

Block: 59	Land Desc: 2.818 AC	Owners Name: BOWLES, WALTER C & MARY V	Land: 151,100	Exemption	Net Taxable Value	Deductions
Lot: 60.05	Bldg Desc: 2SF-L-2AG	Street Address: 91 W VALLEY BROOK RD	Impr: 304,400	Code:		Cd No-Ow
Qual:	Addl Lots:	City & State: CALIFON, NJ	Zip: 07830	Value: 0	455,500	
Card: M (#1 of 1)	Acreage: 2.818	Class: 2	Property Loc: 91 W VALLEY BROOK RD	Zone: R-5	Map: 49	WASHINGTON TOWNSHIP

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS					
Grantor					Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description		Amount	Compl.		
					11/04/93	03877/00146	340000		2010	151100	304400	455500							
									2009	208100	324300	532400							
LAND CALCULATIONS										SITE INFORMATION				RESIDENTIAL COST APPROACH					
Frnt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond		Value	Road: PAVED		Utilities: Sewer:		Basement BASEMENT 1160 x 9.460 + 2220 x1.32 x1.00= 17416		
													Curbs:		Water:				
													Sidewalk:		Gas:				
TRAFFIC					95	Units		Rate	Site	Cond		Value	Measured: MC		Topo: LEVEL				
						2.000 AC		15000	125000	100	100	100	155000					Main Bldg FIRST STORY 1160 x 72.970 +33264 x1.00 x1.00=117909 UPPER STORY 1188 x 51.760 +10032 x1.00 x1.00= 71523 CATH CEILING 350 x 40.000 + 0 x1.35 x1.00= 18900	
						0.818 AC		5000		100	100	100	4090						
Net Adj:					95.00	SF:		122,752	Auto: Y		Land Value:		151,135	Inspected: Y 6/15/07		Neigh: 306 VCS: A306			
LAND CALCULATIONS										SITE INFORMATION				RESIDENTIAL COST APPROACH					
										Type and Use: ONE FAMILY				Class/Quality: 18				Heat/AC FORCED HOT AIR 2348 x 2.520 + 720 x1.15 x1.00= 7633 AC ADDED TO HOT 2348 x 0.890 + 2160 x1.15 x1.00= 4887	
										Story Height: TWO STORY				Condition: AVERAGE					Plumbing 5 FIXTURE BATH 1 x4095.000 + 0 x1.15 x1.00= 4709 4 FIXTURE BATH 1 x3185.000 + 0 x1.15 x1.00= 3663 3 FIXTURE BATH 0- 2 x2595.000 + 0 x1.15 x1.00= -5968 2 FIXTURE BATH 1- 1 x1895.000 + 0 x1.15 x1.00= 0
										Style: COLONIAL				Year Built/EffA: 1993 / 8 (Y)					
										Exterior Finish: STUCCO				Windows:					
										Roof Type: GABLE				Livable Area: 2348 SF					
										Roof Material: ASPHALT SHINGLE				Interior Cond: NORMAL				Fireplace FIREPLACE 2STY 1 x4850.000 + 0 x1.30 x1.00= 6305 Attic	
										Foundation: CONCRETE BLOCK				Interior Wall: SHEETROCK					
										Baths: M: A: 2 O:				Deck/Patio/Garage/Misc					
										Kitchens: M: A: 1 O:				DECK 744 x 5.610 + 0 x1.30 x1.00= 5426 ATTACHED GARAGE 506 x 15.210 + 2250 x1.24 x1.00= 12333					
ROOM COUNT																			
					B	1	2	3/A	Tot										
Living Rm						1			1										
Dining Rm						1			1										
Kitchen						1			1										
Dinette																			
5 Fixt Bath							1		1										
4 Fixt Bath							1		1										
3 Fixt Bath																			
2 Fixt Bath						1			1										
Bed Room							4		4										
Fam Room						1			1										
Den/Other																			
Old B:					8														
Old L:					11/14/24														
										Land:		151,100	Impr:		304,400	Total:		455,500	