

1104 BLOCK 57 LOT 6
-----OWNER INFORMATION-----

OPIO, JEREMIE
191 CENTER STREET
HIGHTSTOWN, NJ

08520

DED AMT #OWN 01
BANK# MORT# SS#

QUAL. UPDATED ON 120718
-----PROPERTY INFORMATION-----

PROP LOC: 191 CENTER ST
PROPERTY CLASS 2 ACCOUNT#
BLDG DESC 2FR
LAND/ACRE 67X46 / .07
ADDITIONL LOTS

ZONE R-4 MAP 3 USER#1 #2
BULT 1810 UNITS 01 BCLASS 17

-----SALES INFORMATION-----
DATE BOOK PAGE PRICE PCD NU 4TYPE
CUR: 092718 06346 326 206000 Z 07
-1: 081186 02353 00682 95000
-2: 023000 112578000

VCS R403 SFLA 01024
-----TENANT REBATE-----
BASE YR TAXES FLAG
20 6637.15 N

-----EXEMPT PROPERTY DATA-----
EPL CD STAT.
FACILITY
INIT FILE FUR FILE
ASMT CODE

---VALUES---
LAND 57600
IMPR 92800
EXM1
EXM2
EXM3
EXM4
NET 150400

-----TAXES-----
20 TOTAL 6637.15
21 HALF1 3318.58
21 TOTAL .00
22 HALF1 .00
SPTAX CDS:

NEXT ACCESS: BLK LOT QUAL
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

1104

PROCESS DATE 07/14/21

BLK 57 191 CENTER ST
 LOT 6 67X46
 CARD 01 OF 01 VCS= R403 CLASS= 2
 ZONE= R-4
 MAP= 3

OPIO, JEREMIE
 SALE DATE 092718 PRICE 206000
 BLDG CLS= 17 INT COND= GOOD
 YR BUILT= 1810/1975 EXT COND= GOOD
 EXT. FIN= ALUM/VINYL LAY COND= FAIR

---- BUILDING CALCULATIONS ----
 DESCRIPT UNITS RATE QFAC VALUE

MAIN BUILDING CALCULATIONS
 1ST FLOOR 512 93.03 1.20 57156
 UPPER FLOOR 512 48.05 1.20 29522
 ** TOTAL MAIN BUILDING VALUE 86678

ATTACHED ITEM CALCULATIONS
 WOOD DECK 316 5.84 1.15 2122
 ** TOTAL ATTACHED ITEM VALUE 2121

ADD / DEDUCT CALCULATIONS
 FORCED AIR 1024 3.32 1.12 3808
 ALL COMBIN 1024 2.49 1.12 2855
 3FIX BATH 1- 2595 1.12 2906-
 2FIX BATH 1- 1895 1.12 2122-

