
DEPOSITS

The custodian may require a deposit against costs for reproducing documents sought through an anonymous request whenever the custodian anticipates that the documents requested will cost in excess of \$5 to reproduce.

Where a special service charge is warranted under OPRA, that amount will be communicated to you as required under the statute. You have the opportunity to review and object to the charge prior to it being incurred. If, however, you approve of the fact and amount of the special service charge, you may be required to pay a deposit or pay in full prior to reproduction of the documents.

YOUR REQUEST FOR RECORDS IS DENIED FOR THE FOLLOWING REASON(S):

(To be completed by the Custodian of Records – check the box of the numbered exemption(s) as they apply to the records requested. If multiple records are requested, be specific as to which exemption(s) apply to each record. **Response is due to requestor as soon as possible, but no later than seven business days.**)

N.J.S.A. 47:1A-1.1

- ☐ Inter-agency or intra-agency advisory, consultative or deliberative material
- ☐ Legislative records
- ☐ Law enforcement records:
 - ☐ Medical examiner photos
 - ☐ Criminal investigatory records (however, N.J.S.A. 47:1A-3.b. lists specific criminal investigatory information which must be disclosed)
 - ☐ Victims' records
- ☐ Trade secrets and proprietary commercial or financial information
- ☐ Any record within the attorney-client privilege
- ☐ Administrative or technical information regarding computer hardware, software and networks which, if disclosed would jeopardize computer security
- ☐ Emergency or security information or procedures for any buildings or facility which, if disclosed, would jeopardize security of the building or facility or persons therein
- ☐ Security measures and surveillance techniques which, if disclosed, would create a risk to the safety or persons, property, electronic data or software
- ☐ Information which, if disclosed, would give an advantage to competitors or bidders
- ☐ Information generated by or on behalf of public employers or public employees in connection with:
 - ☐ Any sexual harassment complaint filed with a public employer
 - ☐ Any grievance filed by or against an employee
 - ☐ Collective negotiations documents and statements of strategy or negotiating
- ☐ Information that is a communication between a public agency and its insurance carrier, administrative service organization or risk management office
- ☐ Information that is to be kept confidential pursuant to court order
- ☐ Certificate of honorable discharge issued by the United States government (Form DD-214) filed with a public agency
- ☐ Social security numbers
- ☐ Credit card numbers
- ☐ Unlisted telephone numbers
- ☐ Drivers' license numbers
- ☐ Certain records of higher education institutions:
 - ☐ Research records
 - ☐ Questions or scores for exam for employment or academics
 - ☐ Charitable contribution information
 - ☐ Rare book collections gifted for limited access
 - ☐ Admission applications
 - ☐ Student records, grievances or disciplinary proceedings revealing a students' identification
- ☐ Biotechnology trade secrets N.J.S.A. 47:1A-1.2
- ☐ Convicts requesting their victims' records N.J.S.A. 47:1A-2.2
- ☐ Ongoing investigations of non-law enforcement agencies (must prove disclosure is inimical to the public interest) N.J.S.A. 47:1A-3.a.
- ☐ Public defender records N.J.S.A. 47:1A-5.k.
- ☐ Upholds exemptions contained in other State or federal statutes and regulations, Executive Orders, Rules of Court, and privileges created by State Constitution, statute, court rule or judicial case law N.J.S.A. 47:1A-9
- ☐ Personnel and pension records (however, the following information must be disclosed:
 - An individual's name, title, position, salary, payroll record, length of service, date of separation and the reason for such separation, and the amount and type of any pension received

- When required to be disclosed by another law, when disclosure is essential to the performance of official duties of a person duly authorized by this State or the US, or when authorized by an individual in interest
- Data contained in information which disclose conformity with specific experiential, educational or medical qualifications required for government employment or for receipt of a public pension, but not including any detailed medical or psychological information N.J.S.A. 47:1A-10

N.J.S.A. 47:1A-1

- ☐ "a public agency has a responsibility and an obligation to safeguard from public access a citizen's personal information with which it has been entrusted when disclosure thereof would violate the citizen's reasonable expectation of privacy."

Burnett v. County of Bergen, 198 N.J. 408 (2009). Without ambiguity, the court held that the privacy provision "is neither a preface nor a preamble." Rather, "the very language expressed in the privacy clause reveals its substantive nature; it does not offer reasons why OPRA was adopted, as preambles typically do; instead, it focuses on the law's implementation." "Specifically, it imposes an obligation on public agencies to protect against disclosure of personal information which would run contrary to reasonable privacy interests."

