WESTFIELD	**Land Desc:** 74X120	**Owners Name:**	SCANIELO, CHARLES V & COLEEN R	**Land:**	347,600		
Block: 5203	**Bldg Desc:** 1S-F-S-1BG	**Street Address:**	1210 RAHWAY AVE	**Impr:**	134,900	**Reval Date:**	2018/10/01
Lot: 2	**Addl Lots:**	**City & State:**	WESTFIELD, N J **Zip:** 07090	**Total:**	482,500	**Map:**	
Qual:	**Acreage:** 0.204 **Class:** 2	**Property Location:**	1210 RAHWAY AVE	**Exempt:**		**Seq#:** 9163	(#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
	11/22/96	4458 /325	188500	

ASSESSMENT HISTORY

Year	Land	Impr	Total
2019	347600	134900	482500
2020	347600	134900	482500

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.
08/14/07	ALTERATION/ALTERATION	1800	08/29/08
05/22/07	ALTERATION	22200	08/29/08
08/29/05	ALTERATION	11200	06/26/06
06/16/03	ALTERATION	5000	08/28/08

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
0.204 AC	@ 300000	+ 325000	100%					386200

Neigh: 127
VCS: A127 **Front Ft Value:**
Zone: RS-8 **Acre Value:** 300000 TRAFFIC 90
Min Front: 60 **Lot Value:**
Std Depth: 125 **Land Value:** 347,600

SITE INFORMATION

Road:	PAVED	**Util:**	SEW/WATER
Curbs:	YES	**Gas:**	YES
Sidewalk:	YES	**Elec:**	YES
Loc:		**Topo:**	LEVEL

STAFF CONTROL

Info By:	OWNER	**Date:**	06/29/18
Visits:	1	**Collector:**	34
Old B:	784.B	**Prtd:**	12/11/20
Old L:	24	**Card:**	M TOM

BUILDING INFORMATION

Class: 17	**Roof Type:** GABLE
Age/Eff Age: 67 / 35 (Y)	**Roof Material:** SHINGLE
Exterior Walls: ALUM/VINYL STONE	**Room Count:** Total Rooms: 7 Bed Rooms: 3
Style: SPLIT LEVEL	**Row/End:** N.A.
Story Height: TWO STORY	**Conversion:**
Exterior Condition: NORMAL	**Number of Units:** 1
Interior Condition: NORMAL	**Heat Source:** GAS
Foundation: CONCRETE SLAB	**Livable Area:** 1392 SF

DEPRECIATION

Physical:	39 %	**Auto:**	Y
Func Obs:	%	**Over Imp:**	%
Econ Obs:	%	**Under Imp:**	%
		Final Net:	0.61

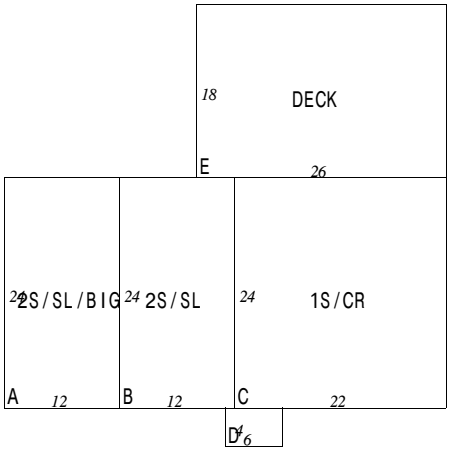
Baths:	M:	A: 1	O:	
Kitchens:	M:	A: 1	O:	

NOTES

ATTIC W/ PULL D

RHEEM GUARDIAN
SWW '08

BUILDING SKETCH



A: 2S/SL/BIG	cd24r12		288
B: 2S/SL	r12cd24r12		288
C: 1S/CR	r24cd24r22		528
D: PATIO	d24r23cd4r6		24
E: DECK	u18r20cd18r26		468
F:			0
G:			0
H:			0
I:		M:	
J:		N:	
K:		O:	
L:		P:	

Scale: 20

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RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
Main Bldg						
FIRST STORY	1104 x	58.980	+27060	x1.00	x1.00=	92174
UPPER STORY	576 x	41.800	+ 8184	x1.00	x1.00=	32261
STONE SF	220 x	20.490	+ 60	x1.00	x1.00=	4568
CONC. SLAB	576 x	-1.060	+-1110	x1.14	x1.00=	-1961
BUILT-IN GARAGE	288 x	-14.550	+-1500	x1.14	x1.00=	-6487
Heat/AC						
HW/STEAM RADIATOR	1392 x	3.740	+ 1584	x1.12	x1.00=	7605
Plumbing						
3 FIXTURE BATH	1- 2 x	2595.000	+ 0	x1.12	x1.00=	-2906
2 FIXTURE BATH	0- 1 x	1895.000	+ 0	x1.12	x1.00=	-2122
SINGLE FIXTURE	1 x	910.000	+ 0	x1.12	x1.00=	1019
Fireplace						
FIREPLACE 1STY	1 x	4245.000	+ 0	x1.15	x1.00=	4882
Attic						
Deck/Patio						
DECK	468 x	5.203	+ 203	x1.15	x1.00=	3034
PATIO	24 x	5.010	+ 200	x1.15	x1.00=	368
Garage						

Base Cost:	132435	**CCF:** 1.67		**Cost New:**	221166
Net Cond:	0.61			**Bldg Value:**	134912

Detached Items:
SHED 1STY 64 x 0.001 + 0 x1.20 x0.25 x1.67= 0

Land: 347,600 **Impr:** 134,900 **Total:** 482,500