

COLTS NECK	Land Desc: .95 ACRES	Owners Name: SOZIO, DOMINIC L. & DOMENICA	Land: 213,800
Block: 41	Bldg Desc:	Street Address: 92 FIVE POINT ROAD	Impr: 259,600
Lot: 27	Addl Lots: A	City & State: COLTS NECK, NJ Zip: 07722	Reval Date: 2021/10/01
Qual:	Acreage: 0.950 Class: 2	Property Location: 92 FIVE POINT ROAD	Map: 5
			Total: 473,400 Seq#: 2607 (#1 of 1)
			Exempt:

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS										
Grantor			Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description			Amount	Compl.								
							2019	204800	234600	439400														
							2020	213800	237600	451400														
							2021	213800	246400	460200														
							2022	213800	259600	473400														
LAND CALCULATIONS										SITE INFORMATION				RESIDENTIAL COST APPROACH										
Frnt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value		Road:	PAVED	Util:	SEPTIC ONLY	Basement	Area	Rate	Const	Q/F	Mult	Value				
									Curbs:	YES	Gas:		YES	BASEMENT	2378 x	9.560	+	2100	x1.15	x1.00=	28559			
0.950 AC @ 50000 + 190000 100% 237500									Sidewalk:	NO	Elec:		YES											
									Loc:		Topo:		LEVEL	Main Bldg										
Neigh: 09 VCS: A029 Front Ft Value: ADJUSTMENT: 0.90 Zone: A-1 Acre Value: 50000 Min Front: 300 Lot Value: Std Depth: 200 Land Value: 213,800										STAFF CONTROL				FIRST STORY	2378 x	57.040	+	31416	x1.00	x1.00=	167057			
										Info By: OWNER				Date:		06/19/17	BRICK SF	600 x	11.030	+	168	x1.00	x1.00=	6786
										Visits: 2				Collector:		14								
										Old B:				Prtd:		02/26/22								
										Old L:				Card:		M KF								
										BUILDING INFORMATION				Heat/AC										
22 12 16 1S/B 16 16 C A 12 80 58 1S/B 22 25 AG 38 1S/B 16 16 9 F 16 56 5 H 16 G I A: PATIO u54r22r12d16l12s0e0u16 192 B: 1S/B u14r0cu18r58 1044 C: 1S/B u38r0cu16r22 352 D: AG u7r58cu25r22 550 E: 1S/B u32r0cu6r80 480 F: 1S/B u5r14cu9r38 342 G: 1S/B u0r14cu5r16 80 H: 1S/B u0r36cu5r16 80 I: OP u0r30cu5r6 80 J: K: L: M: N: O: P: Scale: 30										Class:				Roof Type:	HW BASEBOARD	2378 x	3.310	+	1080	x1.12	x1.00=	10025		
										17				HIP		AC (SEP DUCTS)	2378 x	1.470	+	2520	x1.12	x1.00=	6738	
										Age/Eff Age:				Roof Material:		Plumbing								
										59 / 35 (Y)				SHINGLE		4 FIXTURE BATH	2 x	3185.000	+	0	x1.12	x1.00=	7134	
										Exterior Walls:				Room Count:		3 FIXTURE BATH	1- 2 x	2595.000	+	0	x1.12	x1.00=	-2906	
										FRAME				Total Rooms:7		2 FIXTURE BATH	0- 1 x	1895.000	+	0	x1.12	x1.00=	-2122	
										BRICK				Bed Rooms: 3										
										Style:				Row/End:		Fireplace								
										RANCH				N.A.		FIREPLACE 1STY	1 x	4245.000	+	0	x1.15	x1.00=	4882	
										Story Height:				Conversion:		Attic								
										ONE STORY														
										Exterior Condition:				Number of Units:		Deck/Patio								
										NORMAL				1		OPEN PORCH	30 x	10.770	+	443	x1.15	x1.00=	881	
										Interior Condition:				Heat Source:		PATIO	192 x	5.310	+	182	x1.15	x1.00=	1382	
										NORMAL				GAS										
										Foundation:				Livable Area:										
CONCRETE BLOCK				2378 SF																				
										DEPRECIATION				Garage										
										Physical: 39 %		Auto:Y		ATTACHED GARAGE	550 x	15.210	+	2250	x1.13	x1.00=	11996			
										Func Obs: %		Over Imp: %												
										Econ Obs: %		Under Imp: %												
										Final Net: 0.61														
										Baths: M: A: O: 3		Base Cost: 240412		CCF: 1.77		Cost New: 425529								
										Kitchens: M: A: O: 1		Net Cond: 0.61				Bldg Value: 259573								
										NOTES				Detached Items:										