



Property Information		Request Information		Update Information
File#:	BS-X01661-78027737	Requested Date:	06/04/2024	Update Requested:
Owner:	MACK,JEANNA	Branch:		Requested By:
Address 1:	197- 199 PEARL ST	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PATERSON, NJ	# of Parcel(s):	1	

Notes

- CODE VIOLATIONS** Per City of Paterson Department of Zoning there are no Code Violation cases on this property.
Collector: City of Paterson
Payable: 155 Market Street, Paterson, New Jersey 07505
Business# 973-321-1600
- PERMITS** Per City of Paterson Building Department there are no Open/Pending/ Expired Permit on this property.
Collector: City of Paterson
Payable: 155 Market Street, Paterson, New Jersey 07505
Business# 973-321-1600
- SPECIAL ASSESSMENTS** Per City of Paterson Tax Collector Department there are no Special Assessments/liens on the property.
Collector: City of Paterson
Payable: 155 Market Street, Paterson, New Jersey 07505
Business# 973-321-1600
- DEMOLITION** NO



UTILITIES

WATER

Account #: 096-960 Delinquent // 096-956 - PAID

Payment Status: Delinquent

Status: Pvt & Lienable

Amount: \$893.75

Good Thru: 07/30/2024

Account Active: Active

Collector: Passaic Valley Water Commission

Payable Address: 1525 Main Avenue, Clifton, NJ 07011

Business # 973-340-4300

Comments: Per Passaic Valley Water Commission there are 2 utility accounts on this property. There is a delinquent balance of \$893.75 for the account #096-960 & for the account #096-956 bills are current. Please contact Passaic Valley Water Commission for further queries.

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

SEWER

Account #: 10021436-0

Payment Status: DELINQUENT

Status: Pvt & Lienable

Amount: \$1,035.06

Good Thru: 07/31/2024

Account Active: Active

Collector: City of Paterson

Payable: 155 Market Street, Paterson, New Jersey 07505

Business# 973-321-1300

GARBAGE

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

CITY OF PATERSON NEW JERSEY



Block/Lot/Qual:	4208. 30.	Tax Account Id:	13577
Property Location:	197-199 PEARL ST	Property Class:	2 - Residential
Owner Name/Address:	MACK,JEANNA 197-199 PEARL STREET PATERSON,NJ 07501	Land Value:	33,800
		Improvement Value:	100,900
		Exempt Value:	0
		Total Assessed Value:	134,700
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes **Utilities**

[Make a Payment](#)
[View Tax Rates](#)
[View Current Bill](#)
[Project Interest](#)

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2024	02/01/2024	Tax	1,651.09	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	1,651.08	0.00	0.00	0.00	PAID
Total 2024			3,302.17	0.00	0.00	0.00	
2023	02/01/2023	Tax	1,563.20	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	1,563.19	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	1,681.06	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	1,796.89	0.00	0.00	0.00	PAID
Total 2023			6,604.34	0.00	0.00	0.00	
2022	02/01/2022	Tax	1,864.26	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	1,864.25	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	1,255.40	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	1,268.86	0.00	0.00	0.00	PAID
Total 2022			6,252.77	0.00	0.00	0.00	

Last Payment: 05/07/24

[Return to Home](#)

Office of the City Clerk



JACQUELINE MURRAY
Acting City Clerk

CITY HALL - 3RD FLOOR
155 MARKET STREET
PATERSON, NEW JERSEY 07505

OFFICE: (973) 321-1310
FAX: (973) 321-1311

July 17, 2024

mls@stellaripl.com

Mr. Peter Watson
2605 Maitland Center Parkway, Suite C
Maitland, FL 32751

FILE NO: CA24:1335 A & B

Dear Mr. Watson:

I refer to correspondence in the above ending with my letter of July 9, 2024 and write to inform you that the Construction Office has advised that a search of their files revealed no record as outlined in the attached OPRA request.

