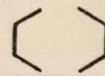


CW

BLOCK 5 - PARCEL 5





Block: 5 Parcel: 5 - 104 North Washington, 110, 112 West First

Property Owner: Lillie B. Allen

Address of Owner: 19 Gates Ave., Montclair, N. J.

Recordation of Title Conveyance: Book Page Reg. Pitt

Tax Data:

Appraised Value - Land: \$806.00 Imps.: \$4,818.00 Total: \$5,624.00

Assessed Value - Land: \$269.00 Imps.: \$1,606.00 Total: \$1,875.00

1963 Tax Levy - \$1,875.00 @ \$3.71 per \$100. = \$69.56

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$64.00 per month

Rental Experience: Satisfactory

**Existing Utilities: Public water and sewer facilities presently available
to the site are apparently adequate for limited usage
but inadequate for high concentration of use in area.**

**Street Improvements: First Street, paved curb and gutters (50' right-of-way)
Washington Street, soil (50' right-of-way)**

Land Included: 7,245 sq. ft. @ \$0.14 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Residential

Market Comparison Adjustments:

**Sale No. 15; \$6,000.00; Location - 20%; Size and Cond. + 5%; Date + 5%;
Indicated Value \$5,400.00.**

**Sale No. 16; \$5,500.00; Location - 20%; Size and Cond. + 20%; Date + 5%;
Indicated Value \$5,725.00.**

**Sale No. 20; \$3,000.00; Location 0; Size and Cond. + 80%; Date + 5%;
Indicated Value \$5,550.00.**



UNIT 1
COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>906</u>	Sq. Ft. @ \$ <u>6.00</u>	sq. ft.	\$5,436.00
Porches	-	<u>241</u>	Sq. Ft. @ \$ <u>2.00</u>	sq. ft.	482.00
	-		Sq. Ft. @ \$	sq. ft.	

~~Concrete Block~~

Terrace - _____ sq. ft. @ \$ _____ sq. ft.

Total Estimated Reproduction Cost New \$5,918.00

Less: Accrued Depreciation

Estimated Effective Age 30 years

Estimated Remaining Economic Life 20 years

Total Estimated Accrued Depreciation (60%) 3,551.00

Indicated Depreciated Value of Dwelling \$1,367.00

Estimated Depreciated Value of:

1. Frame Detached Garage (_____ sq. ft.)

2. ~~Landscaping~~ \$75.00

3.

Total - Other Improvements \$ 75.00

Estimated Depreciated Value of

All Improvements \$1,442.00

Add: Land Value By Comparison See Summ.

Indicated Val. of Subj. Prop. by Cost Approach to Value



UNIT 2

COST APPROACH TO VALUE

Frame Dwelling:

Living Area - 577 Sq. Ft. @ \$ 6.00 sq. ft. **\$3,462.00**

Porches - 132 Sq. Ft. @ \$ 2.00 sq. ft. **264.00**

- _____ Sq. Ft. @ \$ _____ sq. ft.

2nd Floor - 408 sq. ft. @ \$4.25 sq. ft. 1,744.00

~~Concrete Block~~

Terrace - _____ sq. ft. @ \$ _____ sq. ft.

Total Estimated Reproduction Cost New \$5,470.00

Less: Accrued Depreciation

Estimated Effective Age 45 years

Estimated Remaining Economic Life 5 years

Total Estimated Accrued Depreciation (90 %) 5,023.00

Indicated Depreciated Value of Dwelling \$ 447.00

Estimated Depreciated Value of:

1. Frame Detached Garage (_____ sq. ft.)

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements \$ 447.00

Add: Land Value By Comparison See Summ.

Indicated Val. of Subj. Prop. by Cost Approach to Value



UNIT 3
COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>1,173</u>	Sq. Ft. @ \$	<u>6.00</u>	sq. ft.	\$7,038.00
Porches	-	<u>241</u>	Sq. Ft. @ \$	<u>2.00</u>	sq. ft.	482.00
	-		Sq. Ft. @ \$		sq. ft.	

Concrete Block

Terrace - _____ sq. ft. @ \$ _____ sq. ft.

