

TOWNNAME: Woodbridge Twp.
BLOCK: 376.I
LOT: 3
QUALIFIER: 40834410

OWNERNAME: Fisco Construction
ADDRESS: 114 Princeton Ave.
LOCATION: 64 Bloomfield Ave.

APPRaisal CO.: In House
REVALDATE: 10/1/97

MAP 44 PROP. CLASS 2 PROP CLASS

RESIDENTIAL DESCRIPTION
RESIDENCE CLASS 7X16 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 1379 15.84 7244 1.14 33,159
UPPER FLOOR 1140 11.25 2175 1.14 17,100
HALF STORIES

STRUCTURE BASE COST 50,259
ROW/END UNIT FACTOR 1.00
TOTAL BASE COST 50,259

BASE COST ADJUSTMENTS

AREA RATE Q/F COST
BRICK FACING(+) 300
STONE FACING(+) 300
UNF. STORIES(-) 241 4.85 500 1.14 1903
UNF. 1/2 STORY(-) 241 3.8 350 1.14 504
CONCRETE SLAB(-) 241 3.8 350 1.14 504
CONVERSION
TOTAL ADJUSTMENTS -2407

TOTAL ADJUSTED BASE STRUCTURE COST 47,852

HEATING & COOLING

SOURCE: GAS HEAT SYS.: FHA A/C: ADD
QL AREA RATE Q/F COST
HEATING 17 2278 3.30 700 1.12 2377
COOLING 17 2278 3.30 700 1.12 1549
TOTAL HEAT & COOL COSTS 3926

PLUMBING

NO. RATE Q/F COST
4 FIXTURES 2 855 1.12 1915
3 FIXTURES 1 625 1.12 700
2 FIXTURES
1 FIXTURE

TOTAL PLUMBING 2615
LESS ALLOWANCE 958
NET PLUMBING COST 1657

FIREPLACES

TYPE: NO. RATE Q/F COST
1 Story Stack 1 1600 1.15 1610
TOTAL FIREPLACE COST 1610

ATTIC/DORMERS

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

PORCHES, DECKS, PATIOS

QL AREA RATE Q/F COST
DECK/PATIO 17 160
OPEN PORCH 17 48 3.56 147 1.15 366
GLAZED PORCH
ENCLOSED PORCH 17 288
TOTAL PCH, DK, PATIO, COST 366

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 4.88 510 1.13 2101
CARPORT
CANOPY
TOTAL GARAGE CARPORT CANOPY COST 2101

OTHER PRINCIPAL STRUCTURES

TYPE: NET
AREA RATE COND. VALUE
DET GAR
POOL
SHED

TOTAL OTHER STRUCTURES

ASSESSMENT SUMMARY

TOTAL BASEMENT COST 4877
TOTAL ADJ. BASE COST 47852
TOTAL HT & COOL COST 3926
NET PLUMBING COST 1657
TOTAL FIREPLACE COST 1610
TOTAL ATTIC/DORMER
TOTAL PCH, DK, PATIO 366
TOTAL GAR, CPT, CAN. 2101
TOTAL B/I APP. COST

TOTAL BASE REPLACEMENT 62,389
COST CONVERSION FACTOR 1.86
REPLACEMENT COST NEW 116,044
FINAL NET CONDITION 98
STRUCTURE APPRAISED VALUE 113,723
OTHER PRINCIPAL STR

TOTAL BLDG. APPRAISED VALUE 113,700
TOTAL LAND VALUE 27,500

TOTAL APPRAISED VALUE 141,200

98 AA - New Home - 9 months - \$113,700

04 AA - Enclosed Porch - \$6,400 - 6 months

TOTAL VALUE

LDS WB-T 10501122

120,360
147,600
For 2008
105,600
133,100

1998 AH

11/8/27-98

376 I - 380

Smea

No. 6157

NEW YORK
LOS ANGELES
CHICAGO
SAN FRANCISCO
HONOLULU