

To: Adelinny Plaza, Town Clerk / Joseph Roque & Tyara Conil

From: Evelyn Trujillo, Deputy Tax Assessor/ Constance D'Angelo & Sarita Alvarado

Date: 12-29-2022

Property: 5205 Blvd. East

Block 85 Lot 30 Qualifier

Track# 11889

Note: With reference to your OPRA Request Tracking # **11889**, please find attached property record card as outlined in your request.

Land: 125,000
Impr: 132,000 Reval Date: 10/01/91
Total: 257,000 Map: 14
Exempt: Seq#: 3334 (#1 of 1)

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WEST NEW YORK Land Desc: 26X102 AV Owners Name: YOKTOBIAN, HARUN Land: 125,000 REALTY APPRAISAL COMPANY
 Block: 85 Bldg Desc: 2S-F-3U Street Address: 390 BURNET PLACE Impr: 147,000 Reval Date: 10/01/91
 Lot: 30 Add'l Lots: City & State: PARAMUS, NJ Zip: 07652 Total: 272,000 Map:
 Qual: Assess: 0.000 Class: 2 Property Location: 5205 BLVD EAST Exempt: Seq#: 3334

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	No.	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
					1991	125000	147000	272000	10/31/88	ALTER TO 3 APTS & NOW IS 3 FAM	3000	00/00/00

LAND CALCULATIONS					SITE INFORMATION				RESIDENTIAL COST APPROACH			
Prt	B/D	Back L	TH	Dpt	PPT	Dep	Reason	Value	Road:	PAPER	Util:	SEWER ONLY
25	101	000		1.00	1.00			125000	Curbs:	YES	Gas:	
									Sidewalk:	YES	Elec:	
									Loc:		Topo:	

VCB: F826 Front Ft Value: 5000					STAFF CONTROL				Main Bldg			
Zone: R-H Acre Value:					Info By:				FIRST STORY CL 46 1508 x 19.810 + 9080 x1.14 x1.15= 51068			
Min Front: 25 Lot Value: 0					Visits: 1				UPPER STORY CL 46 1508 x 14.050 + 2720 x1.14 x1.15= 31343			
Bid Depth: 100 Land Value: 125,000					Old B:							
					Old L:							

BUILDING SKETCH					BUILDING INFORMATION				Heat/AC			
					Class:				HOT WATER B. 1508 x 1.070 + 400 x1.12 x1.00= 4062			
					Age/EN Age:				Plumbing			
					/ 20 (H)				3 FIXTURE BAT 1508 x 1.070 + 0 x1.12 x1.00= 0			
					Exterior Walls:				Fireplace			
					BRICK				Attic			

					Style:				Deck/Patio			
					COLONIAL				PATIO 416 x 1.720 + 64 x1.15 x1.00= 896			
					Story Height:				Garage			
					TWO STORY				1 CAR BSNT GAR 1 x 0.000 + 800 x1.13 x1.00= 904			
					Exterior Condition:				Base Cost: 98851 CCF: 2.61 Cost New: 258001			
					NORMAL				Net Cond: 0.57 Bldg Value: 147000			

					Interior Condition:				Detached Items:			
					NORMAL							
					Foundation:							
					OTHER							

					Physicall: 18 % Auto: N							
					Fune Obs: 00X Over Imp: 00X							
					Econ Obs: 30X Under Imp: 00X							
					Final Net: 0.57							

					Baths: M: 2 A: 1 O: 0							
					Kitchens: M: 1 A: 2 O: 0							

LAND DATA 10/21/90

OWNER: YOMTOBIAN, HARUN
LOCATION: 5205 BLVD EAST

MRA : 2 FRT FOOT VALUE = 5,000 STD DEPTH: 100
NEI: 6 ACRE VALUE = MIN FRONT : 25
ZONE: R-M LOT VALUE :

