

Key: 8402

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.733

LEGAL

|   |  |  |  |                          |  |  |  |                     |    |            |              |  |  |
|---|--|--|--|--------------------------|--|--|--|---------------------|----|------------|--------------|--|--|
| CURRENT OWNER   |  |  |  | PARCEL ID                |  |  |  | LOCATION            |    |            |              |  |  |
| TORRISI REALTY LLC<br>168 OSBORNE AVE<br>BAY HEAD, NJ 08742 |  |  |  | 10E-51A-XE1              |  |  |  | 1 CAPTAINS ROW EAST |    |            |              |  |  |
|   |  |  |  | TRANSFER HISTORY         |  |  |  | DOS                 | T  | SALE PRICE | BK-PG (Cert) |  |  |
|   |  |  |  | TORRISI REALTY LLC       |  |  |  | 07/11/2014          | A  | 1          | 28260-24     |  |  |
|   |  |  |  | TORRISI STEVEN S & SUSAN |  |  |  | 11/15/2013          | QS | 580,000    | 27827-344    |  |  |
|   |  |  |  | CARINI REALTY LLC        |  |  |  | 07/19/2006          | QS | 709,000    | 21198-156    |  |  |

| CLASS  | CLASS%     | DESCRIPTION |              |         | BN ID      | BN  | CARD    |
|--------|------------|-------------|--------------|---------|------------|-----|---------|
| 1020   | 100        | CONDOMINIUM |              |         |            | 1   | 1 of 1  |
| PMT NO | PMT DT     | TY          | DESC         | AMOUNT  | INSP       | BY  | 1st %   |
|        | 02/07/2007 | 51          | Meas         |         |            | RRC | 100 100 |
| 05-452 | 09/23/2006 | 99          | n/a          | 200,000 |            |     | 100 100 |
| 05-406 | 09/08/2006 | 99          | n/a          | 25,000  |            |     | 100 100 |
|        | 01/27/2006 | 51          | Meas         |         |            | RRC | 100 100 |
| 06-032 | 01/23/2006 | 1           | New Construc | 400,000 | 02/07/2007 |     | 100 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|    |   |          |      |      |      |          |     |      |     |    |            |           |

| TOTAL | SF | ZONING | GB3 | FRNT | 0 | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|----|--------|-----|------|---|--------------|----------------|----------------|
|       |    |        |     |      |   | LAND         | 0              | 0              |
|       |    |        |     |      |   | BUILDING     | 835,800        | 747,100        |
|       |    |        |     |      |   | DETACHED     | 0              | 0              |
|       |    |        |     |      |   | OTHER        | 0              | 0              |
|       |    |        |     |      |   | <b>TOTAL</b> | <b>835,800</b> | <b>747,100</b> |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|----|------|------|----------|----|-------|-----------|-------|------------|
|    |      |      |          |    |       |           |       | 06/14/2012 |



BLDG COMMENTS  
UNIT 1A BLDG A PHASE 1 MONOMOY VILLAGE CONDO

BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | REVIEW       |
|----------|----|------|---------------------|---------|--------------|
| MODEL    | 10 |      | CONDO               |         |              |
| STYLE    | 3  | 1.00 | TOWN HSE END [100%] | LIST    |              |
| QUALITY  | +  | 1.05 | PLUS AVE [100%]     | REVIEW  | 6/14/2012 MR |
| FRAME    | 99 | 1.00 | N/A [100%]          |         |              |

G

| YEAR BLT   | 2005  | SIZE ADJ   | 1.000   | ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 879,831   |
|------------|-------|------------|---------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|
| NET AREA   | 1,886 | DETAIL ADJ | 1.802   | COMPLEX      | 66 | MONOMOY VLG1  | 1.75 |   | BAS | L | BAS AREA        | 1,160 | 2005 | 448.38    | 520,123 | CONDITION ELEM | CD        |
| \$NLA(RCN) | \$467 | OVERALL    | 1.000   | UNIT MODEL   | 99 | N/A           | 1.00 |   | USF | L | UP-STRY FIN     | 726   | 2005 | 426.00    | 309,278 | INTERIOR       |           |
|            |       |            |         | VIEW/LOC     | 1  | NONE          | 1.00 |   | AGR | N | ATTACHED GARAGE | 286   |      | 51.29     | 14,668  | KITCHEN        |           |
|            |       |            |         | HVAC         | 9  | WARM/COOL AIR | 1.03 |   | BMU | N | BSMT UNFINISHED | 1,160 |      | 23.00     | 26,680  | BATHS          |           |
|            |       |            |         | FUEL SOURCE  | 2  | GAS           | 1.00 |   |     |   |                 |       |      |           |         | EXTERIOR       |           |
|            |       |            |         | FLOOR LEVEL  | 99 | N/A           | 1.00 |   |     |   |                 |       |      |           |         |                |           |
|            |       |            |         | NEIGHBORHOOD | 1  | MID-CHATHAM   | 1.00 |   |     |   |                 |       |      |           |         |                |           |
| CAPACITY   |       | UNITS      | ADJ     |              |    |               |      |   |     |   |                 |       |      |           |         |                |           |
| ROOMS      |       | 0          | 1.00    |              |    |               |      |   |     |   |                 |       |      |           |         |                |           |
| BEDROOMS   |       | 2          | 1.00    |              |    |               |      |   |     |   |                 |       |      |           |         |                |           |
| FULL BATHS |       | 2          | 1.00    |              |    |               |      |   |     |   |                 |       |      |           |         |                |           |
| 1/2 BATHS  |       | 0          | 1.00    |              |    |               |      |   |     |   |                 |       |      |           |         |                |           |
| FIXTURES   |       | 6          | \$9,082 |              |    |               |      |   |     |   |                 |       |      |           |         |                |           |
|            |       |            |         |              |    |               |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 2005 / 17 |
|            |       |            |         |              |    |               |      |   |     |   |                 |       |      |           |         | COND           | 5 5 %     |
|            |       |            |         |              |    |               |      |   |     |   |                 |       |      |           |         | FUNC           | 0         |
|            |       |            |         |              |    |               |      |   |     |   |                 |       |      |           |         | ECON           | 0         |
|            |       |            |         |              |    |               |      |   |     |   |                 |       |      |           |         | DEPR           | 5 % GD 95 |
|            |       |            |         |              |    |               |      |   |     |   |                 |       |      |           |         | RCNLD          | \$835,800 |