MIDDLETOWN TWP	Land Desc: 127X118	Owners Name:	SALAYI, DEREK & AMANDA		Land:	300,800	
Block: 642	Bldg Desc: 1SF1G	Street Address:	64 PEDEE PL		Impr:	249,100	Reval Date: 2023/10/01
Lot: 33	Addl Lots:	City & State:	NEW MONMOUTH, NJ	Zip: 07748	Total:	549,900	Map: 86
Qual:	Acreage: 0.000 Class: 2	Property Location:	64 PEDEE PL		Exempt:		Seq#: 7299 (#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
O'CONNOR, THOMAS & MICHELE	11/07/18	9321 /1486	385000	
AMITRANI, DAVID & EILEEN	08/20/04	8397 /7812	420000	
HOULIHAN, MICHAEL J & GALE	07/24/98	5736 /198	222000	

ASSESSMENT HISTORY

Year	Land	Impr	Total
2009	245800	176100	421900
2011	215800	148500	364300
2015	215800	162500	378300

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.
08/14/98	GARAGE CONV.	6500	12/31/99

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
125	118			0.84		1.00		114975
2	ADD FT			0.84		1.00	@ 500	840
1	LOT(S)			1.00		1.00		185000

Neigh: MI48
VCS: MCPE
Zone: R-22
Min Front: 125
Std Depth: 175
Front Ft Value: 1095
Acre Value:
Lot Value: 185000
Land Value: 300,800

SITE INFORMATION

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

STAFF CONTROL

Info By:	ESTIMATED	Date:	11/15/22
Visits:	2	Collector:	JJ
Old B:	162	Prtd:	07/22/24
Old L:	26	Card:	M TW

BUILDING INFORMATION

Class: 16	Roof Type: HIP
Age/Eff Age: 69 / 32 (N)	Roof Material: SHINGLE
Exterior Walls: ALUM/VINYL	Room Count: Total Rooms: 8 Bed Rooms: 4
Style: SPLIT LEVEL	Row/End: N.A.
Story Height: TWO STORY	Conversion:
Exterior Condition: NORMAL	Number of Units: 1
Interior Condition:	Heat Source: GAS
Foundation: CONCRETE SLAB	Livable Area: 2404 SF

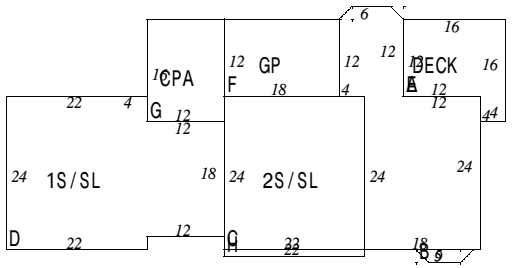
DEPRECIATION

Physical:	28 %	Auto:	Y
Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%
		Final Net:	0.71

Baths:	M:	A: 2	O:	
Kitchens:	M:	A: 1	O:	

NOTES

BUILDING SKETCH



A:DECK	cd12r12d4r4u16l16	208
B:1SOH	d36r2cs2e2r5n2e2l9	14
C:2S/SL	d12l28cd24r22	528
D:1S/SL	d12l62cd24r22u2r12u18l12u4l22	744
E:1S/CR	d12cu12n2w2l6s2w2d12r4d24r18u24l12	568
F:GP	l28cd12r18	216
G:CPA	l40cd16r12	192
H:2NDOH	d36l28cd1r22	22
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 30

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RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
Main Bldg						
FIRST STORY	1854 x	49.130	+22500	x1.00	x1.00	=113587
UPPER STORY	550 x	35.150	+ 6600	x1.00	x1.00	= 25933
CONC. SLAB	1272 x	-1.130	+-1080	x1.00	x1.00	= -2517
Heat/AC						
FORCED HOT AIR	2404 x	2.820	+ 0	x1.00	x1.00	= 6779
AC (COMB DUCTS)	2404 x	1.790	+ 0	x1.00	x1.00	= 4303
Plumbing						
3 FIXTURE BATH	1- 2 x	2595.000	+ 0	x1.00	x1.00	= -2595
2 FIXTURE BATH	1- 1 x	1895.000	+ 0	x1.00	x1.00	= 0
HOT TUB	1 x	6600.000	+ 0	x1.00	x1.00	= 6600
Fireplace						
PRE-FAB FIREPLACE	1 x	3505.000	+ 0	x1.00	x1.00	= 3505
Attic						
Deck/Patio						
DECK	208 x	5.203	+ 203	x1.00	x1.00	= 1285
PATIO	192 x	5.310	+ 182	x1.00	x1.00	= 1202
GLAZED PORCH	216 x	18.960	+ 756	x1.00	x1.00	= 4851
Garage						
MD 5/15/2017						0

Base Cost: 162933 CCF: 2.14 Cost New: 348677
Net Cond: 0.71 Bldg Value: 249095

Detached Items:

Land: 300,800 Impr: 249,100 Total: 549,900