

From: Alyssa Hager <ahager@southrivernj.org>
Sent: Wednesday, July 31, 2024 5:57 PM
Subject: RE: 4 Pierson St // Open Public Records Request

See attached responsive documents

Sent: Sunday, July 21, 2024 4:13 PM
To: Alyssa Hager <ahager@southrivernj.org>
Subject: 4 Pierson St // Open Public Records Request

Hello,

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.

We kindly request that you advise us of the complete permit history, including all open and expired permits & Code Case or Active Code Lien & Special Assessment Fees Due or Outstanding found for the following property:

Property Address: 4 Pierson St, South River, NJ 08882

BLOCK: 167 LOT: 6

Open _____ Expired _____ Closed _____ None _____

Open Permit Number:

Expired Permit Number:

Code Case Number:

Code Lien Amount:

To further assist our clients and facilitate this process, could you please provide general instructions to resolve any permits that are open, expired, or currently pose a concern to the property referenced above.

Also, please confirm if there are any pending or active LIENS recorded on the property, and please provide a payoff valid for 30 days from today's date. Please attach documentation of the recorded lien, and provide the book and page number.

SOUTH RIVER
Block: 167
Lot: 6
Qual:

Land Desc: 55A117
Bldg Desc:
Add Lots:
Acreeage: 0.148 **Class:** 2

Owners Name: LAIVE, VALERIE
Street Address: 4 PIERSON ST
City & State: SOUTH RIVER, NJ
Property Location: 4 PIERSON ST

Land: 134,400
Impr: 211,600
Total: 346,000
Exempt:

Reval Date: 2019/10/01
Map: 22
Seq#: 1927 (#1 of 1)

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
	10/12/99	4699 /450	140000		2023	134400	211600	346000				
					2024	134400	211600	346000				

LAND CALCULATIONS								
Frnt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
46	117			1.06		1.00		24380
1	LOT(S)			1.00		1.00		110000

Neigh:
VCS: FS11 **Front Ft Value:** 500
Zone: R-75 **Acre Value:**
Min Front: 75 **Lot Value:** 110000
Std Depth: 100 **Land Value:** 134,400

SITE INFORMATION			
Road: PAVED	Util: SEW/WATER		
Curbs: YES	Gas: YES		
Sidewalk: YES	Elec: YES		
Loc:	Topo: LEVEL		

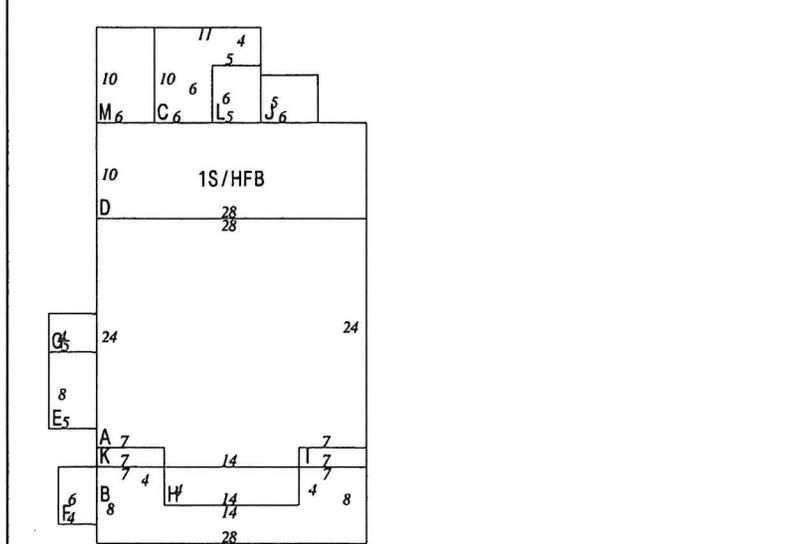
STAFF CONTROL			
Info By: REFUSED	Date: 04/12/19		
Visits: 2	Collector: 17		
Old B:	Prted: 07/25/24		
Old L:	Card: M TIM		

RESIDENTIAL COST APPROACH					
Basement	Area	Rate	Const	Q/F	Mult Value
BASEMENT	1008 x	9.460 +	2220 x	1.00 x	1.00 = 11756
BASEMENT FINISH	938 x	13.600 +	1080 x	1.00 x	1.00 = 13837

