TOWNNAME: WOODBRIDGE TWP
BLOCK: 00440 L
LOT: 00012
QUALIFIER:

OWNERNAME: RONDINELLI, GEORGE & JANE
ADDRESS: 9 POWELL PLACE
ISELIN NJ
LOCATION: 9 POWELL PL

APPRAISAL CO.: REALTY APPRAISAL CO.
REVALDATE: 10-01-85 MAP PAGE. 0065
L 8,600 B 17,800 T 26,400
SEQ NO. 12249 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION

RESIDENCE CLASS	16	NO. UNIT	1
NO. STORIES	1.0	NO. ROOMS	7
NO. BEDROOMS	4	AGE	34
ROW/END TOWNHOUSE	NO	CONDITION	NORMAL

EFFECTIVE AGE IN YEARS 20

FUNC. OBSOL.	%	OVER IMPROVED	%
ECON. OBSOL.	%	UNDER IMPROVED	%
REASON			

FINAL NET CONDITION .79 %

ROOF

TYPE: GABLE PITCH: NORMAL MATERIAL: SHINGLE

BASEMENT

FOUNDATION TYPE: CON. BLOCK

BASEMENT:	QL	AREA	RATE	Q/F	COST
UNFINISHED	16	768	4.06	1.00	3,118
FINISHED	16	384	5.47	1.00	2,100
TOTAL BASEMENT COST					5,218

STRUCTURE

STYLE:	CONVERSION:	EXT. WALL:
CAPE COD	NONE	~~FRAME~~ VINYL SIDING

	AREA	RATE	W/F	COST
GROUND FLOOR	827	24.60	1.00	20,344
UPPER FLOOR				
HALF STORIES				
STRUCTURE BASE COST				20,344
ROW/END UNIT FACTOR				1.00
TOTAL BASE COST				20,344

BASE COST ADJUSTMENTS

	AREA	RATE	Q/F	COST
BRICK FACING(+)				
STONE FACING(+)				
UNF. STORIES(-)				
UNF. 1/2 STORY(-)				
CONCRETE SLAB(-)				
CONVERSION				
TOTAL ADJUSTMENTS				

TOTAL ADJUSTED BASE STRUCTURE COST 20,344

HEATING & COOLING

SOURCE:	HEAT SYS.:	A/C:
GAS	FORCED HOT AIR	NONE

	QL	AREA	RATE	Q/F	COST
HEATING	16	1211	1.04	1.00	1,259
COOLING					
TOTAL HEAT & COOL COSTS					1,259

PLUMBING

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

FIREPLACES

TYPE:	NO.	RATE	Q/F	COST
TOTAL FIREPLACE COST				

ATTIC/DORMERS

ATTIC FINISH: 100 %

	QL	AREA	RATE	Q/F	COST
ATTIC		768	3.37	1.00	2,588
TOTAL ATTIC/DORMER COST					2,588

PORCHES, DECKS, PATIOS

	QL	AREA	RATE	Q/F	COST
DECK/PATIO					
OPEN PORCH					
GLAZED PORCH					
ENCLOSED PORCH					
TOTAL PCH, DK, PATIO, COST					

NOTES

BATH 0 1 0 KITCHEN 0 1 0

GARAGES, CARPORTS & CANOPYS

	QL	AREA	RATE	Q/F	COST
BSMT. GARAGE					
ATT. GARAGE					
CARPORT					
CANOPY					
TOTAL GARAGE CARPORT CANOPY COST					

OTHER PRINCIPAL STRUCTURES

TYPE:		AREA	RATE	NET COND.	VALUE
DET GAR					
POOL					
SHED					
ATT. GA.	1.00	1.86	312	7.53	.61	2,665
TOTAL OTHER STRUCTURES					2,665

ASSESSMENT SUMMARY

TOTAL BASEMENT COST	5,218	
TOTAL ADJ. BASE COST	20,344	
TOTAL HT & COOL COST	1,259	
NET PLUMBING COST	855	
TOTAL FIREPLACE COST		
TOTAL ATTIC/DORMER	2,588	
TOTAL PCH, DK, PATIO		
TOTAL GAR, CPT, CAN.		
TOTAL B/I APP. COST		
TOTAL BASE REPLACEMENT	~~29,409~~	30,264
COST CONVERSION FACTOR	1.86	
REPLACEMENT COST NEW	~~54,700~~	56291
FINAL NET CONDITION	.79	
STRUCTURE APPRAISED VALUE	~~49,213~~	44470
OTHER PRINCIPAL STR	2,665	
TOTAL BLDG. APPRAISED VALUE	~~45,900~~	49,300 ~~47,100~~
TOTAL LAND VALUE	21,600	
TOTAL APPRAISED VALUE	~~67,500~~	68,700 70,900

03AA - Bath - $1,200 - 11 months

04AA - A/C - $2,200 - 12 months

LDS WB-T 10100919

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RAC001

LAND DATA

OWNER: RONDINELLI,GEORGE & JANE
LOCATION: 9 POWELL PL

MRA :
NEI: 4
ZONE: R 6

FRT FOOT VALUE = 200
ACRE VALUE =
LOT VALUE : 10,000

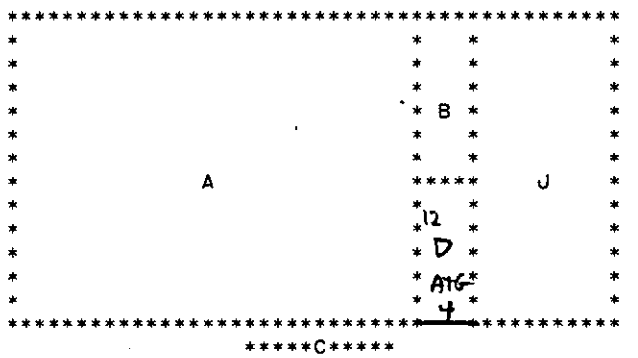
STD DEPTH: 100
MIN FRONT :

EFT	EDP	DPF	FFF	DEP	REASON	ADJ.	RATE	VALUE
58	100	1.00	1.00	1.00			200	11,600
1LOT(S)				1.00			10,000	10,000

TOTAL LAND VALUE: 21,600

SITE	REASON	TRI-FACTOR	DEP-RATE
1			
2			
3			

BLOCK: 00440 L LOT 00012



SCALE: ********** 11 FT/INCH

LAND DESCRIPTION

UTILITIES	STREET	CONTOUR
GAS		
ELECTRIC	CURB	
SEWER AND WATER	PAVED STREET	

STAFF CONTROL

SOURCE: ESTIMATE
INTERIOR INS: 0017
INSPECTED BY: 0017
REVIEWED BY:
APPRAISED BY:

DATE
1 17 81

BUILDING PERMITS

PERMIT NO.	DESCRIPTION OF IMPROVEMENT	DATE COMP.
02-2754	Alterations relocate laundry room + New install Bath	1/22/03
03-3011	A/C	12/03
06-4738	Replacing Windows Doors + Siding	12/6/06

SKETCH LEGEND

PART	STORY HEIGHT	BSMT SLAB	UNF. STORIES	ATTIC PORCH	W.	L.	ADJ	LOC.	DP.
A	1.0	FULL		FULL	32	24			
B	1.0	CRSP			4	12	A	R+	
C****	1.0	OVHG			11	1	A	B+	19
J	1.0			ATG	11	24	B	R+	

RECORD OF OWNERSHIP

Reynaldo Santiago + Jeanette Dela Plaza

SALES DATA

DATE	PRICE	RATIO	BOOK	PAGE
4-19-00	161500		4771	378

ASSESSMENT RECORD

YR	LAND	BLDG.	TOTAL			APPEAL