

OPRA # 20-302

CARTERET
Block: 5805
Lot: 9
Qual: 9

Land Desc: 50X100
Bldg Desc:
Add Lots:
Acreage: 0.115
Class: 2

Owners Name: CABRERA, JORGE E
Street Address: 77 FITCH ST
City & State: CARTERET, NJ
Zip: 07008

Project Location: 77 FITCH ST

Land: 80,000
Impr: 175,500
Total: 255,500

Reval Date: 2016/10/01
Map:
Sec#: 2212

#1 of 1

SALES HISTORY				ASSESSMENT HISTORY			
Grantor	Date	Book/Page	Price	Year	Land	Impr	Total
KARL MARINDER	07/10/17	7013 / 322	283000	2016	70000	167700	237700
ZIPROLO JANICE	08/20/13	6496 / 193	210500	2017	80000	175500	255500

LAND CALCULATIONS				SITE INFORMATION			
Fr	Eff D	Back L	Tr	Dpf	FF	Dep	Reason
50	100	1.00	1.00	1.00	25000		
1 LOT(S)		1.00	1.00	55000			

Neigh: 034
VCS: F334
Zone: R-25
Min Front: 50
Std Depth: 100

Front Ft Value: 500
Acre Value: 55000
Lot Value: 55000

Land Value: 80,000

BUILDING SKETCH

BUILDING INFORMATION				BUILDING INFORMATION			
Class:	45	Roof Type:	FLAT	Age/Eff Age:	17	35 (N)	Roof Material:
Exterior Walls:	FRAME	Room Count:	Total Rooms: 10	Style:	ALUM VINYL	Bed Rooms:	5
Story Height:	MULTI FAMILY	Row/End:	N.A.	Exterior Condition:	NORMAL	Number of Units:	2
Interior Condition:	NORMAL	Heat Source:	GAS	Foundation:	CONCRETE BLOCK	Livable Area:	2207 SF
Physical:	39 %	Auto:	Auto	Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%	Final Nec:	0.61		

RESIDENTIAL COST APPROACH				BUILDING PERMITS/REMARKS			
Basement	Area	Rate	Const	O/F	Mult	Value	
Basement	1210 x	9.650	+ 2016	x1.00	x1.00=	13668	
Main Bldg	1217 x	54.548	+24839	x1.00	x1.00=	91224	
FIRST STORY	990 x	38.530	+ 7720	x1.00	x1.00=	45865	
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Scale: 30