Executive Order No. 21 (McGreevey 2002)

- ☐ Records where inspection, examination or copying would substantially interfere with the State's ability to protect and defend the State and its citizens against acts of sabotage or terrorism, or which, if disclosed, would materially increase the risk or consequences of potential acts of sabotage or terrorism.
- ☐ Records exempted from disclosure by State agencies' proposed rules.

Executive Order No. 26 (McGreevey 2002)

- ☐ Certain records maintained by the Office of the Governor
- ☐ Resumes, applications for employment or other information concerning job applicants while a recruitment search is ongoing
- ☐ Records of complaints and investigations undertaken pursuant to the Model Procedures for Internal Complaints Alleging Discrimination, Harassment or Hostile Environments
- ☐ Information relating to medical, psychiatric or psychological history, diagnosis, treatment or evaluation
- ☐ Information in a personal income or other tax return
- ☐ Information describing a natural person's finances, income, assets, liabilities, net worth, bank balances, financial history or activities, or creditworthiness, except as otherwise required by law to be disclosed
- ☐ Test questions, scoring keys and other examination data pertaining to the administration of an examination for public employment or licensing
- ☐ Records in the possession of another department (including NJ Office of Information Technology or State Archives) when those records are made confidential by regulation or EO 9.

Other Exemption(s) contained in a State statute, resolution of either or both House of the Legislature, regulation, Executive Order, Rules of Court, any federal law, federal regulation or federal order pursuant to N.J.S.A. 47:1A-9.a.

(Please provide detailed information regarding the exemption from disclosure for which you are relying to deny access to government records. If multiple records are requested, be specific as to which exemption(s) apply to each record.)

REQUEST FOR RECORDS UNDER THE COMMON LAW

If, in addition to requesting records under OPRA, you are also requesting the government records under the common law, please check the box below.

A public record under the common law is one required by law to be kept, or necessary to be kept in the discharge of a duty imposed by law, or directed by law to serve as a memorial and evidence of something written, said, or done, or a written memorial made by a public officer authorized to perform that function, or a writing filed in a public office. The elements essential to constitute a public record are that it be a written memorial, that it be made by a public officer, and that the officer be authorized by law to make it.

☐ Yes, I am also requesting the documents under common law.

If the information requested is a "public record" under common law and the requestor has a legally recognized interest in the subject matter contained in the material, then the material must be disclosed if the individual's right of access outweighs the State's interest in preventing disclosure.

Please set forth your interest in the subject matter contained in the requested material:

Note that any challenge to a denial of a request for records under the common law cannot be made to the Government Records Council, as the Government Records Council only has jurisdiction to adjudicate

challenges to denials of OPRA requests. A challenge to the denial of access under the common law can be made by filing an action in Superior Court.

1. All government records are subject to public access under the Open Public Records Act ("OPRA"), unless specifically exempt.
2. A request for access to a government record under OPRA must be in writing, hand-delivered, mailed, transmitted electronically, or otherwise conveyed to the appropriate custodian. N.J.S.A. 47:1A-5.g. The seven (7) business day response time does not commence until the records custodian receives the request form. If you submit the request form to any other officer or employee of the **Name of Agency**, that officer or employee must either forward the request to the appropriate custodian, or direct you to the appropriate custodian. N.J.S.A. 47:1A-5.h.
3. Requestors may submit requests anonymously. If you elect not to provide a name, address, or telephone number, or other means of contact, the custodian is not required to respond until you reappear before the custodian seeking a response to the original request.
4. The fees for duplication of a government record in printed form are listed on the front of this form. We will notify you of any special service charges or other additional charges authorized by State law or regulation before processing your request. Payment shall be made by cash, check or money order payable to the **Name of Agency**.
5. **You may be charged a 50% or other deposit when a request for copies exceeds \$25.** The **Name of Agency** custodian will contact you and advise you of any deposit requirements. You agree to pay the balance due upon delivery of the records. Anonymous requests in excess of \$5.00 require a deposit of 100% of estimated fees.
6. Under OPRA, a custodian must deny access to a person who has been convicted of an indictable offense in New Jersey, any other state, or the United States, and who is seeking government records containing personal information pertaining to the person's victim or the victim's family. This includes anonymous requests for said information.
7. By law, the **Name of Agency** must notify you that it grants or denies a request for access to government records within seven (7) business days after the agency custodian of records receives the request. If the record requested is not currently available or is in storage, the custodian will advise you within seven (7) business days after receipt of the request when the record can be made available and the estimated cost for reproduction.
8. You may be denied access to a government record if your request would substantially disrupt agency operations and the custodian is unable to reach a reasonable solution with you.
9. If the **Name of Agency** is unable to comply with your request for access to a government record, the custodian will indicate the reasons for denial on the request form or other written correspondence and send you a signed and dated copy.
10. Except as otherwise provided by law or by agreement with the requester, if the agency custodian of records fails to respond to you within seven (7) business days of receiving a request, the failure to respond is a deemed denial of your request.
11. If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the **Name of Agency** to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council ("GRC") by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at PO Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The Council can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.
12. Information provided on this form may be subject to disclosure under the Open Public Records Act.

