

Town Clerk

From: Sarita Alvarado
Sent: Thursday, October 7, 2021 11:36 AM
To: Tyara Conil; ADELINNY PLAZA; Joseph Roque; Gabriela Reynoso; Town Clerk
Cc: Evelyn Trujillo; CONSTANCE D'ANGELO
Subject: RE: Tracking #10698 (Request)
Attachments: Tracking #10698 Response.pdf

Dear Town Clerk Staff,

Please find attached the response for OPRA Tracking #10698. Should you have any questions, please feel free to contact the Tax Assessor's Office for further assistance.

Very truly yours,

Sarita Alvarado
Tax Assessor's Office
428-60th Street, RM 3
West New York, NJ 07093
201-295-5116
salvarado@westnewyorknj.org

To: Carmela Riccio Town Clerk, Adelinny Plaza Deputy Town Clerk,
Joseph Roque, & Gabriela Reynoso

From: Evelyn Trujillo Deputy Tax Assessor / Constance D'Angelo and
Sarita Alvarado

Date: __10/07/2021__

Property: 5205 Blvd. East

Block_85_Lot_30__Qualifier__

Track # 10698

Note: With reference to your OPRA Request Tracking #10698, please
find attached copy of requested information as outlined in your request.

0912	Block: 85	Lot: 30	Q:	M	
Prior	Block:	Lot:	Q:		08/31/10
Loc:	5205 BLVD EAST		12 WEST NEW YORK, NJ		07093
Owner:	YOMTOBIAN, HARUN		Billing Code:		01977
Street:	390 BURNET PLACE		Account Num:		00298100
Town:	PARAMUS, NJ	Zip: 07652	Mtg Acct#:		
Class:	2	Deductions:S 0	V 0	W 0	R 0
SaleD:	00/00/00	Bk:	Pg:	Price: 0	NU#: Cd: R: 0.00

	2021	2022	Taxes 2020	Exemptions/Abatements
Land:	125000	125000	(57): 18858.45	1 0
Impr:	122000	122000	2021	2 0
	0	0	(58): 0.00	3 0
Net:	247000	247000	Partial:	4 0

Land Dim:	26X102 AV	Class4Cd:	YrBlt: 1929	Neigh: 26
Bldg Desc:	2S-F-3U	BldgClass: 46	SF: 0	
Addl Lots:		Type/Use: 43	PrcSF 3016	UCd: 42
		Style: 5	Zone: R-M	Map:

WEST NEW YORK		Land Desc: 26X102 AV		Owner's Name: YOKTOBIAN, HARUN		Land: 125,000		REALTY APPRAISAL COMPANY	
Block: 85		Bldg Desc: 2S-F-3U		Street Address: 390 BURNET PLACE		Impr: 147,000		Reval Date: 10/01/91	
Lot: 30		Add'l Lots:		City & State: PARANUS, NJ		Total: 272,000		Map:	
Qual:		Acres: 0.000		Property Location: 5205 BLVD EAST		Exempt:		Seq#: 3334	
Class: 2									

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Lot #	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
					1991	125000	147000	272000	10/31/88	ALTER TO 3 APTS & NOW 19 3 FAH	3000	00/00/00

LAND CALCULATIONS										SITE INFORMATION		RESIDENTIAL COST APPROACH																	
Pct	BD	Back L	Tri	Dpf	PPF	Dep	Reason	Value		Road:	PAPER	Util:	SEWER ONLY	Basement	Area	Rate	Const	Q/F	Multi	Value									
25	101	000		1.00		1.00		125000		Curbs:	YES	Gas:		BASEMENT	1508 x	3.150 +	700 x	1.15	x1.00=	6268									
										Sidewalk:	YES	Elec:		BASEMENT FINISH	754 x	4.440 +	400 x	1.15	x1.00=	4310									
										Log:		Tele:		Main Bldg															
														FIRST STORY CL 46	1508 x	19.810 +	9080 x	1.14	x1.15=	91068									
														UPPER STORY CL 46	1508 x	14.050 +	2720 x	1.14	x1.15=	31343									
VCS: FS26										Front Ft Value:		5000		Heat/AC		HOT WATER B.		2016 x		1.070 +		400 x		1.12 x		1.00=		4062	
Zone: R-H										Acres Value:				Plumbing		3 FIXTURE BAT		55.000 +		0 x		1.12 x		1.00=		0			
Min Front: 25										Lot Value:		0		Fireplace															
Std Depth: 100										Land Value:		125,000		Atto															

BUILDING SKETCH										BUILDING INFORMATION																													
										Class:		46		Roof Type:		FLAT		Age/Eff Age:		/ 20 (N)		Roof Material:		ROLL/COMP		Exterior Walls:		BRICK		Room Count:		Total Rooms: 10		Bed Rooms: 4					
										Style:		COLONIAL		Row/End:		N.A.		Story Height:		TWO STORY		Exterior Condition:		NORMAL		Number of Units:		3		Interior Condition:		NORMAL		Heat Source:		GAS			
										Foundation:		OTHER		Livable Area:		3016 SF		Depreciation		Physical: 18 %		Auto: H		Puro Obs: 00%		Over Imp: 00%		Econ Obs: 30%		Under Imp: 00%		Final Net:		0.57					
										Baths:		M: 2		A: 1		O: 0		Base Cost:		98851		CCF: 2.61		Cost New:		258001		Kitchens:		M: 1		A: 2		O: 0		Net Cond:		0.57	
										Notes																													