** TOTAL ADD/DEDUCT VALUE 1635

REPLACEMENT COST (1975) 90434

COST CONVERSION FACTOR 1.14

REPLACEMENT COST NEW 103095

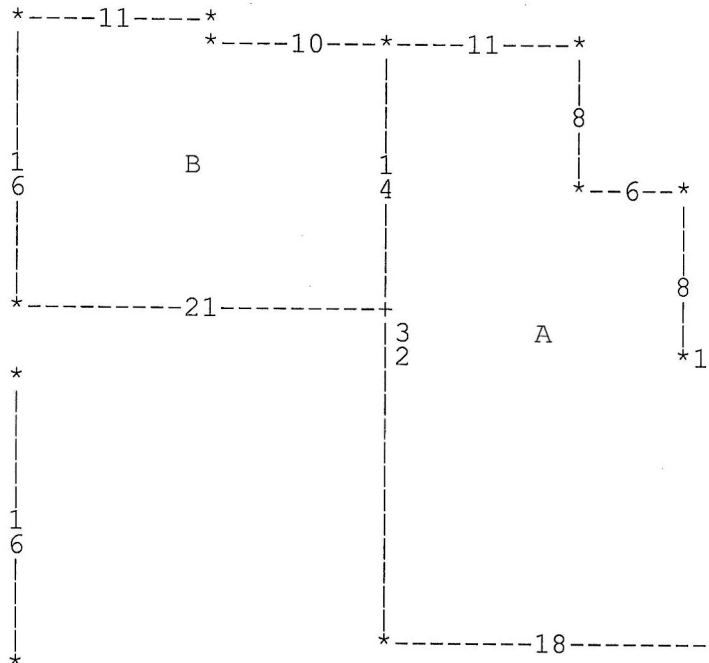
NET COND *OVERRIDE* .900

MARKET ADJUSTMENT 1.00

APPRAISED BLDG. VALUE 92786

ACCESS/FARM BUILDINGS 0

TOTAL IMPROVEMENT VALUE 92800



MAIN BUILDING AREAS
 DESCRIPT. BSMT FRST UPPR HALF ATTC
 A 2S-CR 512 512
 TOTAL 512 512

ATTACHED ITEM AREAS
 DESCRIPT. AREA
 B WOOD DECK 316

**** LAND CALCULATIONS ****
 FRNT AVER DPTH NO OF UNIT ---ADJUSTMENT---
 FOOT DPTH FAC. UNITS RATE INFL(+) COND(-) VALUE
 50 47 .44 22.00 500 11000
 16 47 .44 7.04 225 1584
 SITE VALUE 1 45000 45000
 * TOTAL LAND VALUE 57584

--- FINAL VALUATION SUMMARY ---
 LAND IMPROVEMENT TOTAL
 57,600 92,800 150,400

IRREGULAR LOT, LOW ATTIC & BSMT
 NOVATIONS PICKED UP FOR 2019. INTERIOR RE

**** END OF PRINT ****

BLK 57 LOT 6
BLDG CLS= 17
TYPE+USE= ONE FAMILY
DESIGN = COLONIAL
STY HGHT= 2 STORY
ROOF TYP= GABLE
MATER= ASPH SHNGL
PITCH=
EXT FIN.= ALUM/VINYL

FOUNDATN= NOT USED

INT FIN.= DRYWALL
PLASTER
FLR FIN.= MIXED

HEAT SRC= GAS

HEAT SYS= FORCED AIR 1024

ELECTRIC= ADEQUATE

01 OF 01 VCS R403
AIR COND= ALL COMBIN 1024 EXP ATT=

PLUMBING= 3FIX BATH 1 DORMERS=

BASEMNT= NONE

FIREPLCE= NONE

MISCELL.=

FULL ST= GROUND FLR 512
UPPER STYS 512

HALF ST=

WRITEINS=

ROOM COUNT	B	1	2	3
LIV ROOM	0	1	0	0
DIN ROOM	0	1	0	0
BATHROOM	0	1	0	0
BEDROOM	0	0	1	0
KITCHEN	0	1	0	0
REC ROOM	0	0	0	0
DEN/OFF	0	0	1	0
TOTAL	0	4	2	0

-CONDITION-	---	YEARS---
INTER GOOD	BUILT	1810
EXTER GOOD	EFFECT	1975
LAYOT FAIR		

-MKT INFLUENCE-	NET
	COND
	62%
	90%

1104

PROCESS DATE 12/07/18

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LOT 6 67X46

OPIO, JEREMIE

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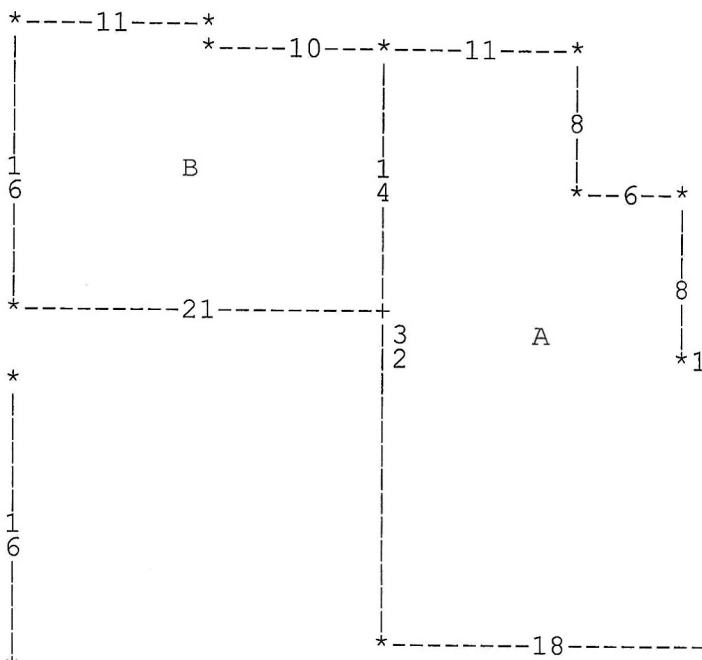
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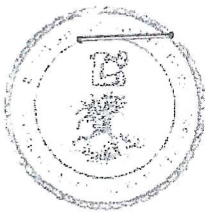
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NOVATIONS PICKED UP FOR 2019. INTERIOR RE

