

Block: 4 Land Desc: .4880 Owners Name: LAMANNA, ALEXANDER & MEGAN
Lot: 7 Bldg Desc: 1.5SF-1UG Street Address: 12 RICHARDS ST
Qual: Add'l Lots: City & State: OGDENSBURG, NJ
Card: M (#1 of 1) Acreage: 0.488 Class: 2 Property Loc: 12 RICHARDS ST
Zone: R15

Land: 56,500 Exemption Code: 0 Net Taxable Value Deductions
Impr: 166,900 Value: 0 Cd No-Ow
Total: 223,400
Map: TM7 OGDENSBURG

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total
HALK/IRT, RYAN J & GIUNTA, ALYS	12/09/22	3659 / 606	400000		2013	98500	171300	269800
BLECKER, KENNETH & AMY C	04/24/17	3426 / 503	228000		2014	56500	166900	223400
CARY, SUZANNA C	05/30/06	3045 / 58	300000					
	07/13/01	2559 / 165	152000					

LAND CALCULATIONS

Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond	Value
REAR ACREAGE	90										
					Units			Rate	Site	Cond	Value
					0.340 AC			43500	100	100	59790
					0.148 AC			20000	100	100	2960

Net Adj: 90.00 SF: 21,257 Auto: Y Land Value: 56,475

FLAT ROLLED ROOF@ BG; NEW ROOF, PAINT CHIPPING;
SLOP SINK IN BSMT

SITE INFORMATION

Road:	PAVED	Utilities:	NO
Curbs:	NO	Sewer:	NO
Sidewalk:	NO	Water:	YES
Measured:	BF	Gas:	NO
Info: 17/13		Topo:	
Inspected:	BF	Neigh:	HIGH
		VCS:	103
			A103

BUILDING INFORMATION

Type and Use:	ONE FAMILY	Class/Quality:	17
Story Height:	1.5 STORY	Condition:	NORMAL
Style:	CAPE	Year Built/Effa:	1950 / 25 (N)
Exterior Finish:	WOOD SHINGLE	Info By:	

Roof Type:	GABLE	Liveable Area:	1497 SF
Roof Material:	ASPH SHINGLE	Interior Cond:	NORMAL
Foundation:	CONCRETE BLOCK	Interior Wall:	
Baths:	M: 1	A: 1	O: 0
Kitchens:	M: 1	A: 1	O: 0

ROOM COUNT

	B	1	2	3/A	Tot
Living Rm		1			1
Dining Rm		1			1
Kitchen		1			1
Dinette					
5 Fixt Bath					
4 Fixt Bath		1			1
3 Fixt Bath			1		1
2 Fixt Bath					
Bed Room			2		2
Fam Room					
Den/Other		1			1

RESIDENTIAL COST APPROACH

Basement	936 x	9,520 + 2160 x1.15 x1.00=	12731
Basement			
Main Bldg	936 x	59,210 +26847 x1.00 x1.00=	82268
First Story	936 x	24,130 + 4275 x1.00 x1.00=	26861
Half Story			

Heat/AC
FORCED HOT AIR
AC ADDED TO HOT
1497 x 2,460 + 864 x1.15 x1.00= 5229
1497 x 0.950 + 2064 x1.12 x1.00= 3904

Plumbing
3 FIXTURE BATH
2 FIXTURE BATH
SINGLE FIXTURE
1- 2 x2595,000 + 0 x1.12 x1.00= -2906
1- 1 x1895,000 + 0 x1.12 x1.00= 0
1 x 910,000 + 0 x1.12 x1.00= 1019

Fireplace
FIREPLACE 1.5ST
1 x4550,000 + 0 x1.15 x1.00= 5233

Attic

Deck/Patio/Garage/Misc
ENCLOSED PORCH 338 x 27,150 + 1060 x1.15 x1.00= 11772
BASEMENT GARAGE 286 x 5,020 + 1452 x1.13 x1.00= 3263

Base Cost: 149374 CCF: 149 CLA: 100 Cost New: 222567
Phys Depr: 25.00 (Y) Func Depr: Net Depr: 75,00
Loc Depr: Mkt+: Mkt-: Bldg Value: 166925

Detached Items:
CONSTR PERMIT#1216056 9-20-12: EP NOHEAT
@STUDS ROUGH ELECT INT, SIDING RENW'D
0

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