

PROP LOC 475 MYRTLE AVE.
TAX MAP 35.2
ZONING R75
PROP CLS 2
LAND DES 80X104
BLDG DES 2-1SF 1221

SAYRAFE, GEORGE & KRISTINE
24 GERALDINE CT
ENGLEWOOD CLIFFS, NJ 07632

SALE	HIST
SALE	DATE
SALE	PRICE

CURRENT	1ST PREV	2ND PREV	VAL	IVAL
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

CURRENT ASSESSED	- LAND VAL	40,900
	IMPR VAL	70,900
	TOTL VAL	111,800

RECEIVED

SEP 26 2007

APPRAISAL SYSTEMS

50. 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
___ 13 CONDO/TWNHSE
___ 14 ADULT COMM

54. ROAD QF

- ____ 01 PAVED
 ____ 02 GRAVEL
 ____ 03 DIRT
 ____ 04 PRIVATE
 ____ 05 NONE

55. CURBING QF

- 01 YES
7 90 NONE

56. SIDEWALK QF

- 01 YES
90 NONE

51. VIEW

- ☐ 01 TYPICAL
☐ 02 DETRIMENTAL
☐ 03 ENHANCING
☐ 04 LAKE VIEW
☐ 05 OCEAN VIEW
☐ 06 BAY VIEW

52. 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. INFO BY

- _____ 01 OWNER
 _____ 02 SPOUSE
 _____ 03 TENANT
 _____ 04 AGENT
 _____ 05 AT DOOR
 / _____ 06 REFUSED
 _____ 07 ESTIMATED

FOR OFFICE USE ONLY

61. MANUAL LAND ADJ's

SEE CAT. 62 & 63 FOR CODES.

62. NEG. LAND ADJUSTMENTS

- ☐ 01 NO RIGHT TO BUILD
☐ 02 LAND LOCKED
☐ 03 UNDERSIZED
☐ 04 SIZE
☐ 05 USE
☐ 06 VACANCY
☐ 07 UNIMPROVED ROAD
☐ 08 ACCESS
☐ 09 FLAG LOT
☐ 10 SHARED DRIVEWAY

63. POS. LAND ADJUSTMENTS

- ☐ 50 CUL DE SAC
☐ 51 LOCATION
☐ 52 RESIDENTIAL OFFICE
☐ 53 COMMERCIAL USE
☐ 54 SIZE
☐ 55 VIEW - PARTIAL
☐ 56 VIEW - GOOD
☐ 57 VIEW - EXCELLENT
☐ 58 OCEAN FRONT
☐ 59 OCEAN VIEW - PARTIAL
☐ 60 OCEAN VIEW - GOOD
☐ 61 OCEAN VIEW - EXCELLENT

- ☐ 11 IRR SHAPE
☐ 12 FLOOD PLAIN/WET
☐ 13 EASEMENT
☐ 14 EASEMENT - SEVERE
☐ 15 TOPOGRAPHY - MODERATE
☐ 16 TOPOGRAPHY - STEEP
☐ 17 TOPOGRAPHY - SEVERE
☐ 18 ECONOMIC 1
☐ 19 ECONOMIC 2
☐ 20 ECONOMIC 3

64. MKT ADJUSTS

- ____ 01 FUNCT. OBSOL.
 ____ 02 ECOC. OBSOL.
 ____ 03 OVERIMPROVEMENT
 ____ 04 NO GARAGE
 ____ 05 RAILROAD BR's
 ____ 06 2BR HOUSE
 ____ 07 1BR HOUSE
 ____ 08 STYLE
 ____ 09 SIZE
 ____ 10 PARTIAL
 OTHER: SEE TABLES
 99 MISC.

81. FIELD CALLS

	BY	DATE
1.		
2.		
3.		
4.		

