

TOP OF PROPERTY RECORD CARD

Information currently on file with the Assessor's MODIV page

SALES HISTORY

Sales History of the property

LAND CALCULATIONS

Each property is situated in a "neighborhood" The land calculations are uniform for each property within the same neighborhood. Specific land adjustments such as "traffic", "wet", "topography", etc. will be noted here as well.

BOTTOM LEFT HAND CORNER (SKETCH)

The sketch of the primary dwelling was produced by the field inspector who visited your property. Each section of the dwelling was measured from the outside wall dimensions and rounded to the nearest foot. The sections help separate the "livable" areas such as first story, upper story, half story or finished attic from "non-livable" areas such as basement, garage, porches, decks, patios.

ASSESSMENT HISTORY

Assessment history of the property

SITE INFORMATION

Site information includes your neighborhood number. Your neighborhood can be identified with the "neighborhood map"

BUILDING INFORMATION

Building information includes your "Building Class" This is a subjective classification relative to the quality of construction of the dwelling. Also included in building information is the exterior and interior condition. This is also a subjective classification based on the physical age of the dwelling. Improvements or lack there of conducted over the life of the dwelling can effect the reporting of this information

ROOM COUNT

The room count gives a descriptive overview of the layout of the dwelling. It is important to note that values are determined by the square footage calculations of the dwelling **NOT** the room count totals.

BUILDING PERMITS/REMARKS

Permit history of the property

RESIDENTIAL COST APPROACH

The residential cost approach takes all of the specific information obtained from the dwelling and applies a uniform set of calculations to arrive at a "cost to replace new" or "Base cost" The uniform cost calculations are obtained from the "Real Property Appraisal Manual for New Jersey Assessors Volume 1 & 2" After current cost conversion and class factors are applied the base cost is reduced by the applicable "net depreciation" which determines the Building Value.

BOTTOM RIGHT HAND CORNER

New Assessment broken down by Land, Building and Total