

8-25

X see attached

23

BL 8 200 BERGENLINE AVE

LT 25 25X60 69

3S-F-5U-PH 4C

6,300 23,700 30,000 54

CDR

LAGUNA, ALBERT & IGNACIO

932 GARDEN ST

HOBOKEN, NJ Z-07030

OWNER HISTORY

EXEMPTION

Card

of Total

S Senior Citizen County Municipality 10

V Veteran Map 4

W Veteran Widow Block

O Other Lot

V. C. S.

Sec.

Subsec.

LAND TYPE

LAND SCHEDULE

CLASS

PROPERTY CLASS

R Rear 30%

F Flag 60%

A Resi. 2 F Exempt 15F

B Com. 4A G Farm Reg. 3A K O. Sch. 15B O P.P. Telegr 6B

C Ind. 4B H Farm Q 3B L Cemetery 15C M P.P. Teleph 6A Q R.R. I 5A

D Apts. 4C I Public 15C M P.P. Teleph 6A Q R.R. II 5B

E Vac. 1 J Pub. Sch. 15A N Relig. Ex. 15D R P.P. Mesng. 6C

1 FRNTG.FIG. AVG.DEPTH TABLE EQUIVFRNTG RATE COND % TOTAL

25 60 79 203800 76000

APPEAL DECISION

COUNTY

Date

2 Com. Ind. etc. 3 Farm

Classification

A Bldg. Site J Orchard

B Frontage K Nursery

C Improved Width L Wood/Brush

D Improved Bal. M Flood Plain

E Balance N Waste

F Crop Harvested O

G Crop Pastured P

H Wood/Wet Agric. Q

I Per Pasture R

CLASS ACRES RATE Cond % X

TOTAL VALUE

4 Method UNITS RATE Cond%

A 5 5000

B 81000

C

TOTAL VALUE

Total Value Land 81000

Total Value Buildings 65300

Total Value Land & Buildings 146300

Inspection Signature

CD FIXED ASSESSMENT

L

B

Date

NJ - 3 COMPU 4 R

MARKET CORRELATIVE

NEIGHBORHOOD

26.00

ROAD

UTILITIES

SALE HISTORY

FIELD CALLS

A % Overbuilt 1 Typical 1 Paved 2 G 3 P 1 All Deed Date By Date Time

B % Underimproved 2 Inferior 4 Gravel 5 G 6 P 2 Electric SR-1A#

C % Poor Layout 3 Superior 7 Dirt 8 G 9 P 3 Gas Amount

D % Next Com. 4 Stable 10 Private 11 G 12 P 4 Water Ratio

E % Transitional 5 Declining 13 None/Paper 5 Sewer NU#

F % No Parking 6 Improving CURBING 6 Well SR-6

G % Style 7 Rural 1 Yes 2 G 3 P 7 Septic Class

H % No Garage 8 Crossroads 4 None 8 None

I % Ind. Loc. 9 Suburban SIDEWALK INFORMATION BUILDING PERMIT

J % Power Lines 10 Urban 1 Yes 2 G 3 P 1 Owner Date

K % No Street Lights 11 Subdivision 4 None 2 Spouse #

L % Inferior Services 12 Mixed HEARINGS 3 Tenant Value

M % Easement 13 By Date Time 4 Agent Task

N % Traffic LAND INFLUENCE 5 Neighbor % Complete

O % Location 1 % Bulkheading 6 Refused C.O. Date

T % 2 % Pier 7 Estimated Tot. Val.

Z Other 3 % Waterfront

4 % Alley

LAND COND. % CODE 5 % Rear Street

A % Low Front 6 % R.O.W.

B % Low Rear 7 % R.R. Siding

C % Undersize 8 % Nat'l. Resources

D % Oversize 9 % Plottage

E % Erosion 10 % Super Landscapp.

F % Wet/Flood Zone 11 % Und. Grnd. Sprink

G % Gravel Str. 12 % Lagoon

H % Rear Loc. 13 % Und. Grnd. Util.