Chantel Riley

From: Kaja Close
Sent: Monday, July 31, 2023 9:53 AM
To: Chantel Riley
Subject: FW: OPRA request - Property Records Card

Please print.

Thank you!

Kaja Close
Keyboarding Clerk 1
kclose@boroughofroselle.com
Phone: (908)-259-3011
210 Chestnut Street
Roselle, NJ 07203

-----Original Message-----

From: Lisette Sanchez <lsanchez@boroughofroselle.com>
Sent: Monday, July 31, 2023 9:52 AM
To: Kaja Close <kclose@boroughofroselle.com>
Subject: FW: OPRA request - Property Records Card

Kaja, you may have received this already. If so, please disregard. Thanks.

Lisette Sanchez, Borough Clerk
Borough of Roselle
210 Chestnut Street
Roselle, New Jersey 07203
Office: (908) 259-3010
Fax: (908) 245-9508
Email: lsanchez@boroughofroselle.com

-----Original Message-----

From: Jacob lebowitz <opra+request-49092-b4e66783@requests.opramachine.com>
Sent: Wednesday, July 26, 2023 10:25 PM
To: Lisette Sanchez <lsanchez@boroughofroselle.com>
Subject: OPRA request - Property Records Card

Dear Roselle Borough,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:
Property records card(s) for 1236 wheatsheaf Rd.

Yours faithfully,
Baruch Roth

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-49092-b4e66783@requests.opramachine.com

Is lsanchez@boroughofroselle.com the wrong address for OPRA requests to Roselle Borough? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=roselle_borough

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/property_records_card

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.



BOROUGH OF ROSELLE
OPEN PUBLIC RECORDS ACT REQUEST FORM
210 CHESTNUT STREET

Telephone Number: (908) 259-3010

Fax Number: (908) 245-9508

Custodian: Lisette Sanchez, Borough Clerk



Important Notice

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information – Please Print

First Name Jacob MI _____ Last Name Lebowitz
E-mail Address opra+request-49092-b4e66783@requests.opramachine.com
Mailing Address _____
City _____ State _____ Zip _____
Telephone _____ FAX _____
Preferred Delivery: Pick Up _____ US Mail _____ On-Site Inspect _____ Fax _____ E-mail ☒
If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE / HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.
Signature _____ Date 07/31/2023

Payment Information

Maximum Authorization Cost \$ _____
Select Payment Method
Cash _____ Check _____ Money Order _____
Fees: Letter size pages - \$0.05 per page
Legal size pages - \$0.07 per page
Other materials (CD, DVD, etc) – actual cost of material
Delivery: Delivery / postage fees additional depending upon delivery type.
Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

SEE NEXT PAGE

AGENCY USE ONLY

Document Cost _____
Est. Delivery Cost _____
Est. Extras Cost _____
Total Est. Cost _____
Deposit Amount _____
Estimated Balance _____
Deposit Date _____

AGENCY USE ONLY

Disposition Notes
Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.

DUE: 08/09/2023

In Progress - Open _____
Denied - Closed _____
Filled - Closed _____
Partial - Closed _____

AGENCY USE ONLY

Tracking Information		Final Cost	
Tracking #	<u>073123-2</u>	Total	_____
Rec'd Date	_____	Deposit	_____
Ready Date	_____	Balance Due	_____
Total Pages	_____	Balance Paid	_____
Records Provided			
Custodian Signature		Date	

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- ☐ Personnel and pension records (however, the following information must be disclosed:
 - An individual's name, title, position, salary, payroll record, length of service, date of separation and the reason for such separation, and the amount and type of any pension received

- When required to be disclosed by another law, when disclosure is essential to the performance of official duties of a person duly authorized by this State or the US, or when authorized by an individual in interest
- Data contained in information which disclose conformity with specific experiential, educational or medical qualifications required for government employment or for receipt of a public pension, but not including any detailed medical or psychological information N.J.S.A. 47:1A-10

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Other Exemption(s) contained in a State statute, resolution of either or both House of the Legislature, regulation, Executive Order, Rules of Court, any federal law, federal regulation or federal order pursuant to N.J.S.A. 47:1A-9.a

(Please provide detailed information regarding the exemption from disclosure for which you are relying to deny access to government records. If multiple records are requested, be specific as to which exemption(s) apply to each record.)