**** END OF PRINT ****



Borough of Hightstown
148 North Main Street
Hightstown, NJ 08520
609 - 490-5100

Permit Number: 20140205
Update Number:
Control Number: 9970
Application Date: 09/05/2014
Permit Date: 09/05/2014

CONSTRUCTION PERMIT

IDENTIFICATION

OWNER/PROPERTY DETAILS

Block: 57 Lot: 6 Qualification Code: McKay
Work Site Location: 191 Center St Hightstown, NJ 08520

Owner In Fee: Joel McKay
Address: 191 Center St
Hightstown NJ 08520

Telephone: (609) 448-5834

Use Group(s): R-5

Contractor: Joel McKay
Address: 191 Center St
Hightstown NJ 08520

Telephone: (609) 448-5834

Lic. No. / Bldrs. Reg. No.:

Federal Emp. No.:

is hereby granted permission to perform the following work :

☒ BUILDING ☒ PLUMBING ☐ DEMOLITION
☒ ELECTRICAL ☒ FIRE PROTECTION ☐ OTHER
☐ ELEVATOR DEVICES ☐ MECHANICAL
☐ ASBESTOS ABATEMENT ☐ LEAD HAZARD ABATEMENT

(Subchapter 8 only)

DESCRIPTION OF WORK:

new 244 sf bedroom/bath second floor addition

ESTIMATED COST OF WORK:

Cost of Construction: 28,660.00
Cost of Rehabilitation: 0.00
Cost of Demolition: 0.00

Total Cost: \$28,660.00

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

George Chin

Construction Official

Date

Amount to be Paid: \$416.00
Check Number: 2030
Check amount: \$416.00

Collected by: SB
Receipt No:
Total Cash Amount:
Total Check Amount: \$416.00
Total CC Amount:
Grand Total: \$416.00

Note:

PAYMENTS (Office Use Only)	
Building	\$77.00
Electrical	\$60.00
Plumbing	\$185.00
Fire Protection	\$30.00
Elevator Devices	
Mechanical	
VolFee (DCA)	\$9.00
AltFee (DCA)	
DCA Minimum Fee	\$0.00
Other Fees	
CO Fee	\$55.00
CCO Fee	
Minimum Fee	
Total	\$416.00
All Fees Waived:	No

PROP LOC 191 CENTER ST
TAX MAP 3
ZONING R-3
PROP CLS 2
LAND DES 67X45
BLDG DES 2FR

MCKAY, JOEL G
191 CENTER ST
HIGHTSTOWN NJ

SALE HIST
SALE DATE
SALE PRICE
09520

CURRENT 1ST PREV 2ND PREV VAL IVAL

CURRENT ASSESSED - LAND VAL 33,100
IMPR VAL 50,700
TOTL VAL 83,800

50.00 NEIGHBORHOOD

- ☒ 01 TYPICAL
☐ 02 INFERIOR
☐ 03 SUPERIOR
☐ 04 STABLE
☐ 05 DECLINING
☐ 06 IMPROVING
☐ 07 RURAL
☐ 08 CROSSROADS
☐ 09 SUBURBAN
☐ 10 URBAN
☐ 11 SUBDIVISION
☐ 12 MIXED

51.00 VIEW

- ☒ 01 TYPICAL
☐ 02 DETRIMENTAL
☐ 03 ENHANCING
☐ 04 LAKE VIEW

52.00 UTILITIES

- ☒ 01 ALL
☐ 02 ELECTRIC
☐ 03 GAS
☐ 04 WATER
☐ 05 SEWER
☐ 06 WELL
☐ 07 SEPTIC
☐ 08 SUMP/SEW CONN
☐ 09 SUMP/NO SEW
☐ 90 NONE

53.00 INFO. BY

- ☒ 01 OWNER
☐ 02 SPOUSE
☐ 03 TENANT
☐ 04 AGENT
☐ 05 AT DOOR
☐ 06 REFUSED
☐ 07 ESTIMATE?

