

Block: 303	Land Desc: .870 AC	Owners Name: LAVRICH, RICHARD	Land: 334,800	Exemption	Net Taxable Value	Deductions
Lot: 8	Bldg Desc:	Street Address: 33 WINDING WAY	Bank: 00000	Impr: 1,033,200	Code:	Cd No-Ow
Qual:	Addl Lots:	City & State: UPPER SADDLE RIVER NJ	Zip: 07458	Total: 1,368,000	Value: 0	1,368,000
Card: M (#1 of 1)	Acreage: 0.870	Class: 2	Property Loc: 33 WINDING WAY	Zone: 1	Map:	UPPER SADDLE RIVER

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS					
Grantor		Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description		Amount	Compl.					
WINDING WAY DEVELOPMT LLC		05/27/05	8912 /41	2400000	7	2002	334800	186000	520800	06/24/03	NEW SFD		411000	00/00/00					
KARVELLAS, MICHAEL		07/11/03	8604 /762	440000	3	2005P	334800	300000	634800	06/18/02	DEMO OF SFD		3500	00/00/00					
GALLAGHER (EXEC), CATHERINE		05/17/02	8479 /196	555000	10	2005P	334800	1504800	1839600										
						2011	334800	1133500	1468300										
LAND CALCULATIONS										SITE INFORMATION				RESIDENTIAL COST APPROACH					
Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond	Value								
					Units		Rate	Site	Cond	Value									
					0.870 AC		40000	300000	100 100 100	334800									
Net Adj:					100.00	SF:	37,897	Auto:	Y	Land Value:	334,800								
A: 2S/B B: C: CC/1S/B D: CC/1S/B E: UPPER/AG F: OP G: 2SOH H: OP I: J: K: L: u9 r0;u39 r13 u5 r2 d16 r20 u15 r3 u2 n3 e3 d7 r9 n4 e8 s28 e15 s8 w13 l16 d6 l52 u15 r15;u14 r20 u37 r15;u18 n6 e6 r8 e6 s6 d18 l20 864 u0 r15;u9 r20 u9 r38;r10 s2 w2 l6 w2 n2 u9 r52;u6 r7 M: N: O: P: Scale: 30										Road:		Utilities:		Basement BASEMENT 3383 x 3.150 + 700 x1.54 x1.00= 17489 Main Bldg FIRST STORY 3399 x 15.850 + 7244 x2.85 x1.00=174187 UPPER STORY 3539 x 11.250 + 2175 x2.85 x1.00=119668 CATH CEILING 724 x 6.000 + 0 x2.85 x1.00= 12380 PART STONE SF 1424 x 2.800 + 0 x1.30 x1.00= 5183 Heat/AC HOT WATER B.B. 6938 x 1.070 + 400 x1.49 x1.00= 11657 AC (OWN DUCTS) 6938 x 0.500 + 800 x1.49 x1.00= 6361 Plumbing 5 FIXTURE BATH 2 x1228.000 + 0 x1.49 x1.00= 3659 3 FIXTURE BATH 2- 1 x 877.000 + 0 x1.49 x1.00= 1307 2 FIXTURE BATH 1 x 700.000 + 0 x1.49 x1.00= 1043 SINGLE FIXTURE 1 x 300.000 + 0 x1.49 x1.00= 447 Fireplace FIREPLACE 2 x1228.000 + 0 x1.60 x1.00= 3930 Attic Deck/Patio/Garage/Misc OPEN PORCH 222 x 4.000 + 0 x1.30 x1.00= 1154 ATTACHED GARAGE 864 x 7.500 + 0 x1.58 x1.00= 10238 Base Cost: 368703 CCF: 350 CLA: 100 Cost New: 129046 Phys Depr: 0.00(N) Func Depr: Net Depr: 100.00 Loc Depr: Mkt+: Mkt-: Bldg Value: 129046 Detached Items: TX CT WD 2010 2011 -371300 -157,000 Land: 334,800 Impr: 1,133,500 Total: 1,468,300					
										PAVED		Sewer: NONE							
										Curbs: YES		Water: NONE							
										Sidewalk: NO		Gas: YES							
										Measured: EB		Topo: LEVEL							
										Inspected: Y		Neigh: 108							
										07/20/05		VCS: A108							
										BUILDING INFORMATION									
										Type and Use:		Class/Quality:							
										ONE FAMILY		20.5							
Story Height:		Condition:																	
		AVERAGE																	
Style:		Year Built/EffA:																	
MANOR HOUSE		2005 / 0 (N)																	
Exterior Finish:		Windows:																	
STONE																			
WOOD SIDING																			
Roof Type:		Livable Area:																	
GABLE		6938 SF																	
Roof Material:		Interior Cond:																	
ASPHALT SHINGLE																			
Foundation:		Interior Wall:																	
POURED CONCRETE		SHEETROCK																	
Baths: M:		A: 5 O:																	
Kitchens: M:		A: 1 O:																	
ROOM COUNT																			
	B	1	2	3/A	Tot														
Living Rm		1			1														
Dining Rm		1			1														
Kitchen		1			1														
Dinette		1			1														
5 Fixt Bath			2		2														
4 Fixt Bath																			
3 Fixt Bath		1	1		2														
2 Fixt Bath		1			1														
Bed Room		1	5		6														
Fam Room		1			1														
Den/Other		1	1		2														
Old B: 13																			
Old L: 06/13/23																			