REQUEST FOR RECORDS UNDER THE COMMON LAW

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3. Requestors may submit requests anonymously. If you elect not to provide a name, address, or telephone number, or other means of contact, the custodian is not required to respond until you reappear before the custodian seeking a response to the original request.
4. The fees for duplication of a government record in printed form are listed on the front of this form. We will notify you of any special service charges or other additional charges authorized by State law or regulation before processing your request. Payment shall be made by cash, check or money order payable to the **Name of Agency**.
5. **You may be charged a 50% or other deposit when a request for copies exceeds \$25.** The **Name of Agency** custodian will contact you and advise you of any deposit requirements. You agree to pay the balance due upon delivery of the records. Anonymous requests in excess of \$5.00 require a deposit of 100% of estimated fees.
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7. By law, the **Name of Agency** must notify you that it grants or denies a request for access to government records within seven (7) business days after the agency custodian of records receives the request. If the record requested is not currently available or is in storage, the custodian will advise you within seven (7) business days after receipt of the request when the record can be made available and the estimated cost for reproduction.
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9. If the **Name of Agency** is unable to comply with your request for access to a government record, the custodian will indicate the reasons for denial on the request form or other written correspondence and send you a signed and dated copy.
10. Except as otherwise provided by law or by agreement with the requester, if the agency custodian of records fails to respond to you within seven (7) business days of receiving a request, the failure to respond is a deemed denial of your request.
11. If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the **Name of Agency** to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council ("GRC") by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at PO Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The Council can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.
12. Information provided on this form may be subject to disclosure under the Open Public Records Act.

Chantel Riley

From: Kaja Close
Sent: Monday, July 31, 2023 9:53 AM
To: Chantel Riley
Subject: FW: OPRA request - Property Records Card

Please print.

Thank you!

Kaja Close
Keyboarding Clerk 1
kclose@boroughofroselle.com
Phone: (908)-259-3011
210 Chestnut Street
Roselle, NJ 07203

-----Original Message-----

From: Lisette Sanchez <lsanchez@boroughofroselle.com>
Sent: Monday, July 31, 2023 9:52 AM
To: Kaja Close <kclose@boroughofroselle.com>
Subject: FW: OPRA request - Property Records Card

Kaja, you may have received this already. If so, please disregard. Thanks.

Lisette Sanchez, Borough Clerk
Borough of Roselle
210 Chestnut Street
Roselle, New Jersey 07203
Office: (908) 259-3010
Fax: (908) 245-9508
Email: lsanchez@boroughofroselle.com

-----Original Message-----

From: Jacob Lebowitz <opra+request-49092-b4e66783@requests.opramachine.com>
Sent: Wednesday, July 26, 2023 10:25 PM
To: Lisette Sanchez <lsanchez@boroughofroselle.com>
Subject: OPRA request - Property Records Card

Dear Roselle Borough,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:
Property records card(s) for 1236 wheatsheaf Rd.

Yours faithfully,
Baruch Roth

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-49092-b4e66783@requests.opramachine.com

Is lsanchez@boroughofroselle.com the wrong address for OPRA requests to Roselle Borough? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=roselle_borough

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/property_records_card

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

Patrice DeMicco

From: Kendy Thompson
Sent: Monday, July 31, 2023 9:32 AM
To: Patrice DeMicco
Subject: 605/5 - 637 Wenz Place

Good Morning Patrice,

The homeowner came in today to pay her taxes and wanted to update her address to the following:

9629 Lea Shore Street
Fort Worth, TX 76179

Thank you,
Kendy Thompson, CTC
Tax Collector
Borough of Roselle
908-259-3027

Block: 4504 Land Desc: 48X110 Owners Name: ROTH, BARUCH & RIVKA Land: 67,000 Exemption Code: 0 Net Taxable Value Deductions
Lot: 4 Bldg Desc: 1.5S-F-F-1AG Street Address: 1236 WHEATSHEAF RD Bank: 00000 Impr: 123,700 Cd No-Ow
Qual: Add Lots: City & State: ROSSELLE, N.J. Zip: 07203 Total: 190,700 Value: 0 190,700
Acct#: (#1 of 1) Acreage: 0.121 Class: 2 Property Location: 1236 WHEATSHEAF RD Zone: RA Map: ROSSELLE

