BLK: 7101 LOT: 6
BERRY, DAVID & ROSEMARIE
44 FREEMAN PL
NUTLEY, NJ 07110.3368

CARD 01 OF 01 44 FREEMAN PLACE NUTLEY TWP
Class: 2
Zone: R-2
Map: 71
VCS: 200

--Curr. Values--		--Sales History--	
Land:	153,300	06/28/2000	237,500
Impr:	284,000		
Net:	437,300		

BUILDING DESCRIPTION

Building Class 47

MULTFAM 2

2 STORY / COLONIAL

Built: 1922 Eff Yr: 1990

Fndatn: BLK/CONCRT

Roof: HIP / ASPH SHNGL

ExtFin: ALUM/VINYL

Heat: GAS
RADIATORS 2340

Air: NONE 2340

IntFin: DRYWALL

FlrFin: MIXED

Plumb: 3FIX BATH 2

OTHER ITEMS

*	BEDROOMS	4
	BATHROOMS	2.0
*	TOTAL ROOMS	11

CONDITION

INT.: GOOD
EXT.: AVERAGE
LAYOUT: AVERAGE

INFOBY: OWNER

* For Informational Purposes Only

FLOOR AREAS

1st Story	1,170
Upper Stories	1,170
Half Stories	0
Attic Area	0
Basement Area	1,170
(Fin. Bsmnt)	936
Sq. Foot Living	2,340

ATTACHED ITEMS

ENCL PORCH	87
OPEN PORCH	87
OPEN PORCH	48
CONC PATIO	432

DETACHED ITEMS

DET. GAR.	420

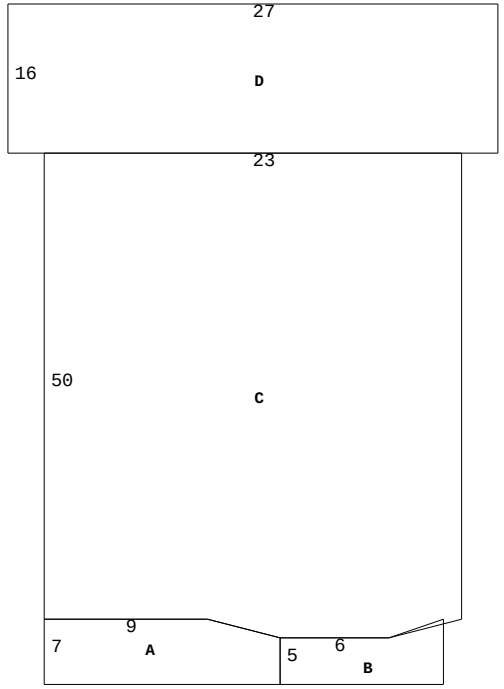
LAND DESC. UNITS

SITE VALUE	1
SQFT RATE	5000
SQFT RATE	2250

APPRAISED VALUES (COST APPROCH)

Main Bldg Replacement Cost		243,115
CCF:1.35,NetCond:.850,MktAdj:1.00	*	1.14750
Main Bldg Appraised Value	=	278,974
Total Detached Item Value	+	5,026
Total Improve Value (rounded)	=	284,000
Total Land Value	+	153,300

TOTAL NET VALUE: 437,300



A: EP-OP 87 B: OP 48 C: 2S-B 1170 D: CP 432