61,200 69,600			

LAND DATA

OWNER: ANDERSON, BARBARA H
LOCATION: 40 COZY CORNER

46
MRA : FRT FOOT VALUE = 160 STD DEPTH: 100
NEI: 5 ACRE VALUE = MIN FRONT :
ZONE: R 7.5 LOT VALUE : 10,000

EFT	EDP	DPF	FFF	DEP	REASON	ADJ. RATE	VALUE
50	150	1.17	1.00	1.00		187	9.360
1LOT(S)				1.00		10,000	10,000

			TOTAL	LAND	VALUE:	19,400
SITE	REASON	TRI-FACTOR	DEP-RATE			
1						
2						
3						

LAND DESCRIPTION

UTILITIES	STREET	CONTOUR
GAS		
ELECTRIC	CURB	
SEWER AND WATER	PAVED STREET	

STAFF CONTROL

SOURCE: ESTIMATE
INTERIOR INS:0005
INSPECTED BY:0005
REVIEWED BY:
APPRAISED BY:

DATE _____

12 22 80

[illegible]**PERMIT NO.****DESCRIPTION OF IMPROVEMENT**

DATE COMP.

98-3302

Kitchens & Bathroom, Renovations

7/99

RECORD OF OWNERSHIP

NJ Affordable Homes Corp
Craig & Lisa St. Emre

[illegible]

DATE _____

PRICE

RATIO

BOOK

PAGE

7-1-8

90007

4517

359

2-23-9

149900

4614

85

BLOCK: 00776 LOT: 00045

* ← 2' → *
* 15/SL * X
* 10 B *****
* XED *****

* A *

SCALE: ***** 9 FT/INCH

SKETCH LEGEND

PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ.	LOC.	DP.
A	1.0	SLAB		FULL	37	25			
B	1.0			O-P	15	10	A	A+	
C	1.0			O-P	6	6	B	R+	

LOT 00045

* ← 21 → *
* 15/SL *
* 10 B *
* *****
* ~~15/ED~~ *

SCALE: *** 9 FT/INCH**

SKETCH LEGEND									
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C	1.0			O-P	6	6	B	R+	

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[illegible][illegible]