

BLK: 3100 LOT: 28  
NUTLEY, TOWNSHIP OF  
1 KENNEDY DR  
NUTLEY, NJ 07110

CARD 01 OF 01  
Class: 15C  
Zone: B-3  
Map: 31  
VCS: 502

--Curr. Values--  
Land: 65,300  
Impr: 30,000  
Net: 95,300

535 FRANKLIN AVENUE REAR  
--Sales History--  
10/19/2016 3,425,000  
10/14/2010 10  
09/17/2010 10

NUTLEY TWP  
8 CB REALTY, LLC  
COCCHIA, FRANCES ETALS

| BUILDING DESCRIPTION                                                                 | FLOOR AREAS     | LAND DESC.              | UNITS | APPRAISED VALUES (COST APPROCH)      |         |
|--------------------------------------------------------------------------------------|-----------------|-------------------------|-------|--------------------------------------|---------|
| Building Class 10<br><br>/<br><br>Built: 0000<br>Fndatn:<br><br>Roof:<br><br>ExtFin: | 1st Story       | EXCESS                  | 20091 | Main Bldg Replacement Cost           | 0       |
|                                                                                      | Upper Stories   |                         |       | CCF:1.35,NetCond:1.000,MktAdj:1.00 * | 1.35000 |
|                                                                                      | Half Stories    |                         |       | Main Bldg Appraised Value            | 0       |
|                                                                                      | Attic Area      |                         |       | Total Detached Item Value            | 0       |
|                                                                                      | Basement Area   |                         |       | Total Improve Value (rounded)        | 0       |
|                                                                                      | Sq. Foot Living |                         |       | Total Land Value                     | 65,300  |
|                                                                                      | ATTACHED ITEMS  | TOTAL NET VALUE: 95,300 |       |                                      |         |
|                                                                                      | DETACHED ITEMS  |                         |       |                                      |         |
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|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |
|                                                                                      |                 |                         |       |                                      |         |

BLK: 3100 LOT: 29  
TOWNSHIP OF NUTLEY  
1 KENNEDY DRIVE  
NUTLEY, NJ 07110

CARD 01 OF 01  
Class: 15C  
Zone: B-3  
Map: 31  
VCS: 502

--Curr. Values--  
Land: 390,600  
Impr: 542,200  
Net: 932,800

--Sales History--  
10/19/2016 3,425,000  
10/14/2010 10  
09/17/2010 10

NUTLEY TWP  
8 CB REALTY, LLC C/O F. C  
COCCHIA, FRANCES ETALS

| BUILDING DESCRIPTION                                                                     | FLOOR AREAS     | LAND DESC. | UNITS       | APPRAISED VALUES (COST APPROCH) |                                     |           |
|------------------------------------------------------------------------------------------|-----------------|------------|-------------|---------------------------------|-------------------------------------|-----------|
| Building Class 10<br><br>/<br><br>Built: 1920<br><br>Fndatn:<br><br>Roof:<br><br>ExtFin: | 1st Story       | 0          | SITE VALUE  | 1                               | Main Bldg Replacement Cost          | 0         |
|                                                                                          | Upper Stories   | 0          | RATE PER SF | 14375                           | CCF:1.35,NetCond:.470,MktAdj:1.00 * | .63450    |
|                                                                                          | Half Stories    | 0          |             |                                 | Main Bldg Appraised Value           | 0         |
|                                                                                          | Attic Area      | 0          |             |                                 | Total Detached Item Value           | 0         |
|                                                                                          | Basement Area   | 0          |             |                                 | Total Improve Value (rounded)       | 0         |
|                                                                                          | Sq. Foot Living | 0          |             |                                 | Total Land Value                    | + 390,600 |
|                                                                                          | ATTACHED ITEMS  |            |             |                                 | TOTAL NET VALUE:                    | 932,800   |
|                                                                                          | DETACHED ITEMS  |            |             |                                 |                                     |           |
|                                                                                          |                 |            |             |                                 |                                     |           |
|                                                                                          |                 |            |             |                                 |                                     |           |
| OTHER ITEMS                                                                              |                 |            |             |                                 |                                     |           |
| * BEDROOMS 0<br>* BATHROOMS .0<br>* TOTAL ROOMS 0                                        |                 |            |             |                                 |                                     |           |
| CONDITION                                                                                |                 |            |             |                                 |                                     |           |
| INT.: GOOD<br>EXT.: GOOD<br>LAYOUT: GOOD                                                 |                 |            |             |                                 |                                     |           |





BLK: 3100 LOT: 30  
NUTLEY, TOWNSHIP OF  
1 KENNEDY DR  
NUTLEY, NJ 07110

**CARD 01 OF 01**  
**Class: 15C**  
**Zone: B-3**  
**Map: 31**  
**VCS: 502**

|                  |         |
|------------------|---------|
| --Curr. Values-- | 529 FRA |
| Land:            | 225,900 |
| Impr:            | 51,200  |
| Net:             | 277,100 |

|                     |                      |
|---------------------|----------------------|
| 529 FRANKLIN AVENUE | N                    |
| Values--            | --Sales History--    |
| 225,900             | 10/19/2016 3,425,000 |
| 51,200              | 10/14/2010 10        |
| 277,100             | 09/17/2010 10        |