The response is in full and final satisfaction of your OPRA request submitted to the City Clerk's Office.

If you have additional questions, please submit a new OPRA request.

Sincerely,

Jacqueline Murray

JACQUELINE MURRAY
ACTING CITY CLERK

/th

**CITY OF PATERSON
OPEN PUBLIC RECORDS ACT REQUEST FORM**

City of Paterson



New Jersey

CA24: 1355B

OFFICE OF THE CITY CLERK
CITY HALL, 3RD FLOOR
155 MARKET STREET
PATERSON, NJ 07505

PHONE: 973-321-1310 FAX: 973-321-1311

SONIA L. GORDON, ACTING CITY CLERK
Agency Custodian

City of Paterson



New Jersey

Due Date: 7/13/2024

Important Notice

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information – Please Print

First Name Peter MI _____ Last Name Watson
 E-mail Address MLS@stellaripl.com
 Mailing Address 2605 Maitland Center Parkway, Suite C
 City Maitland State FL Zip 32751
 Telephone (302) 261-9069 FAX 407-210-3113
 Preferred Delivery: Pick Up _____ US Mail _____ On-Site Inspect _____ Fax _____ E-mail

If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE / HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

Signature Pwatson Date 06/25/2024

Payment Information

Maximum Authorization Cost \$ _____

Select Payment Method

Cash Check Money Order

Fees: Letter size pages - \$0.05 per page
 Legal size pages - \$0.07 per page
 Other materials (CD, DVD, etc) – actual cost of material

Delivery: Delivery / postage fees additional depending upon delivery type.

Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Requesting to provide the below information for the property.

Address: 197-199 PEARL STREET, PATERSON, NJ 07501
 Block/Lot/Qual: 4208. 30.
 Owner: MACK, JEANNA

1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.
3. Advise if there are any unrecorded liens/fines/special assessments due.

AGENCY USE ONLY

DEPARTMENTS

- { } Business Administration
- { } Finance
- { } Public Works
- { } Law
- { } Health & Human Services
- { } Community Development
- { } Police

AGENCY USE ONLY

DEPARTMENTS

- { } Museum
- { } Library
- { } Fire
- { } Office of the City Clerk
- { } Office of the Mayor
- { } Office of City Council

AGENCY USE ONLY

FILE #: _____

**CITY OF PATERSON
OPEN PUBLIC RECORDS ACT REQUEST FORM**

City of Paterson



CA24: 13553

OFFICE OF THE CITY CLERK
CITY HALL, 3RD FLOOR
155 MARKET STREET
PATERSON, NJ 07505

PHONE: 973-321-1310 FAX: 973-321-1311

City of Paterson



New Jersey

Due Date: 7/13/2024

SONIA L. GORDON, ACTING CITY CLERK
Agency Custodian

New Jersey

Important Notice

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information – Please Print

First Name Peter MI _____ Last Name Watson

E-mail Address MLS@stellaripl.com

Mailing Address 2605 Maitland Center Parkway, Suite C

City Maitland State FL Zip 32751

Telephone (302) 261-9069 FAX 407-210-3113

Preferred Delivery: Pick Up _____ US Mail _____ On-Site Inspect _____ Fax _____ E-mail

If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE / HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

Signature Pwatson Date 06/25/2024

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- { } Community Development
- { } Police

AGENCY USE ONLY

DEPARTMENTS

- { } Museum
- { } Library
- { } Fire
- { } Office of the City Clerk
- { } Office of the Mayor
- { } Office of City Council

AGENCY USE ONLY

FILE #: _____

Block: 4208 Bldg: 1 F + 1F Owners Name: [REDACTED] Net Taxable Value
 Lot: 30 Lot: 50X100 Street Address: [REDACTED] Exemption Code: [REDACTED]
 Qual: [REDACTED] City & State: [REDACTED] Total: 134,700 Value: 134,700
 Card: M Property Loc: 197-199 PEARL ST Class: 2 PATERSON