EFT	EDP	DPF	FFF	DEP	REASON	ADJ. RATE	VALUE
25	101	1.00	1.00	1.00	T	5,000	125,000

SITE	REASON	TRI-FACTOR	DEP-RATE	TOTAL LAND VALUE:
1				125,000
2				
3				

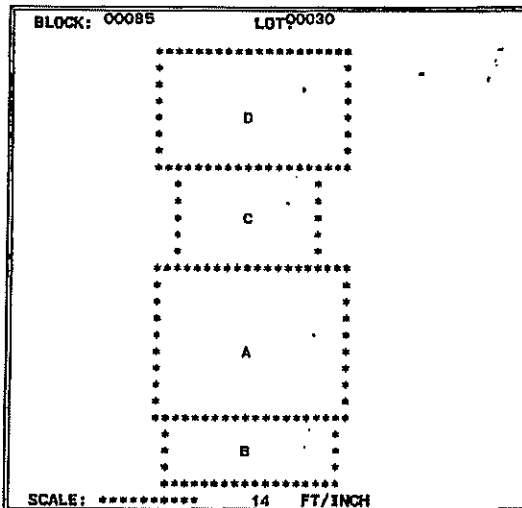
LAND DESCRIPTION

UTILITIES STREET CONTOUR
GAS SIDEWALK
ELECTRIC CURB
WATER & SEWER PAVED STREET

STAFF CONTROL

SOURCE: OWNER
INTERIOR INS: 0025
INSPECTED BY: 0025
REVIEWED BY:
APPRAISED BY:

DATE
71 09



BUILDING PERMITS		
PERMIT NO.	DESCRIPTION OF IMPROVEMENT	DATE COMP.

SKETCH LEGEND									
PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ.	LOC.	DP.
A	2.0	FULL			26	22			
B	2.0	FULL			24	10	A	B+	1
C	2.0	FULL			20	14	A	A+	3
D	2.0	FULL			26	16	C	A-	3

RECORD OF OWNERSHIP

SALES DATA				
DATE	PRICE	RATIO	BOOK	PAGE
88 10	380,000			

ASSESSMENT RECORD					
YR	LAND	BLDG.	TOTAL		APPEAL
93	125000	147000	272000		
94				16	91
95				16	96
96					
97					
98					
99					
00					
01					

LAND DATA

10/21/90

OWNER: YOMTOBIAN, HARUN
LOCATION: 5205 BLVD EAST

MRA : 2 FRT FOOT VALUE = 5,000 STD DEPTH: 100
NEI: 6 ACRE VALUE = MIN FRONT : 25
ZONE: R-M LOT VALUE :

EFT	EDP	DPF	FFF	DEP	REASON	ADJ. RATE	VALUE
25	101	1.00	1.00	1.00	T	5,000	125,000

SITE	REASON	TRI-FACTOR	DEP-RATE	TOTAL LAND VALUE:
1				125,000
2				
3				

LAND DESCRIPTION

UTILITIES STREET CONTOUR
GAS SIDEWALK
ELECTRIC CURB
WATER & SEWER PAVED STREET

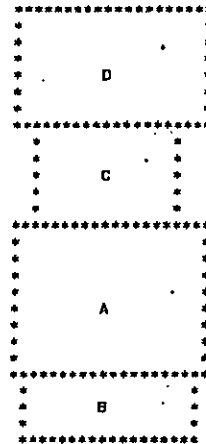
STAFF CONTROL

SOURCE: OWNER
INTERIOR INS: 0028
INSPECTED BY: 0025
REVIEWED BY:
APPRAISED BY:

DATE
71 09

BLOCK: 00085

LOT: 00030



SCALE: ***** 14 FT/INCH

BUILDING PERMITS

PERMIT NO.	DESCRIPTION OF IMPROVEMENT	DATE COMP.

SKETCH LEGEND

PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ.	LOC.	DP.
A	2.0	FULL			28	22			
B	2.0	FULL			24	10	A	B+	1
C	2.0	FULL			20	14	A	A+	3
D	2.0	FULL			28	16	C	A-	3

RECORD OF OWNERSHIP

SALES DATA

DATE	PRICE	RATIO	BOOK	PAGE
88 10	380,000			

ASSESSMENT RECORD

YR	LAND	BLDG.	TOTAL	APPEAL
95	125000	147000	272000	
96	125000	147000	272000	16 91 597
97	125000	147000	272000	16 96 2809
98	125000	147000	272000	
99	125000	147000	272000	
00	125000	147000	272000	
01	125000	147000	272000	
02	125000	147000	272000	
03	125000	147000	272000	
04	125000	147000	272000	

TOWNNAME: WEST NEW YORK
 BLOCK: 00085
 LOT: 00030
 QUALIFIER:

