

TOWNNAME: WOODBRIDGE TWP
 BLOCK: 00376 E
 LOT: 00023
 QUALIFIER:
 OWNERNAME: JAMES B. NIRMALA & CALDEEN WALKIN
 ADDRESS: 257 BERKLEY ST NJ
 LOCATION: 257 BERKLEY ST 08834-2155
 APPRAISAL CO.: REALTY APPRAISAL CO.
 REVALDATE: 10-01-85 MAP PAGE: 0044
 SEQ NO: 8,100 B 24,100 T 32,200
 7763 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION

RESIDENCE CLASS 16 NO. UNIT 1
 NO. STORIES 1.0 NO. ROOMS 7
 NO. BEDROOMS 3 AGE 26
 ROW/END TOWNHOUSE NO CONDITION NORMAL
 EFFECTIVE AGE IN YEARS 20/15
 FUNC. OBSOL. % OVER IMPROVED %
 ECON. OBSOL. % UNDER IMPROVED %
 REASON FINAL NET CONDITION 28% 85%

ROOF

TYPE: GABLE PITCH: NORMAL MATERIAL: SHINGLE

BASEMENT

FOUNDATION TYPE: CON. BLOCK

BASEMENT:
 UNFINISHED 16 QL AREA RATE Q/F COST
 16 1122 3.77 1.00 4.229
 FINISHED 16 564 5.15 1.00 2.889
 TOTAL BASEMENT COST 1122 444 400 2.448
 5,382 9,611

STRUCTURE

STYLE: CONVERSION: EXT. WALL:
 BI-LEVEL NONE FRAME 5/11/14
 GROUND FLOOR AREA RATE W/F COST
 1122 22.30 1.00 25.020
 UPPER FLOOR
 HALF STORIES
 STRUCTURE BASE COST 25.020
 ROW/END UNIT FACTOR 1.00
 TOTAL BASE COST 25.020

BASE COST ADJUSTMENTS

BRICK FACING(+) AREA RATE Q/F COST
 STONE FACING(+) AREA RATE Q/F COST
 UNF. STORIES(-)
 UNF. 1/2 STORY(-)
 CONCRETE SLAB(-)
 CONVERSION
 TOTAL ADJUSTMENTS

TOTAL ADJUSTED BASE STRUCTURE COST 25.020

HEATING & COOLING

SOURCE: HEAT SYS.: A/C:
 GAS FORCED HOT AIR ADD DUCT
 HEATING 16 QL AREA RATE Q/F COST
 16 1122 1.06 1.00 1.189
 COOLING 16 1122 .92 1.00 1.032
 TOTAL HEAT & COOL COSTS 2,221

PLUMBING

4 FIXTURES NO. RATE Q/F COST
 3 FIXTURES 2 855 1.00 855
 2 FIXTURES 4 625 1.00 625
 1 FIXTURE 1 1630 1.00 1630

1 Jan 2017
 TOTAL PLUMBING 3310 1600
 LESS ALLOWANCE 3310 1600
 NET PLUMBING COST 2,455 625

FIREPLACES

TYPE: NO. RATE Q/F COST

TOTAL FIREPLACE COST

ATTIC/DORMERS

ATTIC FINISH: 0 %

ATTIC

QL AREA RATE Q/F COST

TOTAL ATTIC/DORMER COST

PORCHES, DECKS, PATIOS

DECK/PATIO 16 QL AREA RATE Q/F COST
 16 435 1.86 1.00 812
 OPEN PORCH 16 126 4.72 1.00 594
 GLAZED PORCH
 ENCLOSED PORCH
 TOTAL PORCH, OK, PATIO, COST 1,406

NOTES

BATH 0 2 0 KITCHEN 0 1 0

GARAGES, CARPORTS & CANOPIES

BSMT. GARAGE QL AREA RATE Q/F COST
 ATT. GARAGE
 CARPORT
 CANOPY
 TOTAL GARAGE CARPORT CANOPY COST

OTHER PRINCIPAL STRUCTURES

TYPE: AREA RATE COND. VALUE
 DET. GAR
 POOL
 SHED
 ATT. GA. 1.00 1.86 286 7.75 .75 3.092

TOTAL OTHER STRUCTURES

3.092

ASSESSMENT SUMMARY

TOTAL BASEMENT COST 2,448 9,611
 TOTAL ADJ. BASE COST 25.020
 TOTAL HT & COOL COST 2,221
 NET PLUMBING COST 2,455
 TOTAL FIREPLACE COST 2,455
 TOTAL ATTIC/DORMER
 TOTAL PORCH, DK, PATIO 1,406
 TOTAL GAR, CPT, CAN.
 TOTAL B/T APP. COST

TOTAL BASE REPLACEMENT
 COST CONVERSION FACTOR
 REPLACEMENT COST NEW
 FINAL NET CONDITION
 STRUCTURE APPRAISED VALUE
 OTHER PRINCIPAL STR

TOTAL BLDG. APPRAISED VALUE 96,390 40,773
 TOTAL LAND VALUE 56,669 21,800
 TOTAL APPRAISED VALUE 149,300 89,300

OWNER: CHEN, JIN
-BURGANA, JAMES B-NIRMALTA-8-DSW

10700023

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STD DEPTH: 100
MIN FRONT :
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DEP	REASON	ADJ. RATE	VALUE
1.00		195	11,760
1.00		10,000	10,000

TOTAL LAND VALUE:	21.800
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TOTAL LAND VALUE: 21.800

STAFF CONTROL

DATE

SOURCE: OWNER
INTERIOR INS: 0005
INSPECTED BY: 0005
REVIEWED BY:
APPRAISED BY:

BUILDING PERMITS

[illegible]

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP

Wendy Ann
Palmer
Robert Palmer + Judith
Palmer + Anne Palmer

SALES DATA

[illegible]

ASSESSMENT RECORD

[illegible]

SKETCH LEGEND

SCALE: ***** 11 FT/INCH

SKETCH LEGEND									
PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ.	LOC.	DP
A	1.0	FULL			37	26			
B	1.0				18	10	A	B+	
C	1.0				21	6	B	R+	
J	1.0			0-P ATG	11	26	A	R+	

15-B 10-16 24 6P
 37
 11