BUILDING PERMITS			ASSESSMENT HISTORY			SALE HISTORY							
Date	Description	Amount	Compl	Mos	Added	Year	Land	Impr	Net	Grantor	Date	Price	Nu
					33,750	2024	33,800	100,900	134,700				
						2023	33,800	100,900	134,700				
						2022	33,800	100,900	134,700				

LAND CALCULATIONS

UNIT METHOD: UNIT: 5000 SF RATE: 4.75 SITE: 10000 NC:100 33,750

RESIDENTIAL COST APPROACH

BASEMENT	952 = 10886
BASEMENT FIN	714 = 9956
FIRST STORY	952 = 53765
UPPER STORY	952 = 31075
HOT WATER/RAD	1904 = 7388
3 FIXTURE BATH	2 - 2 = 0

BLDG INFORMATION

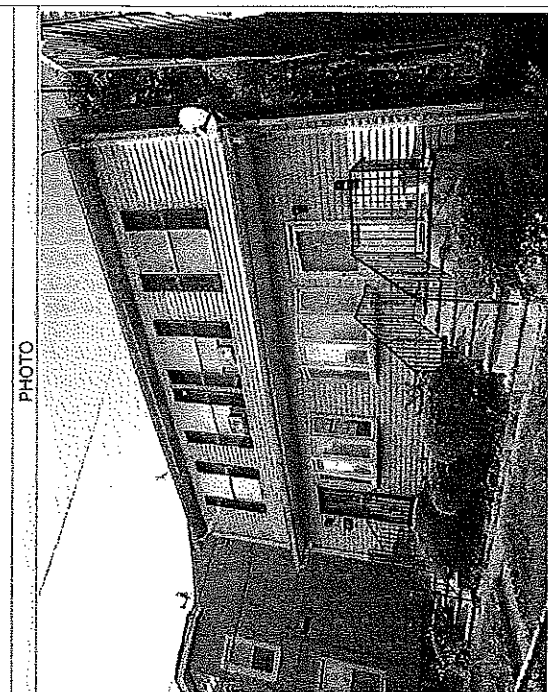
SKETCH

LI-INTRO LETTER MAILED
 IMPROVEMENT ERRONOUSLY REMOVED, ADVISED HOMEOWNER THERE
 WOULD BE AN ADDED ASSESSMENT FOR 2019 RSM
 10.20.21 INSPECTED PROPERTY AFTER COMPLAINT BY HOMEOWNER
 PROPERTY INCORRECTLY RATED FOR CONDITION WAS AVG S/B
 FAIR CONDITION, MADE ADJUSTMENT TO CAMA FOR 2022 RSM

Year Built:	Type/Use:	2 FAMILY
Eff Age:	Style:	COLONIAL
Bldg Cla:	Ext Siding:	VINYL SIDING
Num Units:	Roof Type:	GABLE
Condition:	Roof Matl:	ASPHALT SHINGLE
Int Cond:	Foundation:	CONC/CIND BLK
Average	Fndtn Const:	
Story Ht:	Heat Source:	
Row/End:	Livable Area:	1904
Garage:		

PHYSICAL DEPR: 35.00%ECONOMIC DEPR: 0.00% BASE COST: 113,070
 FUNCTIONAL DEPR: 0.00%CCF: 1.29 MAIN BLDG: 94,809
 DETACHED GARAGE 260 @ 0.70 6,074

Land: 33,800 Impr: 100,900 Total: 134,700



ROOM COUNT

Room	B	1	2	3	T
BEDROOMS:	2	2	4		
FULL BATH:	1	1	2		
HALF BATH:	1	1	2		
KITCHEN:	1	1	2		
LIVING RM:	1	1	2		
DINING RM:			0		
FAMILY RM:			0		
OTHER:			0		
Condition	Modern	Avg	Old		
KITCHEN:	2				
BATH:	2				