CALLBACK / APPT INFO:

9-25-07 5-7pm

15. ACCESSORIES & FARM BUILDINGS

[illegible]

CODE LEGEND:

- 01 = DET. GARAGE
02 = DET. CARPORT/CANOPY
03 = SHED 1 STORY
04 = SHED 1.5 STORY
05 = SHED 2 STORY
06 = FIN SHED 1 STORY
07 = FIN SHED 1.5 STORY
08 = POOL GUNITE
09 = POOL VINYL
10 = POOL ABOVE GND-N.V.
11 = CC PAVING
12 = ASPHALT PAVING
13 = TENNIS COURT

- 14 = BARN
15 = DAIRY BARN
16 = BARN W/ LOFT
17 = FARM SHED
18 = POLE BARN
19 = STABLE
20 = POULTRY SHED - N.V.
21 = SILO - N.V.
22 = SMALL SHED
23 = DET. WOOD DECK
24 = CONCRETE PATIO
25 = STONE PATIO
26 = BRICK PATIO

- 27 = SPA/HOT TUB
28 = DET GARAGE 1.5 STORY
29 = DET GARAGE 2 STORY
30 = INDOOR RIDING ARENA
31 = POOL HOUSE
32 = POOL HOUSE W/ BATH
33 = DOCK
34 = BOATHOUSE
35 = BULKHEAD WOOD
36 = BULKHEAD CONCRETE
37 = GAZEBO
38 = OTHER

85. COMMENTS

Blue Slip 6/2

INSPECTION SIGNATURE

DATE _____



APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES

BLDG CLASS 16

V.C.S. OWP

YEAR BUILT 1958

EFF. YEAR 1970

PROP. CLASS 2

28 35 15 2 25 15 12

21. TYPE & USE

- ☒ 10 ONE FAMILY
☐ 20 DUPLEX
☐ 30 ROW/TWNHSE
☐ 31 ENDROW/TWN
☐ 42 MULTIFAM 2
☐ 43 MULTIFAM 3
☐ 44 MULTIFAM 4
☐ 51 CONVERSION
☐ 52 CONVERSION 2
☐ 53 CONVERSION 3
☐ 54 CONVERSION 4
☐ 55 CONVERSION 5
☐ 60 CONDOMINIUM

22. STORY HEIGHT

- ☒ 01 1 STORY
☐ 02 1 STORY W/ ATT
☐ 03 1.5 STORY
☐ 04 2 STORY
☐ 05 2 STORY W/ ATT
☐ 06 2.5 STORY
☐ 07 3 STORY
☐ 08 3 STORY W/ ATT
☐ 09 3.5 STORY

23. 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
☐ 11 EXP RANCH
☐ 12 TUDOR
☐ 13 LOG HOME
☐ 14 VICTORIAN
☐ 15 CONDOMINIUM
☐ 16 TOWNHOME
☐ 17 GARAGE APT.
☐ 80 OTHER

24. ROOF TYPE

- ☒ 01 FLAT/SHED
☐ 02 GABLE
☐ 03 GAMBREL
☐ 04 HIP
☐ 05 MANSARD
☐ 06 CONTEMPO.
☐ 80 OTHER

25. ROOF MATERIAL

- ☐ 01 BUILT-UP
☐ 02 METAL
☐ 03 ROLL
☒ 04 ASPHALT SHINGLE
☐ 05 SLATE
☐ 06 TILE
☐ 07 WOOD SHINGLE
☐ 80 OTHER

26. EXT FIN. AREA QF

- ☐ 01 WD SIDING
☐ 02 WD SHINGLE
☒ 03 ALUM/VINYL
☐ 04 ASBESTOS
☐ 05 STUCCO
☐ 06 CBLOCK
☐ 07 PLYWD PNL
☐ 08 ALL BRICK
☐ 09 ALL STONE
☐ 10 PT. BRICK
☐ 11 PT. STONE
☐ 12 LOG
☐ 80 OTHER

