

SOUTH RIVER	Land Desc: 40X60	Owners Name: ABRAMSON, EILEEN	Land: 88,100
Block: 260	Bldg Desc:	Street Address: 35 RARITAN ST	Impr: 116,000
Lot: 14.01	Addl Lots:	City & State: SOUTH RIVER, NJ	Total: 204,100
Qual:	Acres: 0.055 Class: 2	Property Location: 35 RARITAN AVE	Exempt:
		Zip: 08882	Reval Date: 2019/10/01
			Map: 35
			Seq#: 3047 (#1 of 1)

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
BELLIE HOLDINGS LLC	09/10/20	18077/802	280000	7	2020	88100	116000	204100				
SWIATKOWSKI, E-EST & DILEO, J-A	03/12/20	17837/635	90000	10								

LAND CALCULATIONS					SITE INFORMATION		RESIDENTIAL COST APPROACH									
Frnt	Eff D	Back L	Tri	Dpf	FFF Dep	Reason	Value	Road:	Util:	Basement	Area	Rate	Const	Q/F	Mult	Value
40	61			0.79	1.00		15800	PAVED	SEW/WATER	BASEMENT	657 x	9.530	+ 2142	x1.00	x1.00=	8403
								Curbs: YES	Gas: YES	BASEMENT FINISH	329 x	13.500	+ 1200	x1.00	x1.00=	5642
1 LOT(S)				1.00	1.00		110000	Sidewalk: YES	Elec: YES	Main Bldg						
								Loc:	Topo: LEVEL	FIRST STORY	767 x	49.020	+22560	x1.00	x1.00=	60158
										CONC. SLAB	110 x	-3.820	+ 0	x1.00	x1.00=	-420
										Heat/AC						
										HW BASEBOARD	895 x	3.710	+ 840	x1.00	x1.00=	4160
										AC (SEP DUCTS)	895 x	1.500	+ 2440	x1.00	x1.00=	3783
										Plumbing						
										3 FIXTURE BATH	1- 2	x2595.000	+ 0	x1.00	x1.00=	-2595
										2 FIXTURE BATH	1- 1	x1895.000	+ 0	x1.00	x1.00=	0
										Fireplace						
										Attic						
										FIN ATTIC	256 x	8.800	+ 1182	x1.00	x1.00=	3435
										Deck/Patio						
										ENCLOSED PORCH	160 x	26.990	+ 1092	x1.00	x1.00=	5410
										PATIO	273 x	5.203	+ 203	x1.00	x1.00=	1623
										GLAZED PORCH	140 x	18.870	+ 774	x1.00	x1.00=	3416
										Garage						
										ATTACHED GARAGE	240 x	15.170	+ 2364	x1.00	x1.00=	6005
										Base Cost:	99020	CCF: 1.65				Cost New: 163383
										Net Cond:	0.71					Bldg Value: 116002
										Detached Items:						
										Land:	88,100	Impr:	116,000	Total:		204,100

STAFF CONTROL		BUILDING INFORMATION	
Info By: ESTIMATED	Date: 05/13/19	Class: 16	Roof Type: GABLE
Visits: 2	Collector: 66	Age/Eff Age: 99 / 28 (N)	Roof Material: SHINGLE
Old B: 260	Prtd: 05/10/23	Exterior Walls: ALUM/VINYL	Room Count: Total Rooms: 5 Bed Rooms: 3
Old L: 14.1	Card: M	Style: BUNGALOW	Row/End: N.A.
		Story Height: ONE STORY	Conversion:
		Exterior Condition: NORMAL	Number of Units: 1
		Interior Condition: NORMAL	Heat Source: GAS
		Foundation: CONCRETE	Livable Area: 895 SF
		DEPRECIATION	
Physical: 21 %	Auto: Y		
Func Obs: 10%	Over Imp: %		
Econ Obs: %	Under Imp: %		
	Final Net: 0.71		
Baths: M: 2	A: O:		
Kitchens: M: 1	A: O:		
NOTES			
RENOVATIONS			

BUILDING SKETCH	
	101S/SL 161S/.5HFB/HFA

A: GP B: PATIO C: AG D: EP E: 1S/.5HFB F: 1S/.5HFB/HFA G: 1S/SL H: I: J: K: L:	cd7r20 u1313cd13r21 d713cd20r12 d7r9cd20r6u12r5u8111 u4r20cd1915d12r16u31111 d27r15cd16r16 u14r20cd10r11	140 273 240 160 401 256 110 0	M: N: O: P:
--	---	---	---

Scale: 20