

B 11-6 63X100
L 4 FISFG1

BLK 601
LOT 20

~~KORETSKY, LOUIS & ANNA~~
~~669 WINCHESTER AVENUE~~
~~UNION, N.J.~~

669 WINCHESTER AVE

OWNERSHIP RECORD

NAME	MAIL ADDRESS	DATE	D.B. PG.
Koretsky, May and Koretsky, Beatrice	41 Wyckoff Dr - PHISTOWN 08867	7/29/97	3517-0479
Adamkowski, Michael & Nicole		11/30/98	5056-162
Adamkowski, Michael		8/23/06	5602-916
Lorena, Marleen V. & Chien - Yi Amy Wu (Rw)		12/09	5761-410

SALES AND ASSESSMENT RECORD

SALES RECORD			ASSESSMENT				COUNTY BOARD			STATE DIVISION OF APPEALS			
DATE	SALE PRICE	RATIO	YEAR	%	LAND	BUILDING	TOTAL	LAND	BUILDING	TOTAL	LAND	BUILDING	TOTAL
7-29-87		24.4					(1049597)						
11-30-00	225,000	23.16											
8-23-06		24.4	2002		21400	30700	52100						
4-22-09	425,000	12.42	2003		21400	31400	52800	DECK					

LOT RECORD

ACREAGE RECORD

LAND VALUE CALCULATION

TOPOGRAPHY		ZONING OR USE		TOPOGRAPHY		WATER		ACRES		SIZE OF LOT OR NUMBER OF ACRES	BASE UNIT VALUE	DEPTH, CORNER, OR OTHER INFLUENCE				ADJUSTED UNIT VALUE	TOTAL VALUE
LEVEL				LEVEL		CITY		CULTIVATABLE	TABLE			FACTOR	TABLE	FACTOR			
HIGH	<input checked="" type="checkbox"/>	RESIDENTIAL		ROLLING		WELL		PASTURE		63 x 100	\$400	100	100			\$400	\$25200
LOW		APARTMENT		LOW		SPRING		FOREST TREES									
		COMMERCIAL				STREAM		WASTE									
		LIGHT INDUSTRY															
		HEAVY INDUSTRY		PAVED ROAD				ROADS, STREAMS		23.1543	9.2523	2520		A/C			
		STREET		DIRT ROAD													
		ASPHALT	<input checked="" type="checkbox"/>	NO ROAD OUTLET				TOTAL ACRES									
		BRICK															
		CONCRETE															
		MACADAM OR GRAVEL	<input checked="" type="checkbox"/>														
		UNPAVED-DIRT															

ADDITIONAL INFORMATION ON MAJOR ALTERATIONS TO PRINCIPAL BUILDING—OTHER SPECIAL NOTES

01-357 3/28/01 800 - 200 Amp Svc.
02-1510 8/7/02 4,000 - DECK CHG FOR 2003
03-828 5/13/03 2,300 - ABOVE GROUND POOL
04-119 1/23/04 4,200 - CENTRAL AIR N/C
04-2015 9/22/04 6,200 - VINYL SIDING

TOTAL ACRES	TOTAL BASE LAND VALUE	\$
	ADJUSTMENT FACTOR	X F -15%
	ADJUSTED VALUE	21420
	TOTAL LOT OR LAND VALUE	\$21400

CASE No. 2801

17-2061 10-6-17 12,330 - Solar

PRINCIPAL BUILDING DESCRIPTION														
BUILDING CLASS		OBSERVED PHYSICAL CONDITION					EFFECTIVE AGE							
106A		GOOD			NORMAL		FAIR		POOR			DATE	YEARS 5	
TYPE AND USE			(4) PORCHES				(8) LIGHTING							
1 FAMILY DWELLING			PORCH #		1			2		3			ELECTRICITY	
2 FAMILY DWELLING			OWN ROOF										NO ELECTRICITY	
3-6 FAMILY APARTMENT			MAIN ROOF										(9) HEATING	
MULTI-FAMILY APARTMENT			OPEN PORCH										RAC	
TOURIST COURT			GLAZED											
FARM HOUSE			ENCLOSED & FINISHED										PIPED (GRAVITY)	
(1) FOUNDATION			STORIES AND ROOMS				FORCED CIRCULATION							
MASONRY WALLS			STORIES		1 1/2			2		2 1/2			3	
WOOD OR BLOCK PIERS			NUMBER APTS.										STEAM	
(2) EXT. WALL CONSTR.			NUMBER ROOMS				7-300					RADIANT, CONCEALED		
STORIES			(5) FLOORS				FUEL: COAL		GAS		OIL			
FRAME WITH WOOD, SHINGLE OR STUCCO SIDING			STORIES		1								OIL BURNER	
CONCRETE BLOCK OR TILE			HARDWOOD										NONE	
STUCCO ON BLOCK OR TILE			CONCRETE										FULL	
BRICK SOLID			TILE FL'RS:		BATH			KITCHEN					FINISHED:	
BRICK, VENEER			(6) INTERIOR FINISH				RECREATION		SQ. FT.					
STONE SOLID			WALLS UNFINISHED										APARTMENT 'C' 400	
STONE VENEER			WALLBOARD										FLOOR: DIRT	
OTHER			PLASTER										CEMENT TILE	
(3) ROOF			DOORS AND TRIM:				(11) HALF STORY, ATTIC							
TYPE: FLAT			SOFTWOOD		HARDWOOD			UNFINISHED						
GABLE			TILE WALLS:		BATH			KITCHEN					FINISHED %	
HIP			FIREPLACE:				(12) OTHER ITEMS							
GAMBREL			NATURAL		ARTIFICIAL			CANOPY						
MANSARD			(7) PLUMBING				TERRACES: TYPE							
ROOFING: PREPARED ROLL			NONE		WATER ONLY			AREA						
BUILT-UP ASPHALT OR T & G			NO. BATHROOMS (3 FIX'T)		1			BUILT-IN GARAGE OR PORCH:					K	
WOOD OR COMP. SHINGLE			NO. TOILET RMS. (2 FIX'T)		1			SQ. FT. GROUND AREA					280	
METAL			NO. SINGLE FIXTURES		2			CENTRAL A.C.					✓	
COMMERCIAL SLATE OR TILE			SEPTIC TANK				DORMER							
103A 9/02 DECK (WOOD) SPECIAL BUILDING NOTES: COMPOSITION MATERIALS												103 9/03 CR Repaint		

GROUND PLAN SKETCH						1 SQUARE = 2 FEET
GROUND AREA—SQUARE FEET 1718						
YR. BUILT	FLR-PT	WIDTH	LENGTH	AREA		
1958	12	28	28	2 1318 #		
		16	32	3		

BUILDING VALUE CALCULATION			
ITEM NO.	AREA OR QUAN.	UNIT COST	TOTAL
BASE/3	1318	10.55	13904
ADDITIONS AND DEDUCTIONS			
4K	24	3.00	+ 72
6H	1	400	- 400
7B	1	230	+ 230
9M-E	1318	.08	- 105
10B	400	2.75	+ 1100
DECK	320	1.38	+ 442
TOTAL REPLACEMENT COST		15174	\$ 14854
COST CONVERSION FACTOR		2.18	
REPLACEMENT COST		33019	22395
DEPRECIATION AND OBSOLESCENCE			
DEPRECIATION			
a. EFFECTIVE AGE DEPRECIATION	5%		
b. OBSERVED PHYSICAL CONDITION	—%		
c. TOTAL DEPRECIATION (a+b)	5%		
d. NET CONDITION (100-c)	95%		
OBSOLESCENCE			
e. OVERIMPROVEMENT	—%		
f. UNDERIMPROVEMENT	—%		
g. OTHER	—%		
h. NET CONDITION (100-e+f+g)	—%		
i. FINAL NET CONDITION (dxh)	75%		
SUMMARY OF APPRAISED VALUE			
PRINCIPAL BUILDING APPRAISAL		3142 30756	
OTHER PRINCIPAL BUILDINGS APPRAISAL		—	
ACCESSORY BUILDINGS APPRAISAL		31405	
TOTAL BUILDING APPRAISAL		30700	
TOTAL LAND APPRAISAL		21400	
TOTAL APPRAISED VALUE		52100	

DATE OF CONSTRUCTION			MAJOR ALTERATIONS OR ADDITIONS ON PRINCIPAL BUILDING																
DATE	AGE	SOURCE	DATE	AGE	EXTENT AND COST	SOURCE													
DESCRIPTORS, REPLACEMENT COST AND APPRAISAL OF FARM BARN AND ACCESSORY BUILDINGS																			
BLDG. IDENT.	CLASS NO.	DIMENSIONS			FOUN. DATION	FLOOR	ROOF	WALLS	MISSING WALL	HEAT	LIGHT	PLBG.	AGE	AREA	UNIT COST	ADDS AND DEDUCTS	REPLACE-MENT COST	NET COND. %	NET APPRAISAL
		WIDTH	DEPTH	HEIGHT															

BLDG. IDENT.	CLASS NO.	WIDTH	DEPTH	HEIGHT	FOUN. DATION	FLOOR	ROOF	WALLS	MISSING WALL	HEAT	LIGHT	PLBG.	AGE	AREA	UNIT COST	ADDS AND DEDUCTS	REPLACE-MENT COST	NET COND. %	NET APPRAISAL