I % R.O.W. 14 % Corner Influ.

J % Brook/River 15 % Enhncg. View

K % Raw Rough 16 % Other

L % Topo 17 %

M % Easement 99 % Rear Lot

N % Irregular/Tri. WORK RECORD

C % Detrimental By Date

P % Other Meas

Q % Public Esmnt List

R % Util. Esmnt. Price

S % Conserv. Esmnt. Review



88 L25

MARKET VALUE APPRAISAL SERVICES INC.

[illegible]

PROPERTY RECORD & APPRAISAL CARD

2600 11150 V 13750				OWNERSHIP RECORD															
200 BERGENLINE AVE. 8 25 25X60 COB 3S-F-50-PH 4U CARL A. TARANTINO ET UX 200 BERGENLINE AVE. 54 40 UNION CITY, N.J. 07087				NAME & ADDRESS				DEED BOOK PAGE NO.		DATE									
				Agnes Rokoszak															
				200 BERGENLINE AVE															
				UNION CITY, N.J. 07087															
SALES RECORD				SALES & ASSESSMENT RECORD															
SALES RECORD				ASSESSMENT															
DATE		SALE PRICE		RATIO		VERIFICATION & REMARKS		YEAR		LAND		BUILDING		TOTAL VALUE		REMARKS			
3/7/85		65,000				Albert Lagana & Ed				6300		23700		30000					
LOT & ACREAGE RECORD						LAND VALUE CALCULATION													
TOPOGRAPHY		USE		ZONING		SIZE OF LOT OR NUMBER OF ACRES				BASE UNIT VALUE		DEPTH, CORNER OR OTHER INFLUENCE				ADJUST'D UNIT VALUE		TOTAL VALUE	
LEVEL		RESIDENTIAL		CONFORMING		BLDG. SITE 25x60				320		R-100 .79				252		6300	
HIGH		APARTMENT		NON-CONFORMING															
LOW		COMMERCIAL		WATER															
ROLLING		LIGHT IND.		CITY															
		HEAVY IND.		WELL															
IMPROVEMENTS		STREET		SPRING															
SIDEWALKS		ASPH. & MAC'D		STREAM															
CURBS		OIL & GRAVEL		SEWER															
WATER		CONCRETE		PUBLIC															
SEWERS		DIRT		SEPTIC															
GAS		PAPER																	
SCHEDULE OF RENTAL				RENTAL CAPITALIZATION				INFORMATION ON MAJOR ALTERATIONS TO PRINCIPAL BUILDINGS ADDITIONAL BUILDING INFORMATION											
FLR.		NO. OF UNITS		DESCRIPTION OF UNITS		RENTAL PER UNIT		ACTUAL ANNUAL RENTAL \$											
1		1		4-2-1		1402/10		SERVICES FURNISHED											
2		2		3-1-1		532/10		Light _____ Heat _____ Water _____											
3		2		3-1-1		532/10		ACTUAL ANNUAL EXPENSES \$											
4		2		3-1-1		532/10		RECONSTRUCTED STATEMENT											
5		2		3-1-1		532/10		EST. ANNUAL ECONOMIC RENT \$											
6		2		3-1-1		532/10		EST. ANNUAL EXPENSES \$											
7		2		3-1-1		532/10		EST. NET INCOME BEFORE DEPR. \$											
8		2		3-1-1		532/10		CAPITALIZATION RATE _____ %											
9		2		3-1-1		532/10		(INT. _____ % RECAP. _____ % TAX _____ %)											
10		2		3-1-1		532/10		APPRAISED VALUE											
11		2		3-1-1		532/10		INCOME APPROACH \$											

