

HAZLET Land Desc: 70X110 .1768 ACRE Owners Name: MILLER, JOSEPH & JARVEL
Block: 81 Bldg Desc: 26 MOUNTAIN AVENUE Street Address: HAZLET, NJ Zip: 07730
Lot: 12 Add Lots: City & State: HAZLET, NJ
Acreage: 0.177 Class: 2 Property Location: 26 MOUNTAIN AVENUE
Qual: SALES HISTORY

SALES HISTORY				ASSESSMENT HISTORY			
Grantor	Date	Book/Page	Price	Year	Land	Impr	Total
THORNTON, JAMES	01/05/16	9151 / 6525	270000	2012	156400	85100	241500
LOWMYER, CHARLES J.	04/16/12	8949 / 6710	180000	2013	131400	81700	213100
				2015	167400	95700	253100

LAND CALCULATIONS				SITE INFORMATION			
Pft	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason
70	110			1.04		1.00	Value: 36400
1	LOT(S)			1.00		1.00	Curbs: YES
							Sidewalk: YES
							Loc: TOPO: LEVEL

BUILDING SKETCH				STAFF CONTROL			
Netlg: FS10	Front Ft Value: 500	Zone: R70	Acres Value: 170000	Info By: ESTIMATED	Date: 04/10/18	Collector: 20	Ptd: 08/04/20
VCS: FS10	Min Front: 70	Lot Value: 170000	Land Value: 206,400	Old B:	Card: M	KF	
Std Depth: 100				Old L:			

BUILDING INFORMATION				RESIDENTIAL COST APPROACH			
Class: 16	Roof Type: GABLE	Age/Eff Age: 55 / 35 (Y)	Roof Material: SHINGLE	Basement	Area	Rate	Const Q/F
Exterior Walls: ALUM/VINYL	Room Count: Total Rooms: 4	Style: CAPE COD	Row/End: N.A.				
Story Height: 1.5 STORY	Conversion: 1	Exterior Condition: GOOD	Number of Units: 1				
Interior Condition: NORMAL	Heat Source: GAS	Foundation: CONCRETE BLOCK	Liveable Area: 1289 SF				

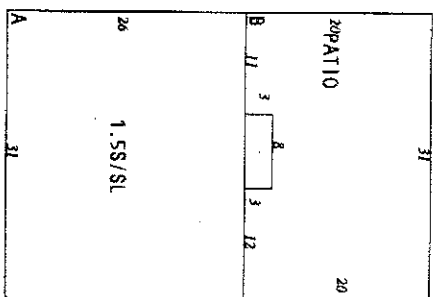
DEPRECIATION				BUILDING PERMITS/REMARKS			
Physical: 39 %	Auto: Y	Func Obs: %	Over Imp: %				
Econ Obs: %	Under Imp: %	Final Net: 0.61					
Base Cost: 84707	CCF: 1.73	Cost New: 146543	Bldg Value: 89391				
Net Cond: 0.61							

NOTES				BUILDING PERMITS/REMARKS			
Baths: M: A: O: 1							
Kitchens: M: A: 1 O: 1							
Detached Items:							
SHED 1STY 24 x 100 x	0.001 +	0 x1.00 x0.25 x1.73=	0				
SHED 1STY 100 x 100 x	0.001 +	0 x1.00 x0.25 x1.73=	0				

Garage				BUILDING PERMITS/REMARKS			
Deck/Patio	596 x 5.610 +	0 x1.00 x1.00=	3344				
Attic SINGLE DORMER	1 x 680.000 +	0 x1.00 x1.00=	680				
Fireplace							

Plumbing				BUILDING PERMITS/REMARKS			
3 FIXTURE BATH	1- 2 x2595.000 +	0 x1.00 x1.00=	-2595				
2 FIXTURE BATH	0- 1 x1895.000 +	0 x1.00 x1.00=	-1895				
Heat/AC HW BASEBOARD	1289 x 3.250 +	1200 x1.00 x1.00=	5389				

Main Bldg				BUILDING PERMITS/REMARKS			
FIRST STORY HALF STORY CONC. SLAB	806 x 49.000 +22576 x1.00 x1.00=	62070					
	806 x 20.240 + 3400 x1.00 x1.00=	19713					
	806 x -1.110 + -1104 x1.00 x1.00=	-1999					



A: 1.55/SL
B: PATIO
C: 1.55/SL
D: 1.55/SL
E: 1.55/SL
F: 1.55/SL
G: 1.55/SL
H: 1.55/SL
I: 1.55/SL
J: 1.55/SL
K: 1.55/SL
L: 1.55/SL
M: 1.55/SL
N: 1.55/SL
O: 1.55/SL
P: 1.55/SL
Scale: 20