Insp 12/09/17 Id Reason By Results
 12/09/17 KS

Map Page: F0732
 Routing: 50

BLQ: 4208. 30.
Owner Name: MACK,JEANNA

Tax Year: 2023 to 2024
Property Location: 197-199 PEARL ST

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1,563.20	1,563.19	1,681.06	1,796.89	6,604.34
Payments:	1,563.20	1,563.19	1,681.06	1,796.89	6,604.34
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
								6,604.34		6,604.34
								Original Billed		
01/30/23	1	Payment	001		CK	55864	838 WELL	1,563.20	0.00	5,041.14
								wire		
04/27/23	2	Payment	001		CK	56644	627 WELL1	1,563.19	0.00	3,477.95
07/14/23	3	Payment	001		CK	57423	315 WELL	1,681.06	0.00	1,796.89
11/21/23	4	Payment	001		CK	58622	563 WELLS	1,796.89	0.00	0.00

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1,651.09	1,651.08	0.00	0.00	3,302.17
Payments:	1,651.09	1,651.08	0.00	0.00	3,302.17
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
								3,302.17		3,302.17
								Original Billed		
02/07/24	1	Payment	001		CK	59305	627 WELL	1,651.09	0.00	1,651.08
05/07/24	2	Payment	001	wire	CK	60090	6657 CORE	1,651.08	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00



ROSEMARIE DIAMOND
ADMITTED IN NEW JERSEY,
PENNSYLVANIA

JAY JONES
ADMITTED IN NEW JERSEY,
PENNSYLVANIA

THOMAS E. BROCK
ADMITTED IN NORTH
CAROLINA

GREGORY A. SCOTT
ADMITTED IN NORTH
CAROLINA

*Brock & Scott, PLLC is a limited liability company formed in the state of
North Carolina.*

302 Fellowship Road, Suite 130, Mount Laurel, NJ 08054
ConsumerContact@brockandscott.com
(844) 856-6646 Consumer Hotline
www.brockandscott.com

July 7, 2022

PATERSON MUNICIPAL CLERK
111 BROADWAY
PATERSON, NJ 07505

RECEIVED
CITY OF PATERSON, NJ
2022 JUL 11 P 2:53
SONIA L. GORDON
CITY CLERK

**NOTICE OF COMPLAINT FILING PURSUANT TO
N.J.S.A. §46:10B-49.3**

Property: 197-199 PEARL STREET, PATERSON, NJ 07501

Please be advised that a Summons and Complaint in an action to foreclose on a mortgage
has been filed against the above-referenced property.

Respectfully,

BROCK & SCOTT, PLLC

CITY CLERK
MAIL # 22:302



DIVISION OF COMMUNITY AFFAIRS
BUREAU OF INSPECTIONS
Municipal Complex - 111 Broadway
(973) 321-1232

Ward:
Area:

Date: 08/06/18
To: MACK,JEANNA
197-199 PEARL STREET
PATERSON,NJ 07501

Notice: V8-11785
Property Location:
197-199 PEARL ST
Block/Lot/Qual: 4208. 30.

NOTICE OF VIOLATION(S)

The Housing/Property Maintenance Code of the City of Paterson requires all buildings be maintained in a safe and sanitary condition, as per Chapter 271.

Upon inspection, we find the reference property in violation and hereby notify you to correct all violations listed below by _____.

Phone 973-321-1232
8:30 - 9:30 AM
4:00 - 4:30 PM

Very truly yours,
DAVID B. GILMORE, PHM, DIRECTOR
BUREAU OF INSPECTIONS

<u>ORDINANCE</u>	<u>DESCRIPTION</u>
COMPLAINT	COMPLAINT

OVEN LEAK, THERES A LOCK ON THE GATE, BATHROOM SINK IS CLOGGED, MICE IN THE HOUSE, ELECTRICAL SOCKETS SPARKS

ACTIONS REQUIRED

YOU MAY APPEAL THIS NOTICE OF VIOLATIONS OR ANY PORTION THEREOF BEFORE HOUSING APPEALS PURSUANT TO THE HOUSING PROPERTY MAINTENANCE CODE, SECTION 271-19.