BUILDING CLASS	132A	OBSERVED PHYSICAL COND.	AGE: ACTUAL 65 EFFECT	REMODELED \$	GROUND PLAN SKETCH	1 Square = 5 feet	BUILDING VALUE CALCULATION
TYPE & USE		GOOD NORMAL FAIR POOR	% YR.				ITEM NO. AREA OR QUANTITY UNIT COST TOTAL
COMBINATION STORE & APT. OFFICE LOFT		4. FLOORS					3290 1000 2450 24500
HOTEL STORE		FLOOR CONST. FLOORS					1360 200 1180 2360
OFFICE BANK		WOOD					
THEATER GARAGE		CONC. ON GRADE					
GAS STATION INDUST.		REINFORCED CONC.					
WAREHOUSE GREENHSE		FINISHED FLOORS 1 2 ABOVE					
OTHER		WOOD OR EQUIV.					
STRUCTURAL FRAME		OTHER					Q-D FACTOR
WOOD STEEL CONC.		5. INTERIOR FINISH B 1 2 3					ADDITIONS & DEDUCTIONS
COLUMNS		PLASTER BOARD					ADDITIONS & PORCHES 20 75 + 143
MAIN BEAMS		PLASTER					2417 26067 540 + 1404
JOISTS		BEAVER BOARD					2. EXTERIOR WALLS
TRUSSES		WOOD PANEL					5. INTERIOR FINISH
GIRDERS		UNFINISHED					
HEIGHT IN STORIES 3		CELOTEX CLG.					6. PLUMBING
1. FOUNDATIONS							7. ELECT.
CONCRETE WALLS		DEVELOPED AREA SQ. FT.					8. HEATING
CEMENT BLOCK WALLS		APARTMENT AREA 72%					9. BASEM'T
CINDER BLOCK WALLS		NO. UNITS NO. ROOMS 16					10. A/C
STONE WALLS		OFFICE AREA sm 1					11.
BRICK WALLS		PARTITIONS LIN. FT. HGTS.					12. ELEVATOR
TILE WALLS		WOOD STUD					TOTAL REPLACEMENT COST \$ 28047
PIERS: Wood C.O.		PLASTER SIDE					COST CONVERSION FACTOR 2.30
2. EXTERIOR WALLS		FIRE WALLS					REGIONAL REPL. COST \$ 64508
WOOD: LINED		6. PLUMBING B 1 2 3					DEPRECIATION & OBSOLESCENCE
UNLINED		3 FIXED BATH					A. OBSERVED PHYSICAL 40
BRICK		2 FIXED BATH					B. NET CONDITION 100-A 60
CONCRETE BLOCK		KITCHEN SINK					C. FUNCTIONAL 20
STONE		WATER CLOSET					D. ECONOMIC 5
CONCRETE		LAVATORY					E. NET CONDITION 75
CORRUGATED IRON		STALL SHOWER					F. FINAL NET CONDITION BxE 45
ALUMINUM		NONE					SUMMARY OF APPRAISED VALUE
ASBESTOS SH		PIPING: Copper Galvanized					PRINCIPAL BUILDING APPRAISAL \$ 29000
		7. ELECTRICITY					OTHER & ACCESSORY BUILDING APPRAISAL \$
		120V 240V					TOTAL BUILDING APPRAISAL \$ 29000
		440V POWER					TOTAL LAND APPRAISAL \$ 6300
		CONDUIT					TOTAL VALUE \$ 35300
STORE FRONTS (LIN. FT.):		8. HEATING					
Wood or low cost metal set		NONE					
Avg. grade metal set		PIPELESS HOT AIR					
Good grade metal set		PIPED GRAVITY					
3. ROOF TYPE		FORCED CIRC. hw ha					
HIP GABLE		STEAM					
MANSARD FLAT		RADIANT HEAT					
GAMBREL		FAN UNITS					
ROOF CONSTRUCTION		Coal Gas Oil Elec.					
WOOD STEEL DK.		9. BASEMENT					
ROOFING		NONE					
PREPARED ROLL		1/4 1/3 1/2 2/3 3/4					
BUILT-UP		FULL AREA					
ASPHALT		FINISHED REC. %					
WOOD		FINISHED APART. %					
SLATE		JOIST: x x OC					
METAL							
ASBESTOS							
REINFORCED CONC.							