

TOWNSHIP: WOODBRIDGE TWP
 BLOCK: 00375
 LOT: 00053 54
 QUALIFIER:

OWNER: *SMITH, K. ROSS, JOHN & SYNTHIA*
 ADDRESS: *257 MIDD. ESSEX TPK - 54 Bluegrass*
ISELIN BEACH, NJ 08816
 LOCATION: 257 MDLSEX ESSEX TPK

APPRAISAL CO.: REALTY APPRAISAL CO.
 REVALDATE: 10-01-85 MAP PAGE. 0043
 L 11,100 B 14,300 T 25,400
 SEQ NO. 7685 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION			
RESIDENCE CLASS	16	NO. UNIT	2
NO. STORIES	1.0	NO. ROOMS	8
NO. BEDROOMS	3	AGE	55
ROW/END TOWNHOUSE NO		CONDITION	NORMAL
EFFECTIVE AGE IN YEARS	30		
FUNC. OBSOL.	%	OVER IMPROVED	%
ECON. OBSOL.	%	UNDER IMPROVED	%
REASON			
FINAL NET CONDITION	.67		

ROOF
 TYPE: GABLE PITCH: NORMAL MATERIAL: SHINGLE

BASEMENT				
FOUNDATION TYPE:	CON. BLOCK			
BASEMENT:	QL AREA	RATE	Q/F	COST
UNFINISHED	16	687	4.16	1.00 2,857
FINISHED				
TOTAL BASEMENT COST	2,857			

STRUCTURE				
STYLE:	CONVERSION:	EXT. WALL:		
OLD STYLE	NONE	FRAME Vinyl		
	1792	AREA	RATE	W/F COST
GROUND FLOOR	2478	20.20	1.00	22,064
UPPER FLOOR		15.84	7244	46,496
HALF STORIES				
STRUCTURE BASE COST	22,664			
ROW/END UNIT FACTOR	1.00			
TOTAL BASE COST	22,664			
	46,496			

BASE COST ADJUSTMENTS			
BRICK FACING(+)			
STONE FACING(+)			
UNF. STORIES(-)			
UNF. 1/2 STORY(-)			
CONCRETE SLAB(-)			
CONVERSION	1	3,000	3,000
TOTAL ADJUSTMENTS			3,000
TOTAL ADJUSTED BASE STRUCTURE COST	22,664		
	49,496		

HEATING & COOLING			
SOURCE:	HEAT SYS.:	A/C:	
GAS	HOT-WATER-B:B.	NONE	ADD
	FHA 2892	.94	350 3068
HEATING	2228	16	4048 1.00 1,802
COOLING		16	1225.30 700 1068
TOTAL HEAT & COOL COSTS	4,136 1,802		

PLUMBING			
4 FIXTURES		NO. RATE	Q/F COST
3 FIXTURES	2	1710	1710
2 FIXTURES		855	1.00 855
1 FIXTURE		625	1.00 625
TOTAL PLUMBING LESS ALLOWANCE	855		
NET PLUMBING COST	625		

See
 TOTAL FIREPLACE COST

ATTIC/DORMERS			
ATTIC	QL AREA	RATE	Q/F COST
	827	3.40	1.00 2,812
TOTAL ATTIC/DORMER COST	2,812 2,812		

PORCHES, DECKS, PATIOS			
DECK/PATIO	QL AREA	RATE	Q/F COST
OPEN PORCH	16	50	6.50 1.00 325
GLAZED PORCH			
ENCLOSED PORCH			
TOTAL PCH, DK, PATIO, COST	325		

NOTES			
BATH	0	2	0
KITCHEN	0	1	0
		2	

GARAGES, CARPORTS & CANOPIES				
BSMT. GARAGE	QL AREA	RATE	Q/F	COST
ATT. GARAGE				
CARPORT				
CANOPY				
TOTAL GARAGE CARPORT CANOPY COST				

OTHER PRINCIPAL STRUCTURES				
TYPE:	AREA	RATE	COND.	VALUE
DET GAR				
POOL				
SHED				
ATT. GA				
TOTAL OTHER STRUCTURES				