A: 2S/B		u10, r0: u22 r26		572		Baths:		M: 2		A: 1		O: 0		Base Cost:		98851		CCF: 2.61		Cost New:		258001	
B: 2S/B		u0, r1: u10 r24		240		Kitchens:		M: 1		A: 2		O: 0		Net Cond:		0.57							
C: 2S/B		u32, r3: u14 r20		280		Notes																	
D: 2S/B		u46, r0: u16 r26		416																			
E:				0																			
F:				0																			
G:				0																			
H:				0																			
I:				0																			
J:				0																			
K: PATIO		416																					
L:																							

Detached Home:																							
Land:		125,000		Impr:		147,000		Total:		272,000													

TOWNNAME: WEST NEW YORK
 BLOCK: 00085
 LGT: 00030
 QUALIFIER:

OWNERNAME: YOMTOBIAN, HARUN
 ADDRESS: 390 BURNET PLACE
 PARAMUS, NJ
 LOCATION: 5205 BLVD EAST

APPRAISAL CO.: REALTY APPRAISAL CO
 REVALDATE: 10-01-89 MAP PAGE: 0014
 L 7,000 B 33,150 T 40,150
 SEQ NO. 2982 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION				HEATING & COOLING				GARAGES, CARPORTS & CANOPIES				
RESIDENCE CLASS 46	NO. UNIT 3	NO. STORIES 2.0	NO. ROOMS 10	SOURCE: GAS	HEAT SYS.: HOT WATER B.B.	A/C: NONE	BSMT. GARAGE 17	QL AREA 1	RATE 800	Q/F 1.13	COST 904	
NO. BEDROOMS 4	AGE 60	NO. BATHS 1	CONDITION NORMAL	HEATING COOLING	QL AREA 17	RATE 1.20	Q/F 1.12	COST 4,053				
EFFECTIVE AGE IN YEARS 20				TOTAL HEAT & COOL COSTS			4,053					
PLUMBING												
4 FIXTURES				NO. RATE	Q/F	COST						
3 FIXTURES				3	855	1.12	2,872					
1 FIXTURE												
TOTAL PLUMBING LESS ALLOWANCE						2,872						
NET PLUMBING COST						2,871						
FIREPLACES				TOTAL FIREPLACE COST								
TYPE:				NO. RATE Q/F COST								
TOTAL FIREPLACE COST												
ATTIC/DORMERS				ATTIC FINISH: 0 %								
QL AREA RATE Q/F COST												
TOTAL ATTIC/DORMER COST												
PORCHES, DECKS, PATIOS				DECK/PATIO								
OPEN PORCH				QL AREA 17				RATE 1.87 Q/F 1.15 COST 896				
ENCLOSED PORCH				TOTAL PORCH, DK, PATIO, COST				896				
TOTAL PORCH, DK, PATIO, COST												
NOTES				BATH 2 1/2 KITCHEN 1 1/2				3 3				
TOTAL ADJUSTED BASE STRUCTURE COST 82,408												
STRUCTURE				STYLE: COLONIAL								
CONVERSION: NONE				EXT. WALL: BRICK								
AREA RATE W/F COST												
GROUND FLOOR 1508 29.44 1.15 51,054												
UPPER FLOOR 1508 18.08 1.15 31,354												
HALF STORIES												
STRUCTURE BASE COST 82,408												
ROW/END UNIT FACTOR 1.00												
TOTAL BASE COST 82,408												
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 82,408												
TOTAL BASEMENT COST 10,560												
TOTAL ADJ. BASE COST 82,408												
TOTAL HT & COOL COST 4,053												
NET PLUMBING COST 2,871												
TOTAL FIREPLACE COST												
TOTAL ATTIC/DORMER COST 896												
TOTAL PCH, DK, PATIO 904												
TOTAL GAR, CPT, CAN. COST												
TOTAL B/I APP. COST												
TOTAL BASE REPLACEMENT COST 98,821												
REPLACEMENT COST NEW 257,922												
FINAL NET CONDITION STRUCTURE APPRAISED VALUE 147,015												
OTHER PRINCIPAL STRUCTURES												
TYPE:				AREA RATE COND. VALUE								
DET GAR												
POOL												
SHED												
ATT. GA.												
TOTAL OTHER STRUCTURES												
ASSESSMENT SUMMARY												
TOTAL BASEMENT COST 10,560												
TOTAL ADJ. BASE COST 82,408												
TOTAL HT & COOL COST 4,053												
NET PLUMBING COST 2,871												
TOTAL FIREPLACE COST												
TOTAL ATTIC/DORMER COST 896												
TOTAL PCH, DK, PATIO 904												
TOTAL GAR, CPT, CAN. COST												
TOTAL B/I APP. COST												
TOTAL BASE REPLACEMENT COST 98,821												
REPLACEMENT COST NEW 257,922												
FINAL NET CONDITION STRUCTURE APPRAISED VALUE 147,015												
OTHER PRINCIPAL STRUCTURES												
TOTAL BLDG. APPRAISED VALUE 147,000												
TOTAL LAND VALUE 125,000												
TOTAL APPRAISED VALUE 272,000												