54.00 ROAD QF

- ☒ 01 PAVED
☐ 02 GRAVEL
☐ 03 DIRT
☐ 04 PRIVATE
☐ 90 NONE

55.00 CURBING QF

- ☐ 01 YES
☒ 90 NONE

56.00 SIDEWALK QF

- ☒ 01 YES
☐ 90 NONE

62.00 LAND COND.

- ☐ 01 NO RIGHT TO BLDG
☐ 02 ALLEY SHAPE
☐ 03 FLAG LOT
☐ 04 SEVERE EASEMNTS
☐ 05 UNIMPV ROAD
☐ 06 SLOPE
☐ 07 LAND LOCKED
☐ 08 FLOOD PLAIN
☐ 09 SHARED DRIVEWAY
☐ 10 POOR LOCATION
☐ 11 TOPOGRAPHY
☐ 12 TRIANGLE
☐ 13 IRREGULAR
☐ 14
☐ 15

61.00 MARKET INFLUENCE

- ☐ 01 OVERBUILT
☐ 02 UNDERIMPROVED
☐ 03 POOR LAYOUT
☐ 04 NEXT COMM.
☐ 05 TRANSITIONAL
☐ 06 NO PARKING
☐ 07 POOR STYLE
☐ 08 NO GARAGE
☐ 09 INDUS. LOC.
☐ 10 POWER LINES
☐ 11 NO STR. LIGHT
☐ 12 INFERIOR SERV
☐ 13 SUPERIOR SERV
☐ 14 HEAVY TRAFFIC
☐ 15 LIGHT TRAFFIC
☐ 16 UNDERGRD UTIL
☐ 17 FUNC OBSOL.
☐ 18 ECON OBSOL.

63.00 LAND INFLUENCE

- ☐ 01 COMMERCIAL
☐ 02 VIEW
☐ 03 MISC.
☐ 04
☐ 05
☐ 06
☐ 07
☐ 08
☐ 09
☐ 10
☐ 11
☐ 12
☐ 13
☐ 14
☐ 15
☐ 16

15.00 ACCESSORY & FARM BUILDINGS

CODE	SIZE/AREA	QUALITY FACTOR	NET CONDITION	FIELD PRICE

CODE LEGEND:

01=DET. GARAGE	09=POOL VINYL	17=FARM SHED
02=DET. CARPORT	10=POOL ABV GRND	18=POLE BARN
03=SHED 1 STORY	11=C.C. PAVING	19=STABLE
04=SHED 1.5 STY	12=ASPHALT PAVING	20=POULTRY SHED
05=SHED 2 STORY	13=TENNIS COURT	21=SILO
06=FIN SHED 1STY	14=BARN	22=SMALL SHED
07=FIN SHED 1.5S	15=DAIRY BARN	23=
08=POOL GUNITE	16=BARN W/LOFT	24=

70.00 LAND SCHEDULE (FRONT FOOT METHOD)

	LAND ZONE	FRONT FOOTAGE	AVERAGE DEPTH	DEPTH TABLE	UNIT RATE	#62 ADJ. CODE	#62 ADJ. PCT.	#63 ADJ. CODE	#63 ADJ. PCT.
1		66	47						
2									
3									
4									

71.00 LAND SCHED (UNIT RATE METHOD)

	LAND ZONE	DESC CODE	NUMBER OF UNITS	UNIT RATE	#62 ADJ. CODE	#62 ADJ. PCT.	#63 ADJ. CODE	#63 ADJ. PCT.
1		01	1					
2								
3								
4								

80.00 WORK RECORD

	BY	DATE
MEAS.	MR	6-18-08
LIST	MR	6-18-08
PRICE	dr	6/23/08
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1	MR	6-18-08
#2		
#3		
#4		

85.00 COMMENTS

01	Irregular lot
02	
03	Low attic & Bsmnt. (5' high)
04	
05	
06	OLD Field Ccra
07	
08	
09	

INSPECTION SIGNATURE
<i>Joel G. McKay</i>
DATE 6-18-08

21.00 TYPE + USE	
<u> </u> 	10 ONE FAMILY
<u> </u>	20 DUPLEX
<u> </u>	30 ROW/TOWNHOUSE
<u> </u>	31 END ROW/TOWN
<u> </u>	42 MULTIFAMILY 2
<u> </u>	43 MULTIFAMILY 3
<u> </u>	44 MULTIFAMILY 4
<u> </u>	51 CONVERSION 1
<u> </u>	52 CONVERSION 2
<u> </u>	53 CONVERSION 3
<u> </u>	54 CONVERSION 4
<u> </u>	55 CONVERSION 5
<u> </u>	60 CONDOMINIUM

