

Situs : 99 WARREN AV

PARCEL ID: 053-014

Class: 121

Card: 1 of 1

Printed: October 22, 2021

CURRENT OWNER

CHERY JEAN N
JEAN FRANCOIS CHERY
110 AVIS AVE
LAKEWOOD NJ 08701
27411/97 01/21/2004

GENERAL INFORMATION

Living Units 43
Neighborhood 4311
Alternate ID 77
Vol / Pg 27411/97
District
Zoning C2
Class APARTMENT

Property Notes



053-014 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	43.00	-75	316,050
Total Acres: .1677 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	316,100	316,100	316,100	301,000
Building	1,484,500	1,365,400	1,484,500	1,293,800
Total	1,800,600	1,681,500	1,800,600	1,594,800
Manual Override Reason				
Base Date of Value 1/1/2021				
Effective Date of Value 1/1/2021				
Value Flag	INCOME APPROACH			
Gross Building:				

Entrance Information

Date	ID	Entry Code	Source
05/13/21	CP	Entry Gained	Other
06/24/20	CP	Field Review	Other
03/01/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/21/20	559	13,000	REMODEL	100
07/15/11	55174	5,525	BLDG Ext Paint	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/21/04	1,345,000	Land + Bldg	Sale Of Portion/Other Comm	27411/97		CHERY JEAN N
08/19/99	368,000	Land + Bldg	Court Order/Decree	17785/171		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1905 /
Building # 1
Structure Type Brding-Rooming Ho
Identical Units 1
Total Units 43
Grade B
Covered Parking
Uncovered Parking
DBA APOLLO HOUSE

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		6	6		2							
2	Porch, Open		12	5		1							
2	Porch, Open		16	6		1							
2	Utility Bldg-Frame		6	4		1							

Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	3,615	355	Support Area	9	None	Fire Resistant	None	None	None	None	4	3
2	01	01	100	3,615	355	Apartment	10	Frame	Fire Resistant	Normal	Hw/Steam	None	Normal	4	3
3	02	03	100	3,615	355	Dormitory	10	Frame	Fire Resistant	Normal	Hw/Steam	None	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,615	Support Area		50	47,440
2	3,615	Apartment		50	439,800
3	3,615	Dormitory		50	605,070

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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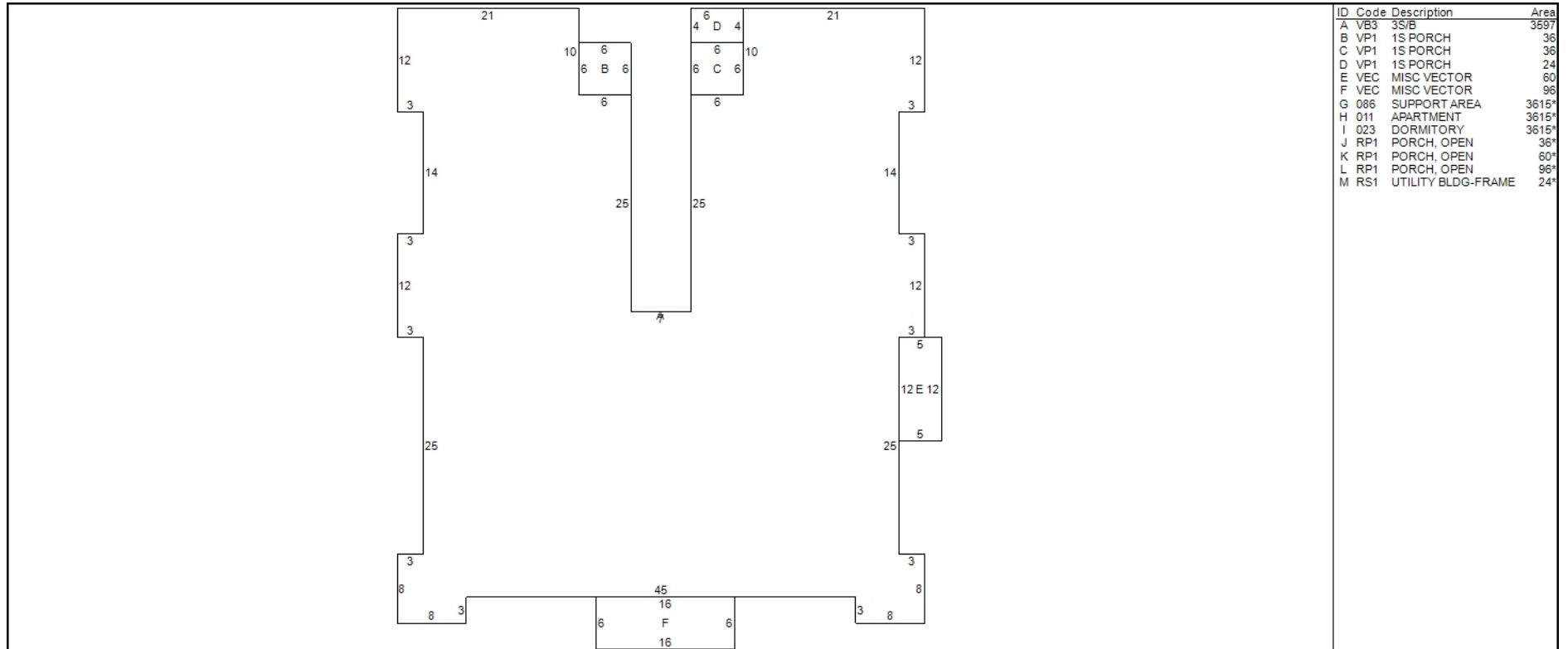
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	Shell Income Use Group	0			95				0							
01	A	002 Apartments/Per Unit	4	3,615		95	36,480	5		0	34,656	40			13,862	13,862	20,794
13	A	001 Rooming House	39	7,230		95	233,415	7.5		0	215,909	45			97,159	97,159	118,750

Apartment Detail - Building 1 of 1							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	023	Dormitory	39	0	\0	39	245,700
2	011	Apartment	4	0	\0	4	38,400

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	14,460
Replace, Cost New Less Depr	1,092,310
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	125
Final Building Value	1,365,388
Value per SF	94.43

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	139,544
Capitalization Rate	0.077500
Sub total	1,800,568
Residual Land Value	
Final Income Value	1,800,568
Total Gross Rent Area	14,460
Total Gross Building Area	14,460