

SOUTH RIVER	Land Desc: 80X100	Owners Name: TEJEDA-CHAVARRIA, C I & MONTANEZ, Y A	Land: 140,000
Block: 258	Bldg Desc:	Street Address: 8 CENTER ST	Impr: 142,700
Lot: 4	Addl Lots:	City & State: SOUTH RIVER, NJ	Reval Date: 2019/10/01
Qual:	Acres: 0.184	Zip: 08882	Map: 34
	Class: 2	Property Location: 8 CENTER ST	Seq#: 3021 (#1 of 1)
			Total: 282,700
			Exempt:

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	05/17/21	18528/281	400000	7	2021	140000	142700	282700				
SPROGIS, GREGORY S& RAYMOND-CO-	09/17/20	18076/780	175000	10								
LEGATES, VERA M	11/06/18	17426/529	100	25								
	10/08/99	4703 /424		1	10							

LAND CALCULATIONS					SITE INFORMATION		RESIDENTIAL COST APPROACH									
Frt	Eff D	Back L	Tri	Dpf	FFF Dep	Reason	Value	Road:	Util:	Basement	Area	Rate	Const	Q/F	Mult	Value
80	100			1.00	1.00		40000	PAVED	SEW/WATER	BASEMENT	935 x	9.520	+ 2160	x1.00	x1.00=	11061
1	LOT(S)			1.00	1.00		100000	CURBS: YES	GAS: YES							
								SideWalk: YES	Elec: YES							
								Loc:	Topo: LEVEL							

STAFF CONTROL				BUILDING INFORMATION			
Info By:	OWNER	Date:	04/30/19	Class:	16	Roof Type:	HIP
Visits:	1	Collector:	66	Age/Eff Age:	81 / 27 (N)	Roof Material:	SLATE
Old B:		Prtd:	05/10/23	Exterior Walls:	ALUM/VINYL	Room Count:	
Old L:		Card:	M	Style:	OLD STYLE	Total Rooms:	5
				Story Height:	ONE STORY	Bed Rooms:	1
				Exterior Condition:	NORMAL	Row/End:	N.A.
				Interior Condition:	EXCELLENT	Conversion:	
				Foundation:	CONCRETE	Number of Units:	1
						Heat Source:	GAS
						Livable Area:	935 SF

DEPRECIATION			
Physical:	19 %	Auto:	Y
Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%
		Final Net:	0.81

NOTES			
Baths:	M:2	A:	O:
Kitchens:	M:1	A:	O:
ADDED BATH RENO			
FWW/GE			

Base Cost:			
98143	CCF:	1.65	Cost New:
Net Cond:	0.81		Bldg Value:
131168			

Detached Items:			
DET GARAGE	440 x	16.060 + 3040	x1.00 x0.61 x1.65=
CONC PATIO	176 x	5.310 + 182	x1.00 x0.75 x1.65=
1382			

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