

Town of Mount Washing



PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		OLD CROSS RD, MOUNT WASHINGT

OWNERSHIP

Owner 1:	HANLON ERIKA
Owner 2:	
Owner 3:	
Street 1:	16 CANTERBURY PL
Street 2:	
Twn/City:	CRANFORD
St/Prov:	NJ Cntry Own Occ: N
Postal:	07016 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 59.95 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1930, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		56.95		ACRES EXCESS			0	3,500.	1.000	MW									199,325						199,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	99,800	300	59.950	344,400	444,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 308.04						/Parcel: 308.04	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	99,800	300	59.95	344,400	444,500	444,500	YER	1/26/2018
2017	101	FV	95,100	300	59.95	344,400	439,800	439,800	Year End Roll	5/5/2017
2016	101	FV	104,600	300	59.95	344,400	449,300	449,300	Year End Roll	2/11/2016
2015	101	FV	104,600	300	59.95	349,600	454,500	454,500	year end roll	1/15/2015
2014	101	FV	104,600	300	59.95	349,600	454,500	454,500	Year End	8/7/2014
2013	101	FV	104,900	300	59.95	349,600	454,800	454,800	COMMITMENT	5/30/2013
2012	101	FV	115,800	300	59.95	349,600	465,700	465,700	final value	1/12/2012
2011	101	FV	115,800	300	59.95	349,600	465,700	465,700	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	377-12		2/6/1963			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/1/1995		MANUAL	25,000					RENOVATE

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2011	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	15	- OLD STYLE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	9	- CRAWL SP
Frame:	1	- WOOD
Prime Wall:	12	- BOARD+BATT
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:	BROWN	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	2	- SOFTWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	5	- NONE	
Heat Type:	8	- NONE	
# Heat Sys:	0		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR		D	Y	1	10X16	A	AV	1930	3.63	T	50	101		300			300

BATH FEATURES

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	38.2%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			38.2%

CALC SUMMARY

Basic \$ / SQ:	101.00
Size Adj.:	1.03711021
Const Adj.:	0.91152495
Adj \$ / SQ:	95.481
Other Features:	14700
Grade Factor:	1.00
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	161553
Depreciation:	61713
Depreciated Total:	99840

COMMENTS

V-OK-93

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

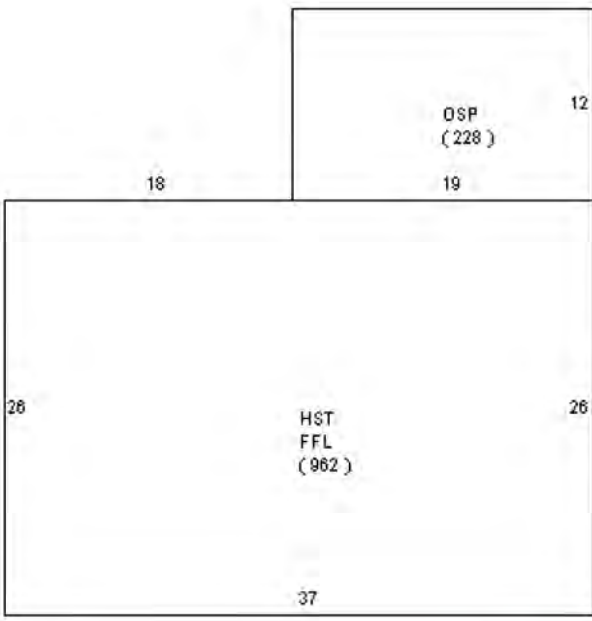
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	M
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	69.16	
Special Features:	0	Val/Su Net:	59.72	
Final Total:	99800	Val/Su SzAd:	69.16	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	962	95.480	91,852	
HST	HALF STORY	481	90.710	43,630	
OSP	SCRN PORCH	228	16.130	3,678	
Net Sketched Area:		1,671	Total:	139,160	
Size Ad	1443	Gross Area	2152	FinArea	1443

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc