TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY
401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

John G. Ducey, Mayor

Township Council:
Susan Lydecker - President
Jim Fozman – Vice President
Heather deJong
Bob Moore
Paul Mummolo
Marianna Pontoriero
Andrea Zapcic

Department of Land Use and Community Development-Engineering Department

732-262-1027
Fax: 732-262-2941

mkaczka@twp.brick.nj.us
www.twp.brick.nj.us

07/18/2014

Dorothy Radut & Cynthia Baldwin
88 Driftwood Drive
Brick, NJ 08723

Re: Substantially Damaged Structure Determination
88 Driftwood Drive
Block 86.09; Lot 4

Dear Dorothy Radut & Cynthia Baldwin:

As a result of a substantial damage determination, the Township of Brick has determined that your structure received damages **not** exceeding 50% of its pre-damage, fair market value as a result of the flooding that occurred on October 29, 2012.

Your estimated cost of repair is $100075, based upon the estimate we provided.

The fair market value of the structure is estimated to be $547924.

In accordance with the Coded Ordinances of the Township of Brick, Section 196 and with FEMA regulations 44 CFR 60.0, the structure does **not** meet the definition of substantially damaged. As a result, you will **not** be required to retrofit the structure to be compliant in conjunction with your repairs.

The Township Flood Damage Prevention Ordinance can be found at http://www.ecode360.com/6897191.

If you should have any questions, comments or require any additional information, please do not hesitate to contact us. Please email Erin Bolger at ebolger@twp.brick.nj.us or via phone at 732.262.1040.

Sincerely,

Elissa C. Commins

Elissa C. Commins, P.E., C.F.P.M.
Township Engineer, Flood Plain Manager

Cc: Daniel Newman, Construction Official

311 ACCESS BRICK TOWNSHIP

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SUPER STORM SANDY SUBSTANTIALLY DAMAGED WORK SHEET

APPLICANT: Dorothy Radut DATE: 6/27/14

OWNER: Cynthia Baldwin PHONE #: 973-620-0075

PROPERTY ADDRESS: 88 Driftwood.

BLOCK: 86.09 LOT: 4

Estimated Cost to Repair as provided by insurance agent, Independent adjuster, or NJ Licensed Contractor: $ 82,000
(Please include documentation to support the estimated cost of repair figure provided)

Approximate Square Footage of Flooded Area (Square Feet): 2000

Approximate Depth of Flooded Water (Inches) in Crawlspace: filled

Finished Basement:

Unfinished Basement: N/A

Recessed Floor: 8"

First Floor: N/A

Was your kitchen damaged by floodwaters? NO

How many bathrooms were subject to flodwater? NONE

$492,200 ✓
2824 ✓

Mechanical Devices to be Replaced:

- [x] Furnace
- [x] Hot Water Heater
- [ ] Complete Heating System
- [x] Duct Work Only
- [ ] Boiler
- [ ] Electrical Service
- [ ] Electrical Panel
- [x] Air Conditioning Unit

Contact information and address where we should send our substantial damage determination letter:

Cynthia Baldwin
88 Driftwood.

Please attach a copy of your Flood Elevation Certificate, if available.

311 ACCESS BRICK TOWNSHIP

est we = 100,075
NOT

Baldwin
88 Driftwood
Block86.09 , Lot 4

Kitchen	$0		0	
Baths	$0	full bath	0	
Half Baths	$0	half bath	0	
Sheet rock	$8,502.61	2,824		
Subfloor	$42,360	$15/sf		
Floor	$14,120	$5/sf		
Crawl/Basement Insulation	$14,120	$5/sf		
Clean Crawl/Basement Space	$3,000		0	
Furnace	$3,500		1	
Clean ducts work	$8,472	$3/sf	1	**include this when furn**
Water Heater	$1,000		1	
Complete heat sys	$0		0	
Heat Ducts	~~$5,500~~ 0	**ducts only**	1	
Boiler	$0		0	
Baseboard	$0		0	**include this when boil**
Electrical Service	$0	$1/sf	0	
Electrical Panel	$0		0	
Central Air Unit	$5,000	$5000 if noted	1	
	~~**$105,575**~~ 100,075			

Bldg Assessment = **$492,200**
Market Rate Value = **$547,923.86**
50% Threshold = **$273,961.93**

Be Seen Here!