NUTLEY TWP  
-  
000  
10 8 CB REALTY LLC C/O F. CO  
10 COCCHIA, FRANCES M ETALS

| BUILDING DESCRIPTION                                                                 | FLOOR AREAS     | LAND DESC. | UNITS       | APPRAISED VALUES (COST APPROCH) |
|--------------------------------------------------------------------------------------|-----------------|------------|-------------|---------------------------------|
| Building Class 10<br><br>/<br><br>Built: 0000<br>Fndatn:<br><br>Roof:<br><br>ExtFin: | 1st Story       | 0          | SITE VALUE  | 1                               |
|                                                                                      | Upper Stories   | 0          | RATE PER SF | 11250                           |
|                                                                                      | Half Stories    | 0          | EXCESS      | 21624                           |
|                                                                                      | Attic Area      | 0          |             |                                 |
|                                                                                      | Basement Area   | 0          |             |                                 |
|                                                                                      | Sq. Foot Living | 0          |             |                                 |
|                                                                                      | ATTACHED ITEMS  |            |             |                                 |
|                                                                                      | DETACHED ITEMS  |            |             |                                 |
|                                                                                      | OTHER ITEMS     |            |             |                                 |
|                                                                                      | * BEDROOMS      | 0          |             |                                 |
| BATHROOMS                                                                            | .0              |            |             |                                 |
| * TOTAL ROOMS                                                                        | 0               |            |             |                                 |
| CONDITION                                                                            |                 |            |             |                                 |
| INT.: GOOD                                                                           |                 |            |             |                                 |
| EXT.: GOOD                                                                           |                 |            |             |                                 |
| LAYOUT: GOOD                                                                         |                 |            |             |                                 |



BLK: 3100 LOT: 37  
TOWNSHIP OF NUTLEY  
1 KENNEDY DR  
NUTLEY, NJ 07110.2786

**CARD 01 OF 01**  
**Class: 15C**  
**Zone: R-1**  
**Map: 31**  
**VCS: 108**

|         |         |
|---------|---------|
| --Curr. | 1 FRANK |
| Land:   | 593,400 |
| Impr:   | 0       |
| Net:    | 593,400 |

|                    |                   |         |
|--------------------|-------------------|---------|
| 1 FRANKLIN TERRACE |                   |         |
| Values--           | --Sales History-- |         |
| 593,400            | 05/20/1999        | 105,000 |

**NUTLEY TWP**

| BUILDING DESCRIPTION                                                              | FLOOR AREAS       | LAND DESC.                                                                            | UNITS      | APPRAISED VALUES (COST APPROCH)                                                       |
|-----------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------|
| Building Class<br><br>/<br><br>Built: 0000<br>Fndatn:<br><br>Roof:<br><br>ExtFin: | 1st Story 0       | SITE VALUE<br>SQFT RATE                                                               | 1<br>39449 | Main Bldg Replacement Cost 0                                                          |
|                                                                                   | Upper Stories 0   |                                                                                       |            | CCF:1.35,NetCond:1.000,MktAdj:1.00 * 1.35000                                          |
|                                                                                   | Half Stories 0    |                                                                                       |            | Main Bldg Appraised Value = 0                                                         |
|                                                                                   | Attic Area 0      |                                                                                       |            | Total Detached Item Value + 0                                                         |
|                                                                                   | Basement Area 0   |                                                                                       |            | Total Improve Value (rounded) = 0                                                     |
|                                                                                   | Sq. Foot Living 0 |                                                                                       |            | Total Land Value + 593,400                                                            |
|                                                                                   | ATTACHED ITEMS    |                                                                                       |            |                                                                                       |
|                                                                                   | DETACHED ITEMS    |                                                                                       |            |                                                                                       |
|                                                                                   |                   |                                                                                       |            |                                                                                       |
| OTHER ITEMS                                                                       |                   |                                                                                       |            |                                                                                       |
| * BEDROOMS 0<br>BATHROOMS .0<br>* TOTAL ROOMS 0                                   |                   |                                                                                       |            |                                                                                       |
| CONDITION                                                                         |                   |                                                                                       |            |                                                                                       |
| INT.:<br>EXT.:<br>LAYOUT:<br><br>INFOBY: OWNER                                    |                   |  |            |  |

