

TOWNNAME: WOODBRIDGE TWP
 BLOCK: 00309 K
 LOT: 00001 A
 QUALIFIER:

OWNERNAME: *Ricky Carlos & Sullman, James J.*
 ADDRESS: 104 HOWELL AVE
 FORDS NJ
 LOCATION: 104 HOWELL AVE

APPRAISAL CO.: REALTY APPRAISAL CO.
 REVALDATE: 10-01-85 MAP PAGE: 0028
 L 6,600 B 48,600 T 55,200
 SEQ NO. 80067 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION				HEATING & COOLING				GARAGES, CARPORTS & CANOPIES			
RESIDENCE CLASS <i>AT 16</i> NO. UNIT 1 NO. STORIES 2.0 NO. ROOMS 8 NO. BEDROOMS 4 AGE 6 ROW/END TOWNHOUSE NO CONDITION NORMAL EFFECTIVE AGE IN YEARS FUNC. OBSOL. % OVER IMPROVED % ECON. OBSOL. % UNDER IMPROVED % REASON FINAL NET CONDITION .94 %				SOURCE: HEAT SYS.: A/C: GAS FORCED HOT AIR NONE HEATING QL AREA RATE Q/F COST 17 2498 .92 1.12 2,573 COOLING TOTAL HEAT & COOL COSTS 2,573				BSMT. GARAGE ATT. GARAGE CARPORT CANOPY TOTAL GARAGE CARPORT CANOPY COST QL AREA RATE Q/F COST			
ROOF TYPE: GABLE PITCH: NORMAL MATERIAL: SHINGLE.				PLUMBING NO. RATE Q/F COST 4 FIXTURES 3 FIXTURES 2 855 1.12 1,915 2 FIXTURES 1 625 1.12 700 1 FIXTURE TOTAL PLUMBING 2,615 LESS ALLOWANCE 957 NET PLUMBING COST 1,658				OTHER PRINCIPAL STRUCTURES TYPE: AREA RATE COND. VALUE DET GAR POOL SHED ATT. GA. 1.13 1.86 420 6.80 .96 5,762 TOTAL OTHER STRUCTURES 5,762			
BASEMENT FOUNDATION TYPE: CON. BLOCK BASEMENT: QL AREA RATE Q/F COST UNFINISHED 17 1249 3.71 1.15 5,328 FINISHED TOTAL BASEMENT COST 5,328				FIREPLACES TYPE: NO. RATE Q/F COST 2 STORY STACK 1 1600 1.15 1,840 TOTAL FIREPLACE COST 1,840				ASSESSMENT SUMMARY TOTAL BASEMENT COST 5,328 TOTAL ADJ. BASE COST 51,721 TOTAL HT & COOL COST 2,573 NET PLUMBING COST 1,658 TOTAL FIREPLACE COST 1,840 TOTAL ATTIC/DORMER TOTAL PCH, DK, PATIO TOTAL GAR, CPT, CAN. TOTAL B/I APP. COST			
STRUCTURE STYLE: CONVERSION: EXT. WALL: COLONIAL NONE FRAME AREA RATE W/F COST GROUND FLOOR 1249 24.68 1.00 30,825 UPPER FLOOR 1249 14.80 1.00 18,485 HALF STORIES STRUCTURE BASE COST 49,310 ROW/END UNIT FACTOR 1.00 TOTAL BASE COST 49,310				ATTIC/DORMERS ATTIC FINISH: 0 % QL AREA RATE Q/F COST ATTIC TOTAL ATTIC/DORMER COST				TOTAL BASE REPLACEMENT 63,120 COST CONVERSION FACTOR 1.86 REPLACEMENT COST NEW 117,403 FINAL NET CONDITION .94 STRUCTURE APPRAISED VALUE 110,358 OTHER PRINCIPAL STR 5,762			
BASE COST ADJUSTMENTS AREA RATE Q/F COST BRICK FACING(+) 700 3.19 1.08 2,411 STONE FACING(+) UNF. STORIES(-) UNF. 1/2 STORY(-) CONCRETE SLAB(-) CONVERSION TOTAL ADJUSTMENTS 2,411				PORCHES, DECKS, PATIOS QL AREA RATE Q/F COST DECK/PATIO OPEN PORCH GLAZED PORCH ENCLOSED PORCH TOTAL PCH, DK, PATIO, COST				TOTAL BLDG. APPRAISED VALUE 148,100 TOTAL LAND VALUE 27,600 TOTAL APPRAISED VALUE 175,700			
TOTAL ADJUSTED BASE STRUCTURE COST 51,721				NOTES BATH 0 3 0 KITCHEN 0 1 0				TOTAL APPRAISED VALUE 175,700			

LDS WB-T 10600782

1991
 104,500
 27,600
 132,100

LAND DATA

OWNER: LA MOTTA, LINDA
LOCAT:ON: 104 HOWELL AVE

MRA : 0 FRT FOOT VALUE = 200 STD DEPTH: 100
NEI: 4 ACRE VALUE = MIN FRONT :
ZONE: 00R 7.5 LOT VALUE : 10,000

EFT	EDP	DPF	FFE	DEP	REASON	ADJ. RATE	VALUE
75	150	1.17	1.00	1.00		200	17,550
1LOT(S)				1.00		10,000	10,000

SITE	REASON	TRI-FACTOR	DEP-RATE	TOTAL LAND VALUE:
1				27,600
2				
3				

LAND DESCRIPTION

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

STAFF CONTROL

SOURCE: OWNER
INTERIOR INS:0009
INSPECTED BY:0009
REVIEWED BY:
APPRAISED BY:

DATE
1 05 81

BUILDING PERMITS

PERMIT NO.	DESCRIPTION OF IMPROVEMENT	DATE COMP.

RECORD OF OWNERSHIP

Carlos Ruiz & Lewis J. Sullivan

SALES DATA

DATE	PRICE	RATIO	BOOK	PAGE
11/8/04	535,000		5415	454

ASSESSMENT RECORD

YR	LAND	BLDG.	TOTAL		APPEAL

BLOCK: 00309 K LOT: 00001 A

ATG 21

20

25-15

25 B

31

39

SCALE: ***** 12 FT/INCH

SKETCH LEGEND

PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ.	LOC.	DP.
A	2.0	FULL			39	31			
B***	2.0	FULL			20	2	A	A+	
J	1.0			ATG	20	21	B	A+	