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Dec'd 5-13-75 per D.C.
ZURICH, MARK L & CATHERINE
1963 MOUNTAINVIEW AVE
UNION, N.J.

BLK 2301
LOT 10

07003

1963 MT VIEW AVE

OWNERSHIP RECORD

NAME	MAIL ADDRESS	DATE	D.B. PG.
Dec'd deed			
Philip & Mary Jones	1963 Mountainview Ave, Union	1-2-76	
Shamir D. Lawrence	935 Allwood Ave	11/25/86	3484-231
Puerto Rican Federation Services Inc	CLIFTON, NJ 07012	12/6/98	4634-28
326 Rt 28, West, Ste 7B, Greenbrook Rd, Greenbrook 08812			
Everas Community Services Inc.		6/22/14	6012-40

SALES AND ASSESSMENT RECORD

SALES RECORD			ASSESSMENT					COUNTY BOARD			STATE DIVISION OF APPEALS		
DATE	SALE PRICE	RATIO	YEAR	%	LAND	BUILDING	TOTAL	LAND	BUILDING	TOTAL	LAND	BUILDING	TOTAL
1-2-76	52,750												
11/25/86	160,000												
2-26-98	175,000	27.71											
6-27-14	1.00	NU-25	1998		21500	27000	48500						
			1999		21500	30500	52000	ALTERATIONS					
			2000		21500	30500	52000	TAXABLE TO EXEMPT					
			2015		21500	100 P	21600	EXEMPT TO TAXABLE - NO VALUE TO			HOUSE - TO BE DEMOLISHED.		
			2017		21500	40,000	61500	TAXABLE TO EXEMPT					

LOT RECORD

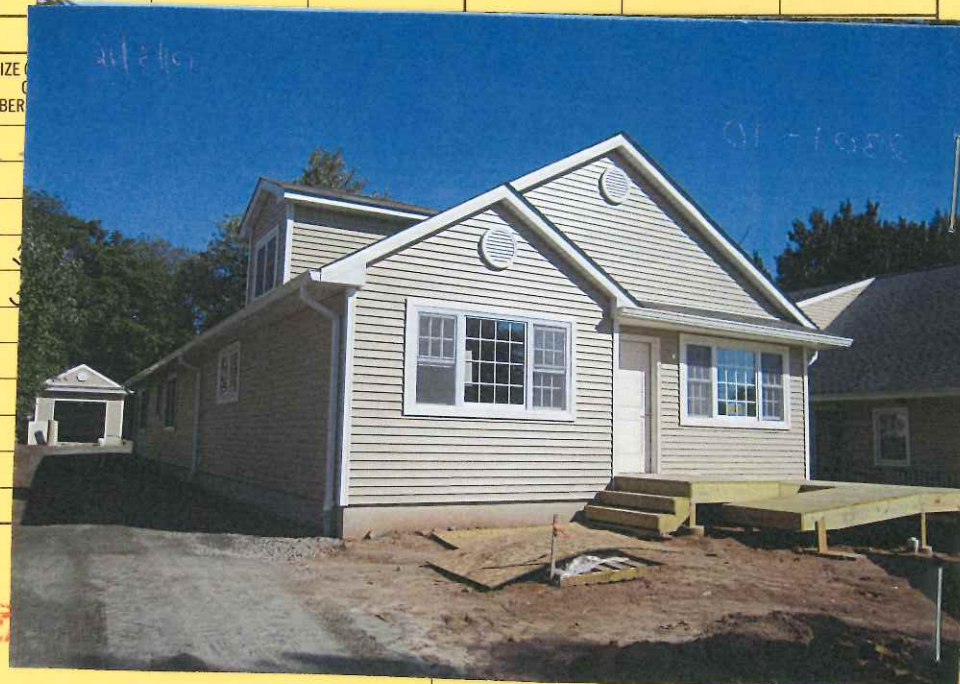
ACREAGE RECORD

TOPOGRAPHY		ZONING OR USE		TOPOGRAPHY		WATER		ACRES
LEVEL		RESIDENTIAL		LEVEL		CITY		CULTIVATABLE
HIGH		APARTMENT		ROLLING		WELL		PASTURE
LOW		COMMERCIAL		LOW		SPRING		FOREST TREES
IMPROVEMENTS		LIGHT INDUSTRY		ROAD		STREAM		WASTE
SIDEWALKS		HEAVY INDUSTRY		PAVED ROAD				ROADS, STREAMS
CURBS		STREET		DIRT ROAD				
WATER		ASPHALT		NO ROAD OUTLET				TOTAL ACRES
SEWERS		BRICK						
GAS		CONCRETE						
		MACADAM OR GRAVEL						
		UNPAVED-DIRT						