BLK: 7400  
DIAMOND SPRING REAL EST.INVESTMENTS  
PO BOX 295  
FLORHAM PARK, NJ 07932

LOT: 1

CARD 01 OF 01  
Class: 4A  
Zone: B-3A  
Map: 74  
VCS: 501

--Curr. Values--  
Land: 1,450,400  
Impr: 106,500  
Net: 1,556,900

116 HARRISON STREET  
--Sales History--  
05/08/2003 1,975,000

NUTLEY TWP

| BUILDING DESCRIPTION                                                                 | FLOOR AREAS       | LAND DESC. UNITS                                                                      | APPRAISED VALUES (COST APPROCH)                                                       |
|--------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Building Class 10<br><br>/<br><br>Built: 0000<br>Fndatn:<br><br>Roof:<br><br>ExtFin: | 1st Story 0       | SITE VALUE 1<br>RATE PER SF 99999<br>RATE PER SF 6287                                 | Main Bldg Replacement Cost 0                                                          |
|                                                                                      | Upper Stories 0   |                                                                                       | CCF:1.35,NetCond:1.000,MktAdj:1.00 * 1.35000                                          |
|                                                                                      | Half Stories 0    |                                                                                       | Main Bldg Appraised Value 0                                                           |
|                                                                                      | Attic Area 0      |                                                                                       | Total Detached Item Value + 19,532                                                    |
|                                                                                      | Basement Area 0   |                                                                                       | Total Improve Value (rounded) = 19,500                                                |
|                                                                                      | Sq. Foot Living 0 |                                                                                       | Total Land Value + 1,450,400                                                          |
|                                                                                      | ATTACHED ITEMS    |                                                                                       | TOTAL NET VALUE: 1,556,900                                                            |
|                                                                                      | DETACHED ITEMS    |                                                                                       |                                                                                       |
|                                                                                      | SHED 1STY 970     |                                                                                       |                                                                                       |
|                                                                                      | OTHER ITEMS       |                                                                                       |                                                                                       |
| * BEDROOMS 0<br>* BATHROOMS .0<br>* TOTAL ROOMS 0                                    |                   |                                                                                       |                                                                                       |
| CONDITION                                                                            |                   |                                                                                       |                                                                                       |
| INT.: GOOD<br>EXT.: GOOD<br>LAYOUT: GOOD                                             |                   |  |  |

BLK: 7400  
DIAMOND SPRING REAL EST.INVESTMENTS  
PO BOX 295  
FLORHAM PARK, NJ 07932

CARD 01 OF 01  
Class: 1  
Zone: R-2  
Map: 74  
VCS: 200

--Curr. Values--  
Land: 127,800  
Impr: 0  
Net: 127,800

35 EVERGREEN AVENUE  
--Sales History--  
05/08/2003 1,975,000

NUTLEY TWP

| BUILDING DESCRIPTION                                                                 | FLOOR AREAS                              | LAND DESC.   | UNITS                   | APPRAISED VALUES (COST APPROCH) |                                                                                                                                                                                                           |                                                       |
|--------------------------------------------------------------------------------------|------------------------------------------|--------------|-------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Building Class 10<br><br>/<br><br>Built: 0000<br>Fndatn:<br><br>Roof:<br><br>ExtFin: | 1st Story                                | 0            | SITE VALUE<br>SQFT RATE | 1                               | Main Bldg Replacement Cost<br>CCF:1.35,NetCond:1.000,MktAdj:1.00 *<br>Main Bldg Appraised Value<br>Total Detached Item Value<br>Total Improve Value (rounded)<br>Total Land Value<br><br>TOTAL NET VALUE: | 0<br>1.35000<br>0<br>0<br>0<br>127,800<br><br>127,800 |
|                                                                                      | Upper Stories                            | 0            |                         | 5000                            |                                                                                                                                                                                                           |                                                       |
|                                                                                      | Half Stories                             | 0            |                         |                                 |                                                                                                                                                                                                           |                                                       |
|                                                                                      | Attic Area                               | 0            |                         |                                 |                                                                                                                                                                                                           |                                                       |
|                                                                                      | Basement Area                            | 0            |                         |                                 |                                                                                                                                                                                                           |                                                       |
|                                                                                      | Sq. Foot Living                          | 0            |                         |                                 |                                                                                                                                                                                                           |                                                       |
|                                                                                      | ATTACHED ITEMS                           |              |                         |                                 |                                                                                                                                                                                                           |                                                       |
|                                                                                      | DETACHED ITEMS                           |              |                         |                                 |                                                                                                                                                                                                           |                                                       |
|                                                                                      | OTHER ITEMS                              |              |                         |                                 |                                                                                                                                                                                                           |                                                       |
|                                                                                      | * BEDROOMS<br>BATHROOMS<br>* TOTAL ROOMS | 0<br>.0<br>0 |                         |                                 |                                                                                                                                                                                                           |                                                       |
| CONDITION                                                                            |                                          |              |                         |                                 |                                                                                                                                                                                                           |                                                       |
| INT.:<br>EXT.:<br>LAYOUT:                                                            | GOOD<br>GOOD<br>GOOD                     |              |                         |                                 |                                                                                                                                                                                                           |                                                       |
| INFOBY:                                                                              | AT DOOR                                  |              |                         |                                 |                                                                                                                                                                                                           |                                                       |
|                                                                                      |                                          |              |                         |                                 |                                                                                                                                                                                                           |                                                       |