22.00	STORY HEIGHT
_____ 01	1 STORY
_____ 02	1 STORY W/ATT
_____ 03	1½ STORY
<u> </u> 04	2 STORY
_____ 05	2 STORY W/ATT
_____ 06	2½ STORY
_____ 07	3 STORY
_____ 08	3 STORY W/ATT
_____ 09	3½ STORY

23.00 DESIGN + STYLE

☐ 01 CONVENTIONAL

☒ 02 COLONIAL

☐ 03 RANCH

☐ 04 RAISED RANCH

☐ 05 CAPE

☐ 06 SPLIT LEVEL

☐ 07 BI-LEVEL

☐ 08 CONTEMPORARY

☐ 09 COTTAGE

☐ 10 OLD STYLE

☐ 80 OTHER

24.00 ROOF TYPE

_____	01	FLAT/SHED
	02	GABLE
_____	03	GAMBREL
_____	04	HIP
_____	05	MANSARD
_____	06	CONTEMPORARY
_____	80	OTHER

25.00 ROOF MATERIAL

___ 01 BUILT-UP

___ 02 METAL

___ 03 ROLL

 04 ASPHALT SHINGLE

___ 05 SLATE

___ 06 TILE

___ 07 WOOD SHINGLE

___ 80 OTHER

26.00	EXT.	FIN.	AREA	QTY
01	WOOD	SIDING		
02	WOOD	SHINGLE		
03	ALUM	VINYL		
04	ASBESTOS			
05	STUCCO			
06	CINDERBLK			
07	PLYWOOD	PNL		
08	ALL	BRICK		
09	ALL	STONE		
10	PT.	BRICK		
11	PT.	STONE		
80	OTHER			

27.00 FOUNDATION	
_____	01 PILING
_____	02 BLOCK/CONCRETE
_____	03 BRICK
<u> / </u>	04 STONE
_____	05 POST/PIER
_____	06 CONCRETE SLAB.
28.00 INTERIOR FINISH	
<u> / </u>	01 DRYWALL, 50
<u> / </u>	02 PLASTER, 50
_____	03 KNOTTY PINE
_____	04 WOOD PANEL
_____	05 WALL BOARD
_____	06 PAINTED C.B.

29.00 FLOOR FINISH	
_____ 01	HARDWOOD
_____ 02	PINE
<u> / </u> 03	MIXED
_____ 04	SINGLE
_____ 05	COMPOS. TILE
_____ 06	PART CARPET
_____ 07	PART TILE
_____ 08	CERAMIC TILE
_____ 09	CONCRETE SLAB
_____ 10	EARTH BASEMENT

30.00 BASEMENT		AREA	QF
_____ 01	SF FINISH	_____	_____
_____ 02	SF LIVING	_____	_____
<u> </u> 90	NONE		
31.00 HEATING SOURCE			
_____ 01	ELECTRIC		
<u> </u> 02	GAS		
_____ 03	OIL		
_____ 04	COAL		
_____ 05	SOLAR		
_____ 90	NONE		

32.00	HEAT SYS.	AREA	QF
___	01 FLOOR/WALL	___	___
___	02 AIR GRVTY	___	___
___	03 FORCED AIR	___	___
___	04 HOTWTR BB	___	___
___	05 WATER RAD	___	___
___	06 ELEC. BB	___	___
___	07 RADNT ELEC	___	___
___	08 HEAT PUMP	___	___
___	09 UNIT HEATR	___	___
___	90 NONE	___	___

33.00 ELECTRIC		
☒	01 ADEQUATE	
☐	02 LIMITED	
☐	90 NONE	
34.00 AIR COND.	AREA	QF
☐	01 ALL SEPARATE	☐
☒	02 ALL COMBINE	☐
☐	03 ALL UNIT	☐
☐	04 PT. SEPR.T.	☐
☐	05 PT. COMB.	☐
☐	06 PT. UNIT	☐
☐	90 NONE	☐

35.00	PLUMBING	NO.	QF
01	4FIX BATH		
02	3FIX BATH	1	
03	2FIX BATH		
04	1FIX BATH		
05	KITCH SINK		
06	SOLAR HOT		
07	LAUNDRY TB		
08	WATER HTR		
09	HOT TUB		
10	JACUZZI		
90	NONE		

36.00 FIREPLACE	NO.	QTY
01 1 STORY		
02 1 1/2 STORY		
03 2 STORY		
04 SAME STACK		
05 FREESTANDING		
06 HEATLATOR+FAN		
90 NONE		
37.00 ATTIC + DORM. AREA	NO.	QTY
02 FINISH ATTIC		
03 DORMER1 (L)		
04 DORMER2 (L)		