Total Estimated Reproduction Cost New \$7,520.00

Less: Accrued Depreciation

Estimated Effective Age 30 years

Estimated Remaining Economic Life 20 years

Total Estimated Accrued Depreciation (60%) 4,512.00

Indicated Depreciated Value of Dwelling \$3,008.00

Estimated Depreciated Value of:

1. Frame Detached Garage (____sq. ft.)
2. Landscaping \$75.00
- 3.

Total - Other Improvements 75.00

Estimated Depreciated Value of

All Improvements \$3,083.00

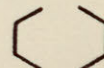
Add: Land Value By Comparison See Summ.

Indicated Val. of Subj. Prop. by Cost Approach to Value



**SUMMARY OF VALUES
BLOCK 5 - PARCEL 5**

Unit No.	Cost
1	\$1,442.00
2	447.00
3	<u>3,083.00</u>
Total Improvements	\$4,972.00
Add: Land Value	<u>1,000.00</u>
Total Indicated Value of Property	\$5,972.00





INCOME APPROACH

\$ 64.00 Per Mo. Rental X 90 GRM = \$ 5,760.00

Comparative Rental Properties No. 1; 3; 4; 10; 19; 37

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
15			X
16	X		
20 (1)		X	

Ind. Value By Market Comparison \$ 5,750.00

CORRELATION

Indicated Value By Cost Approach \$ 5,972.00

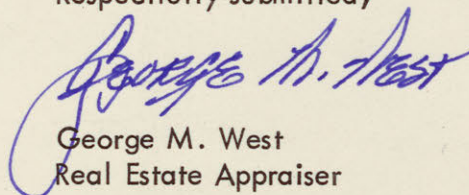
Indicated Value By Income Approach \$ 5,760.00

Indicated Value By Market Approach \$ 5,750.00

I hereby certify that I have no past, present or contemplated interest in this property.
The appraiser was allowed to inspect the property. It is my
opinion that the market value of this property, as of December 6, 1963 is:

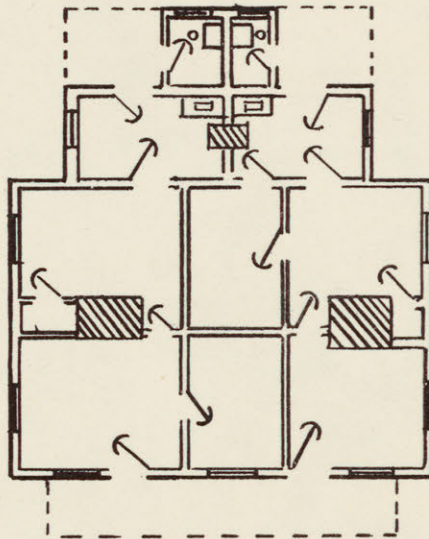
FIVE THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS-----\$5,750.00.

Respectfully submitted,


George M. West
Real Estate Appraiser

CW

Floor Plan

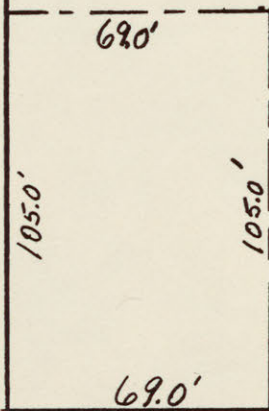


Scale: 1/16" = 1'

Plot Plan



WASHINGTON ST.



FIRST ST.

PHOTOGRAPHS



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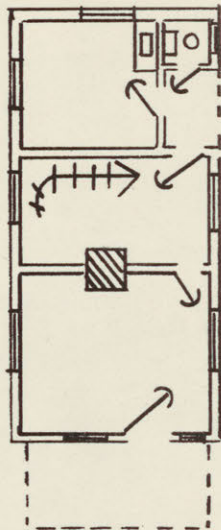
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A WEST APPRAISAL

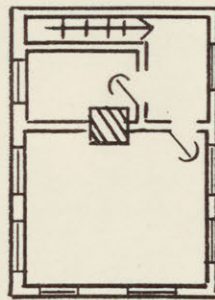
PROJECT: N.C. R-15

Block: 5 Parcel: 5

EW



UNIT 2



UNIT 3

Scale: 1/16" = 1'

PHOTOGRAPHS



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