

TOWNNAME: KENILWORTH
BLOCK: 00100
LOT: 00006
QUALIFIER: 778

OWNERNAME: GOTINE, HANS J & RUTH A
ADDRESS: 287 ROOSEVELT LANE
KENILWORTH, N J
LOCATION: 287 ROOSEVELT LANE

APPRaisal CO.: CERTIFIED VALUATIONS INC
REVALDATE: 10-01-87 MAP PAGE
L 17,500 B 16,400 T 33,900
SEQ NO. 1553 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION				HEATING & COOLING				GARAGES, CARPORTS & CANOPIES			
RESIDENCE CLASS 17 NO. UNIT 1				SOURCE: HEAT SYS.: A/C:				BSMT. GARAGE			
NO. STORIES 1.0 NO. ROOMS 4				GAS FORCED HOT AIR ADD DUCT				ATT. GARAGE			
NO. BEDROOMS 1 AGE 1940				QL AREA RATE Q/F COST				CARPORT			
ROW/END TOWNHOUSE NO CONDITION GOOD				HEATING 778 17 624 1.28 1.12 895				CANOPY			
EFFECTIVE AGE IN YEARS				COOLING 778 17 624 1.42 1.12 993				TOTAL GARAGE CARPORT CANOPY COST 2,856			
FUNG. OBSOL. % OVER IMPROVED				TOTAL HEAT & COOL COSTS 1045 1,888				OTHER PRINCIPAL STRUCTURES			
ECON. OBSOL. % UNDER IMPROVED				PLUMBING				TYPE: DET GAR			
REASON FINAL NET CONDITION .780 %				4 FIXTURES NO. RATE Q/F COST				AREA RATE COND. VALUE			
TOT PHYS. .78 %				3 FIXTURES 1 855 1.12 957				POOL			
ROOF				2 FIXTURES 1 300 1.12 336				SHED			
TYPE: GABLE PITCH: NORMAL MATERIAL: SHINGLE				TOTAL PLUMBING 1,293				TOTAL OTHER STRUCTURES			
BASEMENT				LESS ALLOWANCE 957				ASSESSMENT SUMMARY			
FOUNDATION TYPE: CON. BLOCK				NET PLUMBING COST 336				TOTAL BASEMENT COST 5,059			
BASEMENT:				FIREPLACES				TOTAL ADJ. BASE COST 22,306			
UNFINISHED 17 624 4.27 1.15 3,065				TOTAL FIREPLACE COST				TOTAL HT & COOL COST 1,888			
FINISHED 17 468 3.70 1.15 1,994				TYPE:				NET PLUMBING COST 336			
TOTAL BASEMENT COST 5,059				TOTAL FIREPLACE COST				TOTAL ATTIC/DORMER 2,054			
STRUCTURE				ATTIC/DORMERS				TOTAL PCH, DK, PATIO 1250			
STYLE: CONVERSION: EXT. WALL:				ATTIC FINISH: %				TOTAL BASE REPLACEMENT 31,723			
RANCH NONE				QL AREA RATE Q/F COST				COST CONVERSION FACTOR 2.50			
GROUND FLOOR				TOTAL ATTIC/DORMER COST				REPLACEMENT COST NEW 79,307			
UPPER FLOOR				PORCHES, DECKS, PATIOS				FINAL NET CONDITION .780			
HALF STORIES				DECK/PATIO				STRUCTURE APPRAISED VALUE 61,859			
STRUCTURE BASE COST 19,533				OPEN PORCH				OTHER PRINCIPAL STR			
ROW/END UNIT FACTOR 1.00				GLAZED PORCH				TOTAL BLDG. APPRAISED VALUE 61,900			
TOTAL BASE COST 19,533				ENCLOSED PORCH				TOTAL LAND VALUE 73,200			
BASE COST ADJUSTMENTS				TOTAL PCH, DK, PATIO, COST 2,054				TOTAL APPRAISED VALUE 135,100			
BRICK FACING (+)				NOTES				2005 2004			
STONE FACING (+)				03-0316 Enclose GREENWAY CO 12/18/03				L 73,200 2004			
UNF. STORIES (-)								I 66,100 AA			
UNF. 1/2 STORY (-)								T 139,300			
CONCRETE SLAB (-)											
CONVERSION											
TOTAL ADJUSTMENTS											
TOTAL ADJUSTED BASE STRUCTURE COST 19,533											
BATH 0 1 0 KITCHEN 0 1 0											

NAME: GOTINE, HANS J & RUTH A
LOCATION: 287 ROOSEVELT LANE

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MRA :      FRT FOOT VALUE =
NEI :      8  ACRE VALUE =
ZONE:      00  LOT VALUE :

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EFT	EDP	DPF	FFF	DEP	REASON	ADJ. RATE	VALUE
1	LOT(S)			1.00		60,000	60,000
132ACRE						100,000	13,200

		TOTAL	LAND	VALUE :	73,200
TRAFFIC	.00	WET LAND	.00		
TOPOGRAPHY	.00	EASEMENT	.00		
SHAPE	.00	UTILITIES	.00		
ACCESS	.00	ECONOMIC	.00		

STAFF CONTROL

UTILITIES	STREET	CONTOUR	LEVEL
GAS	NO	SIDEWALK	
ELECTRIC	NO	CURB	
SEWER & WATER	PAVED	STREET	

SOURCE: OWNER
INTERIOR INS: 0066
INSPECTED BY: 0066
REVIEWED BY:
APPRAISED BY:

DATE	6 24	6 24
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SCALE: *****
13 FT/INCH

[illegible]

SKETCH LEGEND									
PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ.	LOC.	DP.
A	1.0	FULL			26	24			
B	1.0	CRSP		G-P	14	11	A	R-	5
C	1.0	CRSP		E-P	6	4	A	B+	10
J	1.0			ATG	16	22	B	R+	5

SALES DATA

RECORD OF OWNERSHIP		SALES DATA				
		DATE	PRICE	RATIO	BOOK	PAGE
Thompson, Michael and Pandora		3/10/99	70,000	NV 10	4795	224
ELMALAH, MAHMOUD		3/30/01	161,000	83.91	5101	9
MALKOWSKI, RICHARD & DORIS		6/19/03	228,000	59.2	5381	328
MASSONI, ERIN		12/18/13	300,000	46.43	5977	267
ZAMPINO, KENNETH A. - 3		3/13/21	375,000	37.15	6404	2741
PAYNE, AMANDA C.		—	—	—	—	—

ASSESSMENT RECORD

[illegible]