TaxRecords.com

Toll Free: (888) 546-4466

Be Seen Here!

(14.3 1507/small/1507_14.3.pdf)

LOCATION : 1507
BLOCK : 86.09
LOT : 4
+
+

PROPERTY INFORMATION
88 Driftwood Dr (88driftwooddr)
Brick Twp., NJ

Dimensions : 0 X 0
Coordinants : 0.00 / 0.00
Land Ass. : 687,400.00
Build Ass. : 443,000.00
Total Ass. : 1,130,400.00
Class : 2
Map : 14.3
Tax : 23,115.40
VCS :
Taxmap : 14.3
Qualifier :
Update : 03/04/2014

Description: .2066ac : 3sf2g4658
:
Zoning/Type: /r75 /
Acreage : 0.2066

OWNER INFORMATION
Owner : Dorothy Radut
Address : 88 Driftwood Drive
City, ST Zip: Brick , NJ 08723

PRIOR ASSESSMENT

YEAR	LAND	BUILDING	TOTAL
2013	687,400.00	443,000.00	1,130,400.00
2012	687,400.00	492,200.00	1,179,600.00
2011	687,400.00	492,200.00	1,179,600.00
2010	687,400.00	626,900.00	1,314,300.00

12		
13	ADDL LOTS	
14	ZONING	R75
15	TAX MAP	14.3
16		
17	SALES DATE	00/00/00
18	SALES PRICE	0
19		
20		
21.1		
21.2		
22		
23	LAND VALUE	173400
24	IMPR VALUE	189500
25	NET VALUE	362900
26		
27		V
28		
29		200
30		
31		
32		
33		
34	V.C.S.	RVCC
35	YEAR BUILT	1960
36	BLDG CLASS	
37	TYPE & USE	Single Family (10)
38	NO. UNITS	00
39	DESIGN	Contemporary (08)
40	NO. STORIES	3 Story (07)
41	ROOF TYPE	Gable (02)
42	ROOF MATER.	Asphalt Shingle (04)
43	FOUNDATION	Block/Concrete (02)
44.1	EXT. FINISH	Wood Siding (01)
44.2	EXT. FINISH	(01)
45	HEAT SOURCE	Gas (02)
46	HEAT SYSTEM	Forced Air (03)
47	AIR COND.	All Combined (02)
48.1	FIREPLACE	2 story (03)
48.2	FIREPLACE	(03)
49	NO. FIREPL.	1

57.3	UTILITIES	
58		
59		
60		
61		
62		
63		
64.1	ATT. ITEMS	Cathedral Ceilings (23)
64.2	ATT. ITEMS	Cathedral Ceilings (23)
64.3	ATT. ITEMS	Built-in Garage (12)
64.4	ATT. ITEMS	Built-in Open Porch (13)
64.5	ATT. ITEMS	Built-in Enclosed Porch (14)
65.1	DET. ITEMS	(33)
65.2	DET. ITEMS	Concrete Paving (11)
65.3	DET. ITEMS	Fiberglass Deck (32)
65.4	DET. ITEMS	(32)
65.5	DET. ITEMS	(32)
66	NO. ROOMS	8
67	NO. BEDRMS	4
68	NO. BATHS	2.5
69	BASEMT AREA	0
70	1ST FLR AREA	2824
71	UPR FLR AREA	2216
72	HLF STY AREA	624
73	ATTIC AREA	0
74	FIN. BASEMT	0
75	FIN. ATTIC	0
76	UNFIN AREA	0
77	S.F.L.A.	4728
78	FACING AREA	
79	SLAB AREA	
80		
81		
82		
83		
84		
85		
86		
87		
88	FRONT FEET	59
89	LAND DESC.	.2066AC