38.00 UNF. AREAS	AREA	QF
01 FULL STORY		
02 HALF STORY		
39.00 MISCELLANEOUS	NO.	QF
01 RANGE/OVEN		
02 FREESTND RANGE		
03 ELECTRONIC OVEN		
04 DISHWASHER		
05 EXTRA KITCHEN		
06 MODERN KITCHEN		
07 OLD FASH. KIT.		
08 CENTRAL VACUUM		
09 INTERCOM		
10 SECURITY SYS.		
11 SMOKE DETECT		
12 ELEC OVHD DOOR		
13 SPRINKLER		
14		
15		
16		

40.00 WRITE-INS	VALUE	OF
01 _____	_____	_____
02 _____	_____	_____

41.00 GARAGES		NO CARS
01	ATTC GAR	_____
02	BUILT IN	_____
03	BASM GAR	_____

BLOCK 57 LOT 6 QUAL CARD 1 OF 1 V.C.S. R40-

BLDG. CLASS 17
PROP. CLASS 2
YEAR BUILT 1810/19

45.00 ROOM CNT.	B	1	2
01 LIVING RM		1	
02 DINING RM		1	
03 KITCHEN		1	
04 BATH		1	
05 BEDROOM			1
06 REC. ROOM			
07 DEN/OFFICE			1

60.00 NET CONDITION	
01 INTERIOR FINISH	<
02 EXTERIOR FINISH	<
03 LAYOUT	

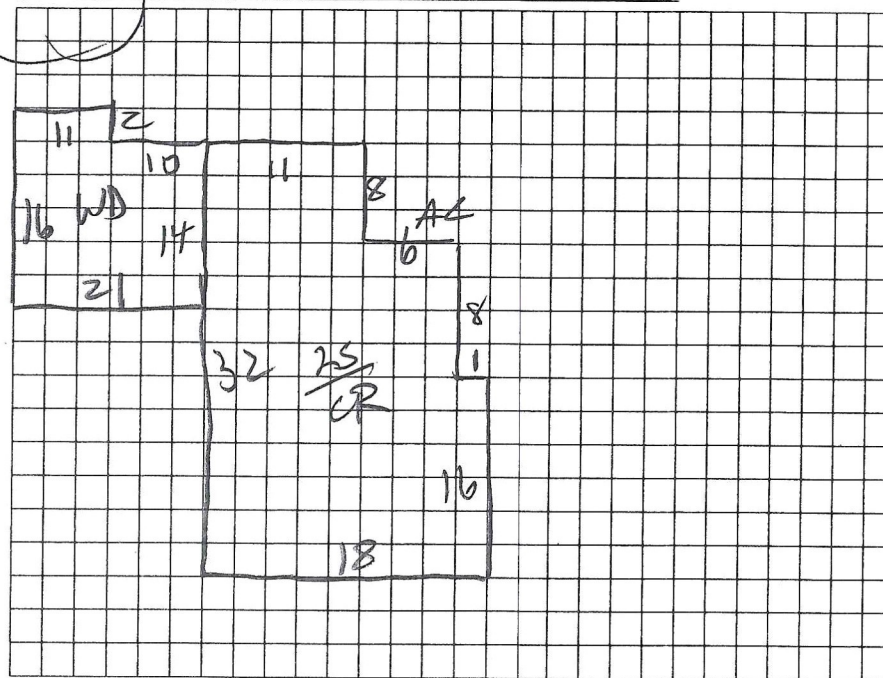
CODES: 1=EXCEL 3=FAIR 5=
 2=GOOD 4=POOR

65.00 CAPITAL IMPROVEMENTS			
	CODE	DATE	COST
01			
02			
03			

CAPITAL IMPROVE CODES:

01=KITCHEN	04=ATTIC
02=PLUMBING	05=BASEMEN
03=HEATING	06=ADDITION

BUILDING SKETCH (1 SQUARE EQUALS



01.00 FLOOR DIMENSIONS

[illegible]

11.00 ATTACHED ITEMS

CODE	SEG.	AREA	ATTACH CODE LEGEND		
			01=WOOD DECK	06=GLAZ PORCH	11=ATT CANOPY
			02=CONC PATIO	07=ENCL PORCH	12=BI GARAGE
			03=FLAG PATIO	08=BSMT GAR.	13=BI OPN PCH
			04=BRCK PATIO	09=ATT GAR.	14=BI ENC PCH
			05=OPEN PORCH	10=ATT CARPRT	