OWNERNAME: YONTORIAN, HARUN
 ADDRESS: 390 BURNET PLACE
 PARAMUS, NJ
 LOCATION: 5205 BLVD EAST

APPRAISAL CO.: REALTY APPRAISAL CO
 REVALDATE: 10-01-89 MAP PAGE. 0014
 L 7,000 B 33,150 T 40,180
 SEQ NO. 2982 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION				HEATING & COOLING				GARAGES, CARPORTS & CANOPIES					
RESIDENCE CLASS	46	NO. UNIT	3	SOURCE:	HEAT SYS.:	A/C:		BSMT. GARAGE	QL AREA	RATE	Q/F	COST	
NO. STORIES	2.0	NO. ROOMS	10	GAS	HOT WATER B.B.	NONE		ATT. GARAGE	17	1	800	904	
NO. BEDROOMS	4	AGE	60					CARPORT					
ROW/END TOWNHOUSE	NO	CONDITION	NORMAL					CANOPY					
EFFECTIVE AGE IN YEARS	20			HEATING	QL AREA	RATE	Q/F	COST	TOTAL GARAGE CARPORT CANOPY COST 904				
FUNC. OBSOL.	%	OVER IMPROVED	%	COOLING	17	3018	1.20	1.12	4,053				
ECON. OBSOL.	30 %	UNDER IMPROVED	%	TOTAL HEAT & COOL COSTS	4,053								
REASON													
FINAL NET CONDITION	.57 %												
ROOF				PLUMBING				OTHER PRINCIPAL STRUCTURES					
TYPE: FLAT PITCH: NONE MATERIAL: ROLL COMP.				NO. RATE Q/F COST				TYPE: AREA RATE COND. VALUE					
				4 FIXTURES				DET GAR					
				3 FIXTURES				POOL					
				2 FIXTURES				SMED					
				1 FIXTURE				ATT. GA.					
				TOTAL PLUMBING				TOTAL OTHER STRUCTURES					
				LESS ALLOWANCE				ASSESSMENT SUMMARY					
				NET PLUMBING COST				TOTAL BASEMENT COST 10,560					
BASEMENT				FIREPLACES				TOTAL ADJ. BASE COST 82,408					
FOUNDATION TYPE: OTHER				TYPE: NO. RATE Q/F COST				TOTAL HT & COOL COST 4,053					
BASEMENT:				TOTAL FIREPLACE COST				NET PLUMBING COST					
UNFINISHED				ATTIC/DORMERS				TOTAL FIREPLACE COST					
FINISHED				ATTIC FINISH: 0 %				TOTAL ATTIC/DORMER					
TOTAL BASEMENT COST 10,560				QL AREA RATE Q/F COST				TOTAL PCH, DK, PATIO 896					
				ATTIC				TOTAL GAR, CPT, CAN. 904					
				TOTAL ATTIC/DORMER COST				TOTAL B/I APP. COST					
STRUCTURE				PORCHES, DECKS, PATIOS				TOTAL BASE REPLACEMENT 98,821					
STYLE: CONVERSION: EXT. WALL:				DECK/PATIO				COST CONVERSION FACTOR 2.61					
COLONIAL NONE BRICK				OPEN PORCH				REPLACEMENT COST NEW 257,922					
				GLAZED PORCH				FINAL NET CONDITION .57					
				ENCLOSED PORCH				STRUCTURE APPRAISED VALUE 147,015					
				TOTAL PCH, DK, PATIO, COST 896				OTHER PRINCIPAL STR					
GROUND FLOOR				NOTES				TOTAL BLDG. APPRAISED VALUE 147,000					
UPPER FLOOR				BATH 2 1 0 KITCHEN 1 2 0				TOTAL LAND VALUE 125,000					
HALF STORIES								TOTAL APPRAISED VALUE 272,000					
STRUCTURE BASE COST 82,408													
ROW/END UNIT FACTOR 1.00													
TOTAL BASE COST 82,408													
BASE COST ADJUSTMENTS													
AREA RATE Q/F COST													
BRICK FACING(+)													
STONE FACING(+)													
UNF. STORIES(-)													
UNF. 1/2 STORY(-)													
CONCRETE SLAB(-)													
CONVERSION													
TOTAL ADJUSTMENTS													
TOTAL ADJUSTED BASE STRUCTURE COST 82,408													