27. FOUNDATION

- ☐ 01 PILING
☒ 02 BLOCK/CONCRETE
☐ 03 BRICK
☐ 04 STONE
☐ 05 POST/PIER
☐ 06 CONCRETE SLAB

28. INTERIOR FIN.

- ☒ 01 DRYWALL
☐ 02 PLASTER
☐ 03 KNOTTY PINE
☐ 04 WD PANEL
☐ 05 WALL BOARD
☐ 06 PAINTED CB
☐ 07 COMBINATION
☐ 80 OTHER

29. FLOOR FINISH

- ☐ 01 HARDWOOD
☐ 02 PINE
☒ 03 MIXED
☐ 04 SINGLE
☐ 05 COMPOS. TILE
☐ 06 PT. CARPET
☐ 07 PT. TILE
☐ 08 CERAMIC TILE
☐ 09 CON. SLAB
☐ 10 EARTH BSMT.

30. BASEMENT AREA QF

- ☐ 01 S.F. FINISH
☐ 02 S.F. LIVING
☐ 03 UNFINISHED
☒ 90 NO BSMT
☐ HEATED
☐ UNHEATED

31. HEATING SOURCE

- ☐ 01 ELECTRIC
☒ 02 GAS
☐ 03 OIL
☐ 04 COAL
☐ 05 SOLAR
☐ 90 NONE

32. HEAT SYS AREA QF

- ☐ 01 FLR/WALL
☒ 02 GRAVITY
☐ 03 FORCE AIR
☐ 04 HWBB
☐ 05 RADIATOR
☐ 06 ELEC. BB
☐ 07 RADIANT
☐ 08 HEAT PUMP
☐ 09 UNIT HEAT
☐ 90 NONE

33. ELECTRIC

- ☒ 01 ADEQUATE
☐ 02 LIMITED
☐ 90 NONE

34. AIR COND AREA QF

- ☐ 01 ALL SEP
☒ 02 ALL COMBO
☐ 03 ALL UNIT
☐ 04 PT SEP.
☐ 05 PT. COMBO
☐ 06 PT. UNIT
☐ 90 NONE

35. PLUMBING # QF

- ☐ 19 6F BATH
☐ 20 5F BATH

DATA ENTER IN MISC.

- ☐ 01 4F BATH
☒ 02 3F BATH 2 1/1
☒ 03 2F BATH 1 4
☐ 04 1F BATH
☐ 05 KITCH SINK
☐ 06 SOLAR HOT
☐ 07 LAUND TUB
☐ 08 WATERHTR
☐ 09 HOT-TUB
☐ 10 JACUZZI
☐ 90 NONE

36. FIREPLACE # QF

- ☐ 01 1STY STACK
☐ 02 1.5STY STACK
☐ 03 2STY STACK
☐ 04 SAME STACK
☐ 05 FREESTAND
☐ 06 HTLTR/FAN
☐ 07 WOODSTOVE
☐ 08 GAS FP
☒ 90 NONE

37. ATTIC & DORM AREA QF

- ☐ 02 FINISH ATTIC
☐ 03 DORMER1 (L)
☐ 04 DORMER2 (L)
☐ 05 UNFIN ATTIC
☒ 06 NO ATTIC
☐ HEATED
☐ UNHEATED

38. UNF. AREAS AREA QF

- ☐ 01 FULL STORY
☐ 02 HALF STORY

39. MISC. # QF

- ☐ 01 RANGE/OVEN
☐ 02 FREE RANGE
☐ 03 ELEC OVEN
☐ 04 DISHWASH
☐ 05 EXTRA KIT
☒ 06 MOD KIT 1 A
☐ 07 OLD KIT
☐ 08 CNTRL VAC
☐ 09 INTERCOM
☐ 10 SECURITY
☐ 11 SMOKE DET
☐ 12 EL OVHD DR
☐ 13 SPRINKLER
☐ 14 MOD BATH
☐ 15 OLD BATH
☐ 16 SAUNA
☐ 17 ELEVATOR
☐ 18 ^{WALK} _{OUT} BSMT
☐ 19 SEE 6F BATH
☐ 20 SEE 5F BATH
☐ 21 SEE TABLES

