

TOWNNAME: WOODBRIDGE TWP
 BLOCK: 00137 D
 LOT: 00239 240
 QUALIFIER:

OWNERNAME: SMITH, RICHARD & JANE
 ADDRESS: 44 MAPLE AVE
 FORDS NJ
 LOCATION: 44 MAPLE AVE

APPRAISAL CO.: REALTY APPRAISAL CO.
 REVALDATE: 10-01-85 MAP PAGE: 0011
 L 7,000 B 12,600 T 19,600
 SEQ. NO. 2430 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION				HEATING & COOLING				GARAGES, CARPORTS & CANOPIES			
RESIDENCE CLASS 16	NO. UNIT 1	NO. STORIES 1.0	NO. ROOMS 4	SOURCE: OIL	HEAT SYS.: HOT WATER/STEAM	A/C: NONE		BSMT. GARAGE	QL AREA	RATE	Q/F COST
NO. BEDROOMS 2	AGE 55	ROW/END TOWNHOUSE NO	CONDITION FAIR	HEATING	COOLING	QL AREA	RATE	Q/F COST	ATT. GARAGE		
EFFECTIVE AGE IN YEARS 55				16	1122	1.69	1.00	1,896	CARPORT		
FUNC. OBSOL. %	OVER IMPROVED %			TOTAL HEAT & COOL COSTS				1,896	CANOPY		
ECON. OBSOL. %	UNDER IMPROVED %			PLUMBING					TOTAL GARAGE CARPORT CANOPY COST		
REASON				4 FIXTURES	NO. RATE	Q/F COST			OTHER PRINCIPAL STRUCTURES		
FINAL NET CONDITION 48 %				3 FIXTURES	1	855	1.00	855	TYPE: DET GAR	AREA	RATE
				2 FIXTURES					POOL	COND.	VALUE
				1 FIXTURE					SHED		
ROOF									ATT. GA.		
TYPE: GABLE	PITCH: NORMAL	MATERIAL: SHINGLE		TOTAL PLUMBING					TOTAL OTHER STRUCTURES		
BASEMENT				LESS ALLOWANCE					ASSESSMENT SUMMARY		
FOUNDATION TYPE: CON. BLOCK				NET PLUMBING COST					TOTAL BASEMENT COST	3,051	
BASEMENT: UNFINISHED	QL AREA 16	RATE 748	Q/F 4.08	FIREPLACES					TOTAL ADJ. BASE COST	19,096	
FINISHED				TYPE:	NO. RATE	Q/F COST			TOTAL HT & COOL COST	1,896	
TOTAL BASEMENT COST			3,051	TOTAL FIREPLACE COST					NET PLUMBING COST		
STRUCTURE				ATTIC/DORMERS					TOTAL FIREPLACE COST		
STYLE: BUNGALOW	CONVERSION: NONE	EXT. WALL: FRAME		ATTIC FINISH: 100 %					TOTAL ATTIC/DORMER	2,351	
GROUND FLOOR	AREA 748	RATE 25.53	W/F 1.00	QL AREA 748	RATE 3.38	Q/F .93	COST 2,351		TOTAL PCH, DK, PATIO	1,533	
UPPER FLOOR				TOTAL ATTIC/DORMER COST			2,351		TOTAL GAR, CPT, CAN.		
HALF STORIES				PORCHES, DECKS, PATIOS					TOTAL B/I APP. COST		
STRUCTURE BASE COST			19,096	DECK/PATIO	QL AREA	RATE	Q/F COST		TOTAL BASE REPLACEMENT	27,927	
ROW/END UNIT FACTOR			1.00	OPEN PORCH					COST CONVERSION FACTOR	1.86	
TOTAL BASE COST			19,096	GLAZED PORCH	16	205	7.48	1,533	REPLACEMENT COST NEW	51,944	
BASE COST ADJUSTMENTS				ENCLOSED PORCH					FINAL NET CONDITION	.48	
BRICK FACING(+)	AREA	RATE	Q/F COST	TOTAL PCH, DK, PATIO, COST			1,533		STRUCTURE APPRAISED VALUE	24,933	
STONE FACING(+)				NOTES					OTHER PRINCIPAL STR		
UNF. STORIES(-)				BATH 0 1 0 KITCHEN 0 1 0					TOTAL BLDG. APPRAISED VALUE	24,900	
UNF. 1/2 STORY(-)									TOTAL LAND VALUE	19,400	
CONCRETE SLAB(-)									TOTAL APPRAISED VALUE	44,300	
CONVERSION											
TOTAL ADJUSTMENTS											
TOTAL ADJUSTED BASE STRUCTURE COST			19,096								

LDS WB-T 10401067

LAND DATA

MRA 240 FRT FOOT VALUE = 200 STD DEPTH: 100
 NEI 4 ACRE VALUE = MIN FRONT
 ZONE: R 6 LOT VALUE 10,000

EFT	EDR	DPF	FFF	DEP	REASON	ADJ. RATE	VALUE
50	87	94	1.00	1.00		188	9,400
(LOT(S))							10,000

TOTAL LAND VALUE: 19,400

SITE	REASON	TRI-FACTOR	DEP-RATE
1			
2			
3			

LAND DESCRIPTION

UTILITIES STREET CONTOUR
 GAS SIDEWALK
 ELECTRIC CURB
 WATER & SEWER PAVED STREET

STAFF CONTROL

SOURCE: OWNER
 INTERIOR INS: 0014
 INSPECTED BY: 0014
 REVIEWED BY:
 APPRAISED BY:

DATE

12 10 80

BUILDING PERMITS

PERMIT NO.	DESCRIPTION OF IMPROVEMENT	DATE COMP.
86-3357	Central A/C & Condenser	
07-2508	Rms. Addition - 1st fl. addl.	
" "	2nd fl. addl. ft. stairs, siding & roofing	

RECORD OF OWNERSHIP

Manoos P. & Janice P. Borges

SALES DATA

DATE	PRICE	RATIO	BOOK	PAGE
4-26-05	250,000		5496	087

ASSESSMENT RECORD

YR	LAND	BLDG.	TOTAL	APPEAL

BLOCK: 00137 LOT: 00239

SCALE: 11 FT/INCH

SKETCH LEGEND

PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ.	LOC.	DP.
A	1.0	FULL		FULL	22	34			
B	1.0			G-P	16	8	A	B+	3
C	1.0			G-P	11	7	A	A+	4