 ADDITIONAL INFORMATION ON MAJOR ALTERATIONS TO PRINCIPAL
BUILDING—OTHER SPECIAL NOTES

21545 4/12/76 down 1500 - 2/8/83 - c/o.
A.A. - 1500 - 1997 - 12 MO.
EST. FOR OUTDOOR POOL 4000
98-200 3/3/98 30,000 - RENOVATIONS CO 4/29/98 CHANGE FOR 1999
1998 AD 4/29/98 - 2000 EST. FOR ALTERNATIONS 2500

TOTAL ACRES



TOTAL LOT OR LAND VALUE

\$ 21500

 15.2257 10.30.15 155,000 - New Single Family STATE OF NEW JERSEY
CO 114/17

PRINCIPAL BUILDING DESCRIPTION															
BUILDING CLASS		OBSERVED PHYSICAL CONDITION					EFFECTIVE AGE								
10-50		GOOD	NORMAL	FAIR	POOR		DATE			YEARS		15			
TYPE AND USE		(4) PORCHES					(8) LIGHTING								
1 FAMILY DWELLING		PORCH #	1	2	3		ELECTRICITY								
2 FAMILY DWELLING		OWN ROOF					NO ELECTRICITY								
3-6 FAMILY APARTMENT		MAIN ROOF					(9) HEATING								
MULTI-FAMILY APARTMENT		OPEN PORCH					STOVE OR UNIT HEATERS								
TOURIST COURT		GLAZED					HOT AIR: PIPELESS								
FARM HOUSE		ENCLOSED & FINISHED					PIPED (GRAVITY)								
(1) FOUNDATION		STORIES AND ROOMS					FORCED CIRCULATION								
MASONRY WALLS		STORIES	1	1 1/2	2	2 1/2	3	4	5	STEAM					
WOOD OR BLOCK PIERS		NUMBER APTS.						HOT WATER OR VAPOR							
(2) EXT. WALL CONSTR.		NUMBER ROOMS 76-34					RADIANT, CONCEALED								
STORIES	1 2	(5) FLOORS					FUEL: COAL GAS OIL								
FRAME WITH WOOD, SHINGLE OR STUCCO SIDING		STORIES	1	1 1/2	2	2 1/2	3	4	5	OIL BURNER COAL STOKER					
CONCRETE BLOCK OR TILE		SOFTWOOD					(10) BASEMENT								
STUCCO ON BLOCK OR TILE		HARDWOOD					NONE FULL								
BRICK SOLID		CONCRETE					PART SQ. FT.								
BRICK VENEER		TILE FL'RS: BATH KITCHEN						FINISHED:							
STONE SOLID		(6) INTERIOR FINISH					RECREATION C-600 SQ. FT.								
STONE VENEER		WALLS UNFINISHED						APARTMENT SQ. FT.							
OTHER		WALLBOARD						FLOOR: DIRT WOOD							
		PLASTER						CEMENT							
(3) ROOF		DOORS AND TRIM: <td colspan="3">(11) HALF STORY, ATTIC</td> <td colspan="5"></td>					(11) HALF STORY, ATTIC								
TYPE: FLAT		SOFTWOOD	HARDWOOD					UNFINISHED							
GABLE		TILE WALLS: BATH KITCHEN						FINISHED % 250							
HIP		FIREPLACE:						(12) OTHER ITEMS							
GAMBREL		NATURAL ARTIFICIAL						CANOPY							
MANSARD		(7) PLUMBING					TERRACES: TYPE								
ROOFING: PREPARED ROLL		NONE WATER ONLY						AREA							
BUILT-UP ASPHALT OR T & G		NO. BATHROOMS (3 FIX'T)	2	1			BUILT-IN GARAGE OR PORCH:								
WOOD OR COMP. SHINGLE		NO. TOILET RMS. (2 FIX'T)	1	0			SQ. FT. GROUND AREA								
METAL		NO. SINGLE FIXTURES	2				CENTRAL A.C.								
COMMERCIAL SLATE OR TILE		SEPTIC TANK					DORMER - REAR 15'								
SPECIAL BUILDING NOTES: 6-19-98 TB - INTERIOR RENOVATION FRONT, REAR OR CONSTRUCT SOME INTERIOR WALLS, PAINT & NEW CARPET, CONN BACK TO LIVING AREA															

