

Key: 5431

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.885

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID   |    |            |              | LOCATION         |  |  |  |
|--|--|--|--|-------------|----|------------|--------------|------------------|--|--|--|
| THREE WINDS REALTY TRUST<br>C/O MARILYN SHROUT<br>471 W SADDLE RIVER RD<br>UPPER SADDLE RIVER, NJ 07458-1615 |  |  |  | 5C-26F-K010 |    |            |              | 138 PORT VIEW RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS         | T  | SALE PRICE | BK-PG (Cert) |                  |  |  |  |
| THREE WINDS REALTY TRUST   |  |  |  | 03/07/1996  | A  | 10090-305  | 1            |                  |  |  |  |
| TRIVENTI FRANCES   |  |  |  | 12/31/1976  | QS | 30,000     | 2450-106     |                  |  |  |  |

| CLASS   | CLASS%     | DESCRIPTION   |             |        | BN ID      | BN  | CARD   |     |
|---------|------------|---------------|-------------|--------|------------|-----|--------|-----|
| 1010    | 100        | SINGLE FAMILY |             |        |            | 1   | 1 of 1 |     |
| PMT NO  | PMT DT     | TY            | DESC        | AMOUNT | INSP       | BY  | 1st    | %   |
| 16-710  | 11/03/2016 | 10            | Reroof      | 10,000 | 04/27/2017 | NF  | 100    | 100 |
| 1984209 | 03/12/2009 | 50            | Meas & List |        |            | RRC | 100    | 100 |
|         | 10/04/1984 | 99            | n/a         |        |            |     | 100    | 100 |

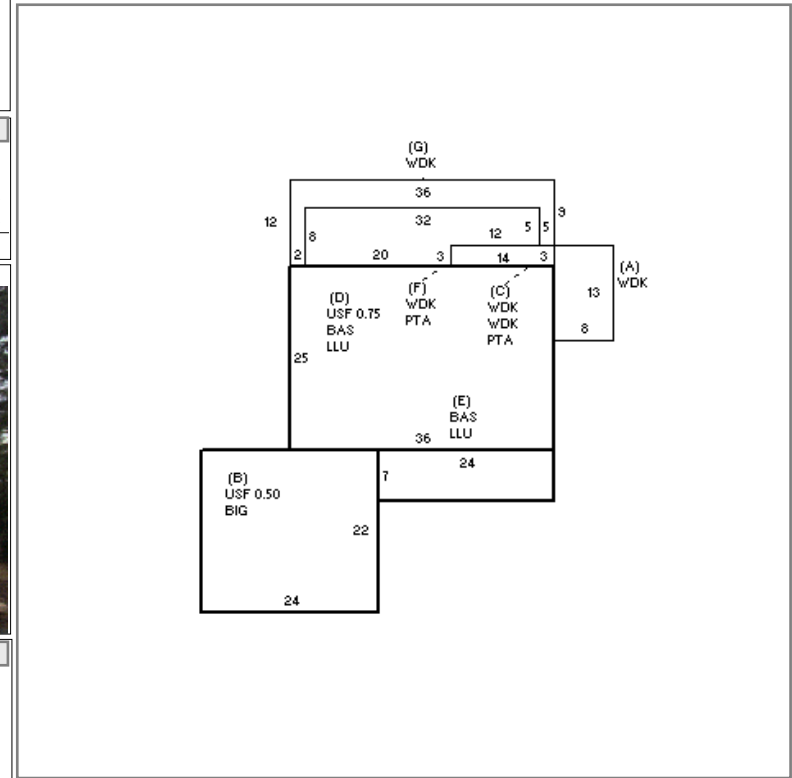
| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 25,663   | SC   | 1.00 | 95   | 0.95     | 100 | 1.00 | VW7 | 1.75 |            | 517,240   |

|       |               |                        |          |      |     |          |         |           |         |         |
|-------|---------------|------------------------|----------|------|-----|----------|---------|-----------|---------|---------|
| TOTAL | 25,690 SF     | ZONING                 | R20      | FRNT | 0   | ASSESSED | CURRENT | PREVIOUS  |         |         |
| Nbhd  | SOUTH CHATHAM | INF1=TOPO,DISTANT VIEW |          |      |     | LAND     | 517,200 | 431,000   |         |         |
| Inf1  | 95            | NOTE                   |          |      |     |          |         | BUILDING  | 615,500 | 560,100 |
| Inf2  | 100           |                        | DETACHED | 700  | 700 |          |         |           |         |         |
|       |               |                        | OTHER    | 0    | 0   |          |         |           |         |         |
|       |               |                        |          |      |     |          | TOTAL   | 1,133,400 | 991,800 |         |

| TY  | QUAL | COND | DIM/NOTE     | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 50 0.50 12X8 |    | 96    | 14.26     | 700   |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 2/18/2022 | TCK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 2/18/2022 | EST |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 3/2/2022  | EMZ |
| QUALITY  | +  | 1.20 | PLUS AVE [100%]   |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |



| YEAR BLT   | 1985  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 831,793 |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 2,007 | DETAIL ADJ | 1.050 | FOUNDATION   | 3  | FOUND WALL     | 1.00 | + | WDK | N | WOOD DECK       | 578   |      | 70.08     | 40,506  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$414 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE   | 1.00 | + | BIG | N | BUILT-IN GARAGE | 528   |      | 93.44     | 49,336  | EXTERIOR       | A       |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE          | 1.00 | + | USF | L | UP-STRY FIN     | 939   | 1985 | 245.64    | 230,658 | INTERIOR       | A       |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN  | 1.00 | + | PTA | N | PATIO/STOOP     | 262   |      | 21.48     | 5,628   | KITCHEN        | A       |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD       | 1.00 | + | LLU | N | LOWER LEVEL UN  | 1,068 |      | 163.11    | 174,203 | BATHS          | A       |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL        | 1.00 | + | BAS | L | BAS AREA        | 1,068 | 1985 | 289.49    | 309,175 | HEAT           | A       |
|            |       |            |       | HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 |   | F21 | O | FPL 2S 1OP      | 1     |      | 12,451.20 | 12,451  | ELECT          | A       |
|            |       |            |       | FUEL SOURCE  | 2  | GAS            | 1.00 |   | ODS | O | OUT DOOR SHWR-A | 1     |      | 1,772.40  | 1,772   |                |         |

| CAPACITY   | UNITS | ADJ     |
|------------|-------|---------|
| STORIES    | 1.75  | 1.00    |
| ROOMS      | 6     | 1.00    |
| BEDROOMS   | 3     | 1.00    |
| FULL BATHS | 2     | 1.00    |
| 1/2 BATHS  | 1     | 1.00    |
| FIXTURES   | 8     | \$8,064 |
| UNITS      | 1     | 1.00    |

|            |            |
|------------|------------|
| EFF.YR/AGE | 1985 / 37  |
| COND       | 26 26 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 26 % GD 74 |
| RCNLD      | \$615,500  |