40. WRITE-INS VALUE QF

- ☐ 01
☐ 02

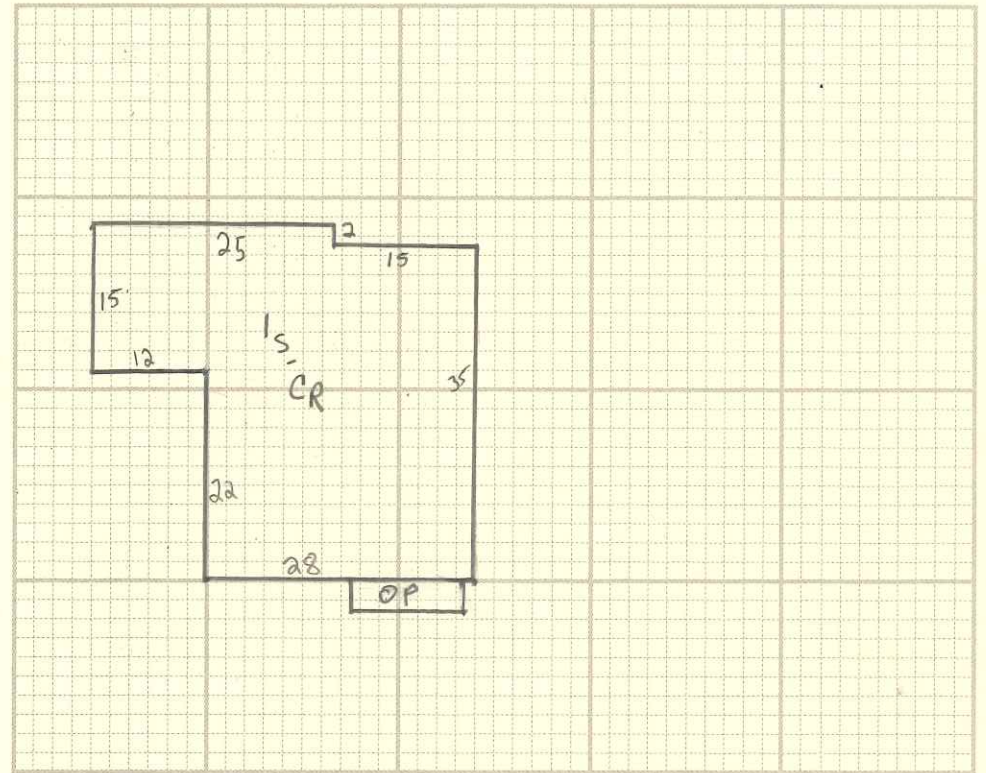
41. GARAGES #CARS

- ☐ 01 ATT GARAGE
☐ 02 BUILT IN
☐ 03 BSMT GARAGE

60. NET CONDITION

	CODE
01 INTERIOR FINISH	<u>2</u>
02 EXTERIOR FINISH	<u>2</u>
03 LAYOUT	<u>2</u>

CODES: 1=EXC 4=FAIR
2=GOOD 5=POOR
3=AVG 6=DLAP



ATTACHED / Z'd ITEMS

ITEM	AREA	ITEM	AREA
01 WOOD DECK		07 ENCL. PORCH	
02 CONC PATIO		08 BSMT GARAGE	
03 FLAG PATIO		09 ATT GARAGE	
04 BRICK PATIO		10 ATT CARPORT	
05 OPEN PORCH		11 ATT CANOPY	
06 GLASS PORCH		12 OTHER:	

45. ROOM COUNT

	B	1	2	3
01 LIVING ROOM		<u>1</u>		
02 DINING ROOM		<u>1</u>		
03 KITCHEN		<u>1</u>		
04 BATH		<u>3F2B3F</u>		
05 BEDROOM		<u>111</u>		
06 REC ROOM				
07 DEN/OFFICE/OTHER		<u>1</u>		