SALES HISTORY				ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS				
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
CUMMINGS, CASSANDRA	11/02/21	6438 /2093	400000	7	1997	67000	52300	119300	01/23/14 (13)	ALARM DEVICES/F.A.C. PANEL	2201	00/00/00
FEDERAL HOME LOAN MORTGAGE COR	03/22/17	6184 /377	147000	31	2022	67000	123700	190700	09/12/07	SIDING ON HOUSE & GARAGE	4500	00/00/00
UNION COUNTY SHERIFF	05/03/16	6126 /585	1000	12								
VIENTOS HOME INVESTMENTS, LLC	12/07/07	5689 /946	395000	13								

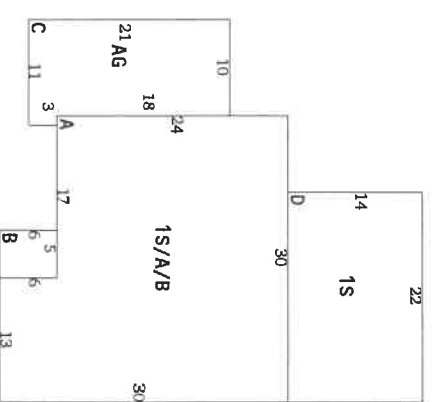
LAND CALCULATIONS

Frt	Rr	SB	T	FF	Avgd	Tabl	EqT	Rate	Site	Cond	Value																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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Card: M	Units	Rate	Site	Cond	Value
Neigh: 1		58000	100	100	58000
VCS:					
Auto:					
SF: 5,279	Location:			Land Value:	67,000

BUILDING SKETCH

2021 REDUCED ASSESSMENT \$71,400.



A:1S/A/B
B:OP
C:AG
D:1S
E:DECK
F:DECK
G:
H:
I:
J:
K:
L:

u0 r0 u24 r30 d50 l13 u6 l17
ab +12 w5 l6
u18 r0 l10 d21 r11 u3 l1 u18
aa +8 w22 l14
310
24
0

M:
N:
O:
P:

Scale: 20

BUILDING INFORMATION				RESIDENTIAL COST APPROACH			
Road	PAVED (GOOD)	Utilities:	ALL	Basement	BASEMENT	798 x 4.030 +	0 x1.00 x1.00= 3216
Curbs	NO	Neigh Type:		Basement	BASEMENT FINISH	638 x 5.110 +	0 x1.00 x1.00= 3260
Sidewalk	YES-GOOD	Info By:	OWNER	Main Bldg	FIRST STORY	1106 x 22.430 +	0 x1.00 x1.00= 24808
BUILDING INFORMATION				BUILDING PERMITS/REMARKS			
Type and Use:	ONE FAMILY	Class/Quality:	18	Heat/AC	FORCED HOT AIR	1596 x 0.990 +	0 x1.00 x1.00= 1580
Story Height:	ONE STORY W/ATT	Condition:		AC (SAME DUCTS)		1106 x 0.880 +	0 x1.00 x1.00= 973
Design & Style:	CAPE	Year Built/ETA:	1950 / ()	Plumbing	3 FIXTURE BATH	2- 1 x 855.000 +	0 x1.00 x1.00= 855
Exterior Wall:	WOOD SIDING	Func/Econ Rsn:		SINGLE FIXTURE		1 x 300.000 +	0 x1.00 x1.00= 300
Rooft Type:	GABLE	Liveable Area:	1106 SF	Fireplace			
Rooft Material:	ASPHALT	Heat Source:	OIL	Attic	EXP ATTIC (FIN)	798 x 3.350 +	0 x1.00 x1.00= 2673
Foundation:	BLOCK/CONCRETE	Improvements:		Deck/Patio	OPEN PORCH	30 x 10.850 +	0 x1.00 x1.00= 326
Electric:				WOOD DECK		334 x 2.050 +	0 x1.00 x1.00= 685
ROOM COUNT				Garage/Misc			
Living Rm	1	2	3/A	Attached Garage		213 x 8.900 +	0 x1.00 x1.00= 1896
Dining Rm							
Kitchen	1						
Extra Kitchen							
4 Fixt Bath		1					
3 Fixt Bath							
2 Fixt Bath							
Single Fixt							
Bed Room	2	2					
Rec Room	1						
Den/Office	1						
Old B:	88-1	Total Rooms	08/01/23	Land:	67,000	Impr:	123,700
Old L:	140.B			Total:			190,700