****PERMITS MAY BE REQUIRED FOR SOME REPAIRS. FOR MORE INFORMATION CALL THE ABOVE NUMBER.****

Victor Malave
Housing & Zoning Inspector
(973)321-1220 Ext: 2574
vmalave@patersonnj.gov

**PATERSON FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION**

MEMORANDUM

**TO: JACQUELINE MURRAY
ACTING CITY CLERK**

FROM: FIRE MARSHAL JOSEPH PAGNOZZI

DATE: THURSDAY, JUNE 27, 2024

SUBJECT: OPRA CA24:1335B

JACQUELINE MURRAY,

THERE ARE NO FIRE CODE VIOLATIONS, FEES, OR PENALTIES DUE ON
FILE FOR THIS PROPERTY AT THE PATERSON FIRE DEPARTMENT, FIRE
PREVENTION BUREAU.

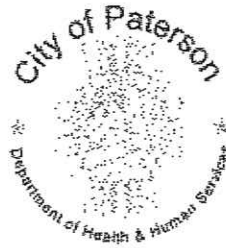
RESPECTFULLY,


FIRE MARSHAL JOSEPH PAGNOZZI

CITY OF PATERSON
DEPARTMENT OF HEALTH & HUMAN
SERVICES

Joel D. Ramirez, MBA
Director

DIVISION OF HEALTH
Thakur "Paul" D. Persaud, M.D., M.P.H., PhD
Health Officer



André Savégh
Mayor

176 BROADWAY
PATERSON, NEW JERSEY 07505

OFFICE: (973) 321-1277
FAX: (973) 321-1246

JACQUELINE MURRAY
ACTING CITY CLERK

MEMORANDUM

DATE: July 1, 2024

TO: Joel D. Ramirez, MBA
Director of Health & Human Services

FROM: Dr. Thakur "Paul" Persaud, Health Officer
Division of Health

Handwritten signature of Paul Persaud in black ink, with the initials "PA" written below it.

RE: OPRA – Request for Information

Our Division's programs have conducted the investigation as requested, on

File# CA24: 1335B

No records were found

See attached records found

Should additional action be necessary, please feel free to contact me.

TP/kp
Attachments

Utility Account:	10021436-0
Block/Lot/Qual:	4208. 30.
Property Location:	197-199 PEARL ST
Service Location:	197-199 PEARL ST
Owner Name/Address:	MACK,JEANNA 197-199 PEARL STREET PATERSON,NJ 07501

Projected Interest Thru 07/31/2024

Interest Due: \$7.61
Principal Due: \$1027.45
Total Due: \$1035.06

[Close](#)

Sewer/Spec Assmts

[Make a Payment](#)

[View Current Bill](#)

[Project Interest](#)

Last Payment: 06/10/24

Delinquent Charges (after grace period date):

Service	Due Date	Billed	Balance	Interest	Total Due	Status
Sewer	Delinquent	0.00	174.95	1.44	176.39	OPEN
Sewer	11/01/2023	170.50	170.50	1.40	171.90	OPEN
Sewer	02/01/2024	170.50	170.50	1.40	171.90	OPEN
Sewer	05/02/2024	170.50	170.50	1.40	171.90	OPEN
Total		511.50	686.45	5.64	692.09	

Current Charges:

Service	Due Date	Billed	Balance	Interest	Total Due	Status
Sewer	08/01/2024	170.50	170.50	0.00	170.50	OPEN
Spec Assmts	06/14/2019	25.00	0.00	0.00	0.00	PAID
Total		195.50	170.50	0.00	170.50	

Charges Not Due Yet:

Service	Due Date	Billed	Balance	Interest	Total Due	Status
Sewer	Not Due Yet	170.50	170.50	0.00	170.50	OPEN
Total		170.50	170.50	0.00	170.50	

[Return to Home](#)