

TOWN/NAME: Woodbridge Twp
BLOCK: 376.I
LOT: 5
QUALIFIER: 40834420

OWNER/NAME: Tisco Construction, Inc. 58 Bloomfield Ave
ADDRESS: 144 Princeton Ave
LOCATION: 58 Bloomfield Ave ISLIN NJ 08830-2140
APPRaisal CU.: In House
REVALDATE: 10/1/97
MHP (44)

PROP. CLASS 2

RESIDENTIAL DESCRIPTION			
RESIDENCE CLASS	1X16	NO. UNIT	1
NO. STORIES	2.0	NO. ROOMS	8
NO. BEDROOMS	4	AGE	1
ROW/END TOWNHOUSE	NO	CONDITION	NORMAL
EFFECTIVE AGE IN YEARS			
FUNC. OBSOL.	%	OVER IMPROVED	%
ECON. OBSOL.	%	UNDER IMPROVED	%
REASON			
FINAL NET CONDITION 98 %			

ROOF	
TYPE: GABLE	PITCH: NORMAL MATERIAL: SHINGLE

BASEMENT	
FOUNDATION TYPE: CON BLOCK	
BASEMENT:	QL AREA RATE Q/F COST
UNFINISHED	17 1124 3.15 700 1.15 4877
FINISHED	
TOTAL BASEMENT COST 4877	

STRUCTURE				
STYLE:	CONVERSION:	EXT. WALL:		
COLONIAL	NONE	VINYL		
	AREA	RATE	W/F	COST
GROUND FLOOR	1373	15.84	7244	1.14 33,051
UPPER FLOOR	1148	11.25	2175	1.14 17,203
HALF STORIES				
STRUCTURE BASE COST				50,254
ROW/END UNIT FACTOR				1.00
TOTAL BASE COST				50,254

BASE COST ADJUSTMENTS			
BRICK FACING(+)	300		
STONE FACING(+)			
UNF. STORIES(-)	249 4.85 500 1.14	1947	
UNF. 1/2 STORY(-)			
CONCRETE SLAB(-)	249 .38 350 1.14	507	
CONVERSION			
TOTAL ADJUSTMENTS		-2454	

TOTAL ADJUSTED BASE STRUCTURE COST 47,800

HEATING & COOLING			
SOURCE:	HEAT SYS.:	A/C:	
GAS	FHA	ADD	
QL AREA RATE Q/F COST			
HEATING	17 2272 .80 300 1.12	2372	
COOLING	17 2272 .33 700 1.12	1547	
TOTAL HEAT & COOL COSTS		3919	

PLUMBING			
	NO.	RATE	Q/F COST
4 FIXTURES			
3 FIXTURES	2	855	1.12 1915
2 FIXTURES	1	625	1.12 700
1 FIXTURE			
TOTAL PLUMBING			2615
LESS ALLOWANCE			958
NET PLUMBING COST			1657

FIREPLACES				
TYPE:	NO.	RATE	Q/F	COST
1 Story Stack	1	1400	1.15	1610
TOTAL FIREPLACE COST				1610

ATTIC/DORMERS		1975	
		ATTIC FINISH:	%
	QL AREA	RATE	Q/F COST
ATTIC			
TOTAL ATTIC/DORMER COST			

PORCHES, DECKS, PATIOS			
QL AREA RATE Q/F COST			
DECK/PATIO	17 336 1.72 64 1.15	738	
OPEN PORCH	17 84 3.56 87 1.15	513	
GLAZED PORCH			
ENCLOSED PORCH			
TOTAL PCH, DK, PATIO, COST		1251	

LAND	
FFV=\$	STD= LOT=\$
ACER=\$	MIN.FRT=
EFT	EDP DPF FF DEP RES ADJ.RT VALUE

GARAGES, CARPORTS & CANOPIES				
QL AREA RATE Q/F COST				
BSMT. GARAGE				
ATT. GARAGE	17 215 4.88 810 1.13	2101		
CARPORT				
CANOPY				
TOTAL GARAGE CARPORT CANOPY COST				2101

