

Block: 1607.05
Lot: 2
Qual:
Card: A

Bldg:
Lot:
Addl:

Owners Name: CUYULIS, CHARLES & EUGENIA
Street Address: 408 SADDLE BACK TRAIL
City & State: FRANKLIN LAKES, NJ 07417
Property Loc: 408 SADDLE BACK TRAIL

Land: 0
Impr: 21,300
Total: 21,300
Class: 2

Exemption Code:
Value:
FRANKLIN LAKES

Net Taxable Value
21,300

BUILDING PERMITS						ASSESSMENT HISTORY				SALE HISTORY									
Date	Description	Amount	Compl	Mos	Added	Year	Land	Impr	Net	Grantor	Date	Price	Nu						
LAND CALCULATIONS						SITE INFORMATION				RESIDENTIAL COST APPROACH									
						Map:	Neigh:	Util:		FIRST STORY	208 =	22100							
							301	YES		SLAB	208 =	-1073							
						Zone:	VCS:	Road:		3 FIXTURE BATH	2 - 2 =	0							
							A301	PAVED		2 FIXTURE BATH	0 - 1 =	-2179							
						Acres:	Auto:	Topo:											
						0.000		LOW											
SKETCH						BLDG INFORMATION													
13 1S/SLAB A 16 A=1S/SLAB (208)						Year Built:	Type/Use:												
						1984	ONE FAMILY												
						Eff Age:	Style:												
						13 Y	POOL HOUSE												
						Bldg Cla:	Ext Siding:												
						18	STUCCO												
						Num Units:	Roof Type:												
						EB	GABLE												
						Condition:	Roof Matl:												
						TYPICAL	ASPHALT SHINGLE												
						Int Cond:	Foundation:												
							CONCRETE SLAB												
						Story Ht:	Fndtn Const:												
						Row /End:	Heat Source:												
						Garage:	Livable Area:												
							208												
												Room Count	B	1	2	3	T		
												BEDROOMS:					0		
						FULL BATH:		2			2								
						HALF BATH:					0								
						KITCHEN:		1			1								
						LIVING RM:					0								
						DINING RM:					0								
						FAMILY RM:					0								
						OTHER:					0								
						Condition	Modern	Avg	Old										
						KITCHEN:					1								
						BATH:					2								

Block: 1607.05
Lot: 2
Qual:
Card: M

Bldg: F2S3G
Lot: 1.913 AC
Addl:

Owners Name: CUYULIS, CHARLES & EUGENIA
Street Address: 408 SADDLE BACK TRAIL
City & State: FRANKLIN LAKES, NJ 07417
Property Loc: 408 SADDLE BACK TRAIL

Land: 553,500
Impr: 946,500
Total: 1,500,000
Class: 2

Exemption Code:
Value:
FRANKLIN LAKES

Net Taxable Value
1,500,000

BUILDING PERMITS						ASSESSMENT HISTORY				SALE HISTORY			
Date	Description	Amount	Compl	Mos	Added	Year	Land	Impr	Net	Grantor	Date	Price	Nu
						2021	553,500	946,500	1,500,000		12/18/00	1,350,000	
						2020	553,500	946,500	1,500,000	MACAGNA, ANTHONY S. JR. & NINA	05/30/07	1	1
						2019	553,500	1,696,700	2,250,200	MACAGNA, NINA	05/18/17	1,225,000	
LAND CALCULATIONS						SITE INFORMATION				RESIDENTIAL COST APPROACH			
UNIT METHOD: UNIT: 1.913 AC RATE: 200000 SITE: 200000 NC:100 582,600						Map:	Neigh:	Util:		BASEMENT	3934 = 68735	2 FIXTURE BATH	1 - 1 = 0
ADJUSTMENTS: 95% 100% 100% 100% NET:95.00% 553,470							301	YES		BASEMENT FIN	3540 = 70124	SINGLE FIXTURE	2 = 2967
5-WET/FLOOD						Zone:	VCS:	Road:		FIRST STORY	5084 = 843848	EXTRA KITCHEN	1 = 5506
						A130	A301	PAVED		UPPER STORY	4127 = 514408	FIREPLACE	3 = 25463
						Acres:	Auto:	Topo:		CATH CEILING	764 = 63565	2ND FP ON SAME	1 = 2809
						1.913	Y	LOW		BRICK SF	368 = 6591	OPEN PORCH	14 = 654
SKETCH						BLDG INFORMATION				SLAB	888 = -4451	DECK	1040 = 8285
						Year Built:	Type/Use:			BUILT-IN GARAGE	888 = -9906		
						1984	ONE FAMILY			HW BASEBOARD	11863 = 53972		
						Eff Age:	Style:			AC SEPARATE DUC	11863 = 48728		
						13 Y	MANOR HOUSE			5 FIXTURE BATH	1 = 6675		
						Bldg Cla:	Ext Siding:			4 FIXTURE BATH	1 = 5192		
						21	STUCCO			3 FIXTURE BATH	5 - 2 = 12690		
						Num Units:	Roof Type:			PHYSICAL DEPR: 13.00%ECONOMIC DEPR: 0.00% BASE COST: 1,725,855			
						EB	GABLE			FUNCTIONAL DEPR: 0.00%CCF: 1.10 MAIN BLDG: 1,651,643			
						Condition:	Roof Matl:			CONCRETE POOL 1100 @ 0.50 27,096			
						TYPICAL	ASPHALT SHINGLE			ADDL BLDGS COMBINED FROM OTHER PRC CARD(S) 18,000			
						Int Cond:	Foundation:			STC JUDGEMENT - 750,200			
							CONCRETE BLOCK						
						Story Ht:	Fndtn Const:						
						Row /End:	Heat Source:						
						Garage:	Livable Area:			Land: 553,500	Impr: 946,500	Total: 1,500,000	
							8323						
						Room Count	B	1	2	3	T		
						BEDROOMS:		1	5		6		
						FULL BATH:	1	1	5		7		
						HALF BATH:		1			1		
						KITCHEN:	1	1			2		
						LIVING RM:		1			1		
						DINING RM:		1			1		
						FAMILY RM:	1	2	1		4		
						OTHER:	1	1			2		
						Condition	Modern		Avg	Old			
						KITCHEN:			1				
						BATH:			8				
2S/.9HFB (2146)						2S/.9HFB (1024)		2S/SLAB/BIG (888)					
WD (848)						1S (35)		WD (72)					
1S (176)						CC/1S/.9HFB (598)							
WD (120)						UPPER/OP (14)							
CC/1S/.9HFB (166)						OH (27)							
1SOH (23)						2SOH (28)							
										08/02/21			