Main Bldg					
FIRST STORY	1064 x	49.180 +	22440 x	1.00 x	1.00 = 74768
UPPER STORY	756 x	34.770 +	6840 x	1.00 x	1.00 = 33126
BUILT-IN ENCL. PO	56 x	-21.000 +	0 x	1.00 x	1.00 = -1176
APARTMENT CONV	1 x	12000 +	0 x	1.00 x	1.00 = 12000

Heat/AC					
HW BASEBOARD	1764 x	3.250 +	1200 x	1.00 x	1.00 = 6933

BUILDING SKETCH



BUILDING INFORMATION	
Class: 16	Roof Type: GABLE
Age/Eff Age: 99 / 35 (Y)	Roof Material: SHINGLE
Exterior Walls: ALUM/VINYL	Room Count: Total Rooms: 9, Bed Rooms: 4
Style: COLONIAL	Row/End: N.A.
Story Height: TWO STORY	Conversion: APARTMENT CONV
Exterior Condition: NORMAL	Number of Units: 2
Interior Condition: NORMAL	Heat Source: GAS
Foundation: CONCRETE BLOCK	Livable Area: 1764 SF

Plumbing	3 FIXTURE BATH	4- 2 x	2595.000 +	0 x	1.00 x	1.00 = 5190
	2 FIXTURE BATH	0- 1 x	1895.000 +	0 x	1.00 x	1.00 = -1895
	JACUZZI	1 x	3295.000 +	0 x	1.00 x	1.00 = 3295

Fireplace						
Attic	FIN ATTIC	700 x	9.110 +	840 x	1.00 x	1.00 = 7217

Deck/Patio					
ENCLOSED PORCH	198 x	26.990 +	1092 x	1.00 x	1.00 = 6436
OPEN PORCH	70 x	10.920 +	437 x	1.00 x	1.00 = 1201
DECK	124 x	5.310 +	182 x	1.00 x	1.00 = 840
PATIO	60 x	4.850 +	218 x	1.00 x	1.00 = 509

DEPRECIATION			
Physical: 29 %	Auto: Y		
Func Obs: %	Over Imp: %		
Econ Obs: %	Under Imp: %		
	Final Net: 0.71		

Baths: M:4 A: O:	Base Cost: 174037	CCF: 1.65	Cost New: 287161
Kitchens: M:2 A: O:	Net Cond: 0.71		Bldg Value: 203884

NOTES	
TENANT NO	
LC W OWNER-OCCUPIED	

Garage	DET GARAGE	288 x	15.910 +	3096 x	1.00 x	0.61 x	1.65 = 7728
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Land: 134,400	Impr: 211,600	Total: 346,000
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A: 2S/.9HFB/FA d2016cd24r7d2r14u2r7u24128 700
 B: EP d50r1cu417d8r28u817d4114 168
 C: DECK cd10r6u6r5u4111 80
 D: 1S/HFB d1016cd10r28 280
 E: OP d34111cd8r5 40
 F: DECK d46110cd6r4 24
 G: DECK d30111cd4r5 24
 H: 2S/CR/BIEP d46r1cd4r14 24
 I: 1S/HFB d44r15cd2r7 56
 J: EP d5r11cd5r6
 K: 1S/HFB d4416cd2r7
 L: OP d4r6cd6r5

M: PATIO 16cd10r6
 N:
 O:
 P:

Scale: 20

LIST OF APPLICATIONS

Site Address 4 PIERSON

July , 30 2024

3:56:14PM

Control No	App Date	Perno	Per dt	UpdateNo	CCO No	CCO Dt	Close Dt	Block	Lot	Qual	Description	CCO Fee				
Owner name	Site Address	Owner Address	MunWvd	All Wvd	Use Grp											
CUFT	SQFT	Bldg	Elec	Fire	Plumb	Elev	Mech	BFee	EFee	FFee	Pfee	Elev Fee	Mfee	Tr Fee	CCO Fee	
Cost Const	Alt Const	Cost Demol	CO Date	CA Date	Cfee	Badm	EAdm	FAdm	PADM	VAdm	MAdm	Alt Fee	CO Fee			
App Type					Hfee	Gfee				TFee	Sfee	DCA Min.	Tot Fee			
15075	12/30/2014	0		0					167	6						REPLACE WATER HEATER
LANE, VALERIE	4 PIERSON ST	4 PIERSON ST								R-5						
0.00	0.00			Yes				\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 900.00	\$ 0.00						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	
P								\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$77.00

Never paid for
open permit