

**CITY OF OCEAN CITY
TAX ASSESSMENT OFFICE
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Ocean City, NJ 08226
Telephone: 609-525-9374
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MEMORANDUM:

To: Melissa Rasner, City Clerk
From: Joseph Elliott, Tax Assessor
Date: September 24, 2021
Subject: OPRA Request #21-520

Pursuant to the above referenced OPRA request, enclosed is a copy of the following documents:

A copy of current property record card for the property located Block 702, Lot 19; 748 Boardwalk-Rear.
Ocean City, NJ (1 page.)

A copy of the current property record card for the property located Block 702, Lot 23; 821 Eighth St.
Ocean City, NJ (1 page.)

If you have any questions, or if you need further information, do not hesitate to contact me.

BLK 702
LOT 19748 BDWK-REAR
OB702 L14K1SAMCAP LLC
SALE DATE 061499 PRICE
BLDG CLS= 101
INTER AVG
EXTER AVG
LAYOT AVG

CARD 01 OF 01

VCS= HMBW

PROP CLS= 2
ZONING=
TAX MAP= 12

----- BUILDING CALCULATIONS -----

DESCRIPT	UNITS	RATE	QFAC	VALUE
REPLACEMENT COST (2001)				0
COST CONVERSION FACTOR		1.20		
REPLACEMENT COST NEW				0
NET CONDITION (0000)			1.000	
APPRAISED BLDG. VALUE				0
ACCESS/FARM BUILDINGS				46398
TOTAL IMPROVEMENT VALUE				46400

DRAWING NOT AVAILABLE

DETACHED ITEM AREAS

DESCRIPT.	AREA	RATE	QFAC	COND	CCF	VAL
ASPH PAVI	36476	2.12	1.00	.50	1.20	463

**** LAND CALCULATIONS ****

FRNT	AVR	DPTH	NO OF	UNIT	****
FOOT	DPTH	FAC.	UNITS	RATE	---ADJUSTMENT---
25	202	1.27	31.75	13800	INFL(+)
5	75	.90	4.50	13800	COND(-)
5	75	.90	4.50	4100	VALUE
5	75	.90	4.50	4100	
* TOTAL LAND VALUE					1320538

---MARKET---
INFLUENCES

--- FINAL VALUATION SUMMARY ---

LAND	IMPROVEMENT	TOTAL
1,320,500	46,400	1,366,900

PARKING LOT
100% ASPPAV/PARKING-RENTAL
25X202=5,050 75X419=31,425
-35% ACCESS*

BLK 702 821 EIGHTH ST
 LOT 23 OB702 L15F
 CARD 01 OF 01 VCS= HMBW
 PROP CLS= 2
 ZONING=
 TAX MAP= 12

SAMCAP LLC
 SALE DATE 061499 PRICE
 BLDG CLS= 10
 INTER 1
 EXTER AVG
 LAYOT AVG

---- BUILDING CALCULATIONS ----
 DESCRIPT UNITS RATE QFAC VALUE

REPLACEMENT COST (2001) 0
 COST CONVERSION FACTOR 1.20
 REPLACEMENT COST NEW 0
 NET CONDITION (0000) 1.000
 APPRAISED BLDG. VALUE 0
 ACCESS/FARM BUILDINGS 9540
 TOTAL IMPROVEMENT VALUE 9500

DRAWING NOT AVAILABLE

DETACHED ITEM AREAS
 DESCRIPT. AREA RATE QFAC COND CCF VAI
 ASPH PAVI 7500 2.12 1.00 .50 1.20 9!

**** LAND CALCULATIONS ****
 FRNT AVER DPTH NO OF UNIT
 FOOT DPTH FAC. UNITS RATE
 30 75 .90 27.00 13800
 5 75 .90 4.50 4100
 5 75 .90 4.50 4100
 60 75 .90 54.00 4100
 * TOTAL LAND VALUE

 ---ADJUSTMENT---
 INFL(+) COND(-) VALUE
 372600
 18450
 18450
 221400
 630900

---MARKET---
 INFLUENCES

--- FINAL VALUATION SUMMARY ---
 LAND IMPROVEMENT TOTAL
 630,900 9,500 640,400

PARKING LOT
 7500SF ASPAV/PARKING RENTAL
 NEAR BOARDWALK