ASSESSMENT SUMMARY			
TOTAL BASEMENT COST	2,857		
TOTAL ADJ. BASE COST	22,664	49,496	
TOTAL HT & COOL COST	4,136		
NET PLUMBING COST	625	855	
TOTAL FIREPLACE COST			
TOTAL ATTIC/DORMER	2,812	2,812	
TOTAL PCH, DK, PATIO	325		
TOTAL GAR, CPT, CAN.			
TOTAL B/I APP. COST			
TOTAL BASE REPLACEMENT COST	30,605		
CONVERSION FACTOR	1.86		
REPLACEMENT COST NEW	56,929		
FINAL NET CONDITION	.67		
STRUCTURE APPRAISED VALUE	38,170		
OTHER PRINCIPAL STR			
TOTAL BLDG. APPRAISED VALUE	38,170		
TOTAL LAND VALUE	22,800		
TOTAL APPRAISED VALUE	60,970		

98AA - Ren + Side Addition - 6 months - \$45,200

2011 C.B. 66,300 100,100 60,481 112,495 75,371 75,400 33,800 109,200

LDS WB-T 10602049

LAND DATA

54
 MRA : FRT FOOT VALUE = 200 STD DEPTH: 100
 NEI: 4 ACRE VALUE = MIN FRONT :
 ZONE: R 6 LOT VALUE : 10,000

EFT	EDP	DPF	FFF	DEP	REASON	ADJ. RATE	VALUE
100	160	1.19	1.00	1.00		238	23,800
1LOT(S)				1.00		10,000	10,000

OWNER: *SHAH, JAYESH & KALPANA*
 EULOP, KENNETH & MARY
 LOCATION: 257 MDLSEX & ESSEX TPKE

TOTAL LAND VALUE: 33,800

SITE	REASON	TRI-FACTOR	DEP-RATE
1			
2			
3			

LAND DESCRIPTION

UTILITIES STREET CONTOUR
 GAS SIDEWALK
 ELECTRIC CURB
 WATER & SEWER PAVED STREET

STAFF CONTROL

SOURCE: OWNER
 INTERIOR INS:0011
 INSPECTED BY:0011
 REVIEWED BY:
 APPRAISED BY:

DATE
 11 18 80

BUILDING PERMITS

PERMIT NO.	DESCRIPTION OF IMPROVEMENT	DATE COMP.
96-681	Rear & Side Addition - convert to 2 Family Dwelling - Alc in rear addition	6/98

only?

RECORD OF OWNERSHIP

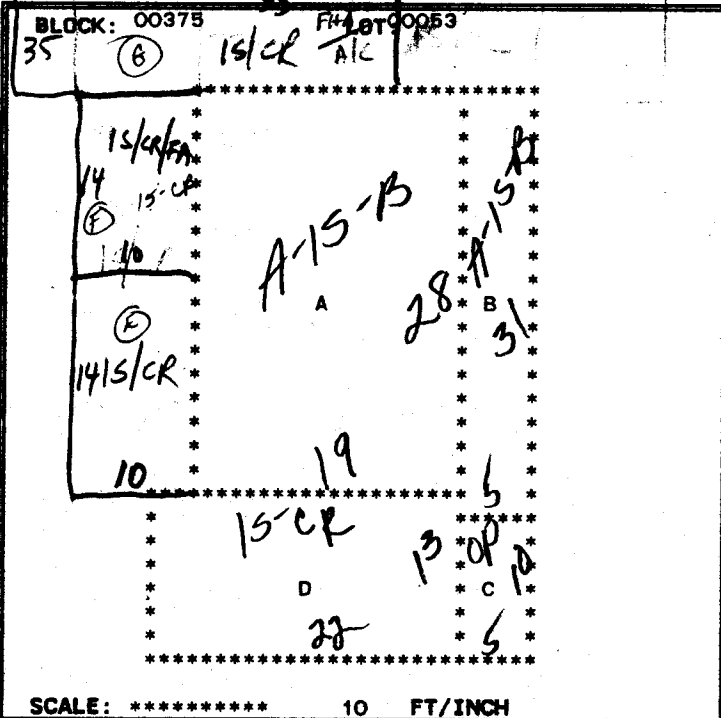
<i>John & Cynthia Koros</i>
<i>Cynthia Koros</i>
<i>Cynthia Koros</i>
<i>Jayesh & Kalpana Shah</i>

SALES DATA

DATE	PRICE	RATIO	BOOK	PAGE
78 4	55,000			
6/19/87	145,000	-	3623	287
	00		5111	025
8/5/03	450,000		5223	169

ASSESSMENT RECORD

YR	LAND	BLDG.	TOTAL	APPEAL



1225
 140
 140