OTHER PRINCIPAL STRUCTURES			
NET			
TYPE:	AREA	RATE	COND. VALUE
DET GAR			
POOL			
SHED			
TOTAL OTHER STRUCTURES			

ASSESSMENT SUMMARY	
TOTAL BASEMENT COST	4877
TOTAL ADJ. BASE COST	47800
TOTAL HT & COOL COST	3919
NET PLUMBING COST	1657
TOTAL FIREPLACE COST	1610
TOTAL ATTIC/DORMER	
TOTAL PCH, DK, PATIO	1251
TOTAL GAR, CPT, CAN.	2101
TOTAL B/I APP. COST	
TOTAL BASE REPLACEMENT	63,215
COST CONVERSION FACTOR	1.86
REPLACEMENT COST NEW	117,580
FINAL NET CONDITION	.98
STRUCTURE APPRAISED VALUE	115,228
OTHER PRINCIPAL STR	

TOTAL BLDG. APPRAISED VALUE	115,200
TOTAL LAND VALUE	27,500
TOTAL APPRAISED VALUE	142,700

98 AA - new home - 7 months - \$115,200

LDS WB-T 10501123

7.05

115,300

142,800

For 2008

101,300

128,800

8-12-98

LAND DATA

FFV = 200
Lot Value = 10,000

Tiseo, Franco & Mirrella
58 Bloomfield Ave, I 111

Zone 5
75 x 150 DPF 1.17
Lot Value - 10,000 (1)

Adj Rate 234 Value 17,550
10,000

Total Land Value = 27,500

LAND DESCRIPTION

UTILITIES STREET CONTOUR

STAFF CONTROL

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

DATE

BUILDING PERMITS

PERMIT NO.	DESCRIPTION OF IMPROVEMENT	DATE COMP.
97-2950	2 Story Home w / FP + Deck	5/22/98

RECORD OF OWNERSHIP

Tiseo Construction, Inc. NW6
100% Interest in 1/2 of the property
100% Interest in 1/2 of the property
Tiseo, Franco & Mirrella
Recorded deed Mirrella
Tiseo, Franco & Mirrella

SALES DATA

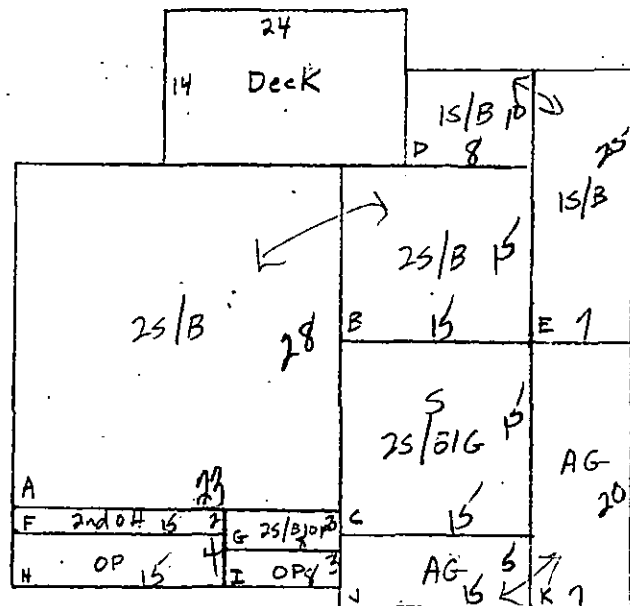
DATE	PRICE	RATIO	BOOK	PAGE
9-11-91	Permit for 1st floor addition	4441	100	
	\$355,000			
5-22-98	255,000 NW7	4520	171	
6-25-98	NW1 now owned	4658	793	

ASSESSMENT RECORD

YR	LAND	BLDG.	TOTAL			APPEAL

BLOCK: 376.I

LOT: 5



SCALE:

FT/INCH

SKETCH LEGEND

PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ.	LOC.	DP.
A	2.0	BSMT			23	28			
B	2.0	BSMT			15	15			
C	2.0	SLAB	BIG		15	15			
D	1.0	BSMT			8	10			
E	1.0	BSMT			7	25			
F	1.0	BSMT			15	2			
G	2.0	OVHG SLAB		BIG	8	3			
H	1.0			OP	15	4			
I	1.0			OP	8	3			
J	1.0			AG	15	5			
K	1.0			AG	7	20			