

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

RESIDENCE CLASS 16 NO. UNIT 1
NO. STORIES 1-0-2 NO. ROOMS 4
NO. BEDROOMS 2 AGE 55
ROW/END TOWNHOUSE NO CONDITION FAIR
EFFECTIVE AGE IN YEARS 55
PUNC. OBSOL. % OVER IMPROVED
ECON. OBSOL. % UNDER IMPROVED
REASON FINAL NET CONDITION 78% 73%

ROOF

TYPE: GABLE PITCH: NORMAL MATERIAL: SHINGLE

BASEMENT

FOUNDATION TYPE: CON. BLOCK

BASEMENT: Q/L AREA RATE Q/F COST
UNFINISHED /078 16 748 4.08 1.00 3,064
FINISHED /078
TOTAL BASEMENT COST 8,031

STRUCTURE

STYLE: CONVERSION: EXT. WALL: FRAME
BUNGALOW NONE
C/O 01/01/02
GROUND FLOOR /078 AREA RATE W/F COST
UPPER FLOOR /078 748 25.53 1.00 19,096
HALF STORIES
STRUCTURE BASE COST 19,096
ROW/END UNIT FACTOR 1.00
TOTAL BASE COST 19,096

BASE COST ADJUSTMENTS

BRICK FACING(+) AREA RATE Q/F COST
STONE FACING(+) 450
UNF. STORIES(-)
UNF. 1/2 STORY(-)
CONCRETE SLAB(-)
CONVERSION
TOTAL ADJUSTMENTS

TOTAL ADJUSTED BASE STRUCTURE COST 19,096

HEATING & COOLING

SOURCE: HEAT SYS.: A/C: A/C
HOT WATER/STEAM NONE 500
600
HEATING 2,156 Q/L AREA RATE Q/F COST
COOLING 2,156 16 7722 1.69 1.00 17,896
TOTAL HEAT & COOL COSTS 1,896

PLUMBING

4 FIXTURES NO. RATE Q/F COST
3 FIXTURES 1 855 1.00 855
2 FIXTURES 2 855 1.00 855
1 FIXTURE 1

TOTAL PLUMBING LESS ALLOWANCE NET PLUMBING COST 855

FIREPLACES

TYPE: NO. RATE Q/F COST
TOTAL FIREPLACE COST

ATTIC/DORMERS

ATTIC FINISH: 100%
ATTIC Q/L AREA RATE Q/F COST
248 3.38 93 2,354

PORCHES, DECKS, PATIOS

DECK/PATIO Q/L AREA RATE Q/F COST
OPEN PORCH /60 748 7.48 1.00 1,599
GLAZED PORCH 748 7.48 1.00 1,599
ENCLOSED PORCH 748
TOTAL PCH, DK, PATIO, COST 1,533

NOTES

BATH 0 1 0 KITCHEN 0 1 0

GARAGES, CARPORTS & CANOPIES

BSMT. GARAGE Q/L AREA RATE Q/F COST
ATT. GARAGE
CARPORT
CANOPY
TOTAL GARAGE CARPORT CANOPY COST

OTHER PRINCIPAL STRUCTURES

TYPE: AREA RATE COND. VALUE
DET GAR
POOL
SHED
ATT. GA.

TOTAL OTHER STRUCTURES

ASSESSMENT SUMMARY

TOTAL BASEMENT COST 3,061
TOTAL ADJ. BASE COST 19,096
TOTAL HT & COOL COST 1,896
NET PLUMBING COST
TOTAL FIREPLACE COST
TOTAL ATTIC/DORMER 2,354
TOTAL PCH, DK, PATIO 1,533
TOTAL GAR, CPT, CAN.
TOTAL B/I APP. COST

TOTAL BASE REPLACEMENT COST 27,927
COST CONVERSION FACTOR 1.86
REPLACEMENT COST NEW 51,944
FINAL NET CONDITION .48
STRUCTURE APPRAISED VALUE 24,933
OTHER PRINCIPAL STR

TOTAL BLDG. APPRAISED VALUE 24,900
TOTAL LAND VALUE 19,400

TOTAL APPRAISED VALUE 44,900

0744 = 870.8 2,600 A/C

0844 = 770.8 50,600 A/C

2008 78,100
97,500

LDS WB-T 105022402

LAND DATA

OWNER: SMITH, RICHARD & JANE
LOCATION: 44 MAPLE AVE

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

EFT	EDP	DPF	FFF	DEP	REASON	ADJ. RATE	VALUE
50	87	.94	1.00	1.00		188	9,400
1LOT(S)			1.00	1.00		10,000	10,000

SITE	REASON	TRI-FACTOR	DEP-RATE	TOTAL	LAND	VALUE:
						19,400

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:

BUILDING PERMITS

[illegible]

RECORD OF OWNERSHIP

Wm. W. P. & F. W. P. D. B. B. B.

SALES DATA

[illegible]

ASSESSMENT RECORD

[illegible]

SKETCH LEGEND

SKETCH LEGEND							
PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	N.	L.	ADJ. LOC. DE.
A	1.0	FULL		FULL	22	34	
B	1.0			G-P	16	8	A
C	1.0			G-P	11	7	A A+

SCALE: ***** 3 11 FT/INCH

BLOCK: 00137 ~~10~~ D W D LOT 00239

[illegible]