GROUND PLAN SKETCH					1 SQUARE = FEET
DEMO D 2016					
O W T E L C R T & E R					
FRONT					
GROUND AREA — SQUARE FEET					
YR. BUILT	FLR-PT	WIDTH	LENGTH	AREA	
1951	1 1/2	30	31	930	
1998	1ST	LRDR, KIT, LAM, 3FX (SUK TOIL SHW) CR/CR, BR			
	2ND	BR (3) 3FX (SUK, OIL, TUB) CR/CR			

BUILDING VALUE CALCULATION			
ITEM NO.	AREA OR QUAN.	UNIT COST	TOTAL
BASE	15	930	10137
1 1/2	730	13.5	12880
15	90	10.5	945
ADDITIONS AND DEDUCTIONS			
4/5	190	210	456
10C	600	160	960
11A	750	150	1125
16-2	210		875
7-2	1		1485
4/5	1		1280
TOTAL REPLACEMENT COST \$12553			
COST CONVERSION FACTOR 2.22			
REPLACEMENT COST 27867			
DEPRECIATION AND OBSOLESCENCE			
DEPRECIATION			
a. EFFECTIVE AGE DEPRECIATION	15%		
b. OBSERVED PHYSICAL CONDITION	—%		
c. TOTAL DEPRECIATION (a+b)	15%		
d. NET CONDITION (100-c)	85%		
OBSOLESCENCE			
e. OVERIMPROVEMENT	—%		
f. UNDERIMPROVEMENT	—%		
g. OTHER	—%		
h. NET CONDITION (100-e+f+g)	—%		
i. FINAL NET CONDITION (dxh)	85%		
SUMMARY OF APPRAISED VALUE			
PRINCIPAL BUILDING APPRAISAL 25575			
OTHER PRINCIPAL BUILDINGS APPRAISAL 29017			
ACCESSORY BUILDINGS APPRAISAL 29000			
TOTAL BUILDING APPRAISAL 25500			
TOTAL LAND APPRAISAL 21500			
TOTAL APPRAISED VALUE \$47000			

DATE OF CONSTRUCTION				MAJOR ALTERATIONS OR ADDITIONS ON PRINCIPAL BUILDING															
DATE	AGE	SOURCE		DATE	AGE	EXTENT AND COST										SOURCE			
DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF FARM BARN AND ACCESSORY BUILDINGS																			
BLDG. IDENT.	CLASS NO.	DIMENSIONS			FOUN-DATION	FLOOR	ROOF	WALLS	MISSING WALL	HEAT	LIGHT	PLBG.	AGE	AREA	UNIT COST	ADDS AND DEDUCTS	REPLACE-MENT COST	NET COND. %	NET APPRAISAL
		WIDTH	DEPTH	HEIGHT															
																1977			
																Removed per Health Dept 6/4/86			

[illegible]

DEPRECIATION AND OBSOLESCE	
DEPRECIATION	
a. EFFECTIVE AGE DEPRECIATION	_____ %
b. OBSERVED PHYSICAL CONDITION	_____ %
c. TOTAL DEPRECIATION (a+b)	_____ %
d. NET CONDITION (100-c)	_____ %
OBSOLESCE	
e. OVERIMPROVEMENT	_____ %
f. UNDERIMPROVEMENT	_____ %
g. OTHER <i>LAYOUT</i>	<i>10</i> %
h. NET CONDITION (100-e+f+g)	_____ %
i. FINAL NET CONDITION (dxh)	<i>90</i> %

SUMMARY OF APPRAISED VALUE	
PRINCIPAL	30341

BUILDING APPRAISAL	38,741
OTHER PRINCIPAL BUILDINGS APPRAISAL	
ACCESSORY BUILDINGS APPRAISAL	1721
TOTAL BUILDING APPRAISAL	40,000.
TOTAL LAND APPRAISAL	21,500
TOTAL APPRAISED VALUE	\$61,500