

# CRDA

Casino Reinvestment Development Authority  
www.njcrda.com



**C.R.D.A**

NOV 20 2014

**15 South Pennsylvania Avenue**  
**Atlantic City, NJ 08401**

**APPLICATION FORM**  
**For**  
**Certificate of Nonconformity**

The application, with supporting documentation, must be filed with the Land Use Administrative Officer for review at least fifteen [15] business days prior to the meeting at which the application is to be considered.

To be completed by CRDA staff only.

**Date Filed:** 11/20/14 **Application No.:** 2014-11-1274  
**Application Fees:** \$100.00 CK# 29207 (AU) **Escrow Deposit:** \$500.00 CK# 29208 (AU)

**Scheduled for:**  
**Review for Completeness:** \_\_\_\_\_ **Hearing:** \_\_\_\_\_

**1. SUBJECT PROPERTY**

**Location:** 33 South Bellevue Avenue, Atlantic City, New Jersey

**Tax Map** Page \_\_\_\_\_ Block 166 Lot(s) 34  
Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_  
**Dimensions** Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area \_\_\_\_\_

**Zoning District** RSC - Resort Commercial

**Explain in detail current Use of Subject Property:**  
\_\_\_\_\_  
\_\_\_\_\_

Certificate of Nonconformity being sought for Nonconforming  
Use Single Family  Structure \_\_\_\_\_  Both \_\_\_\_\_

## 2. APPLICANT

Name Tran Thi Dang

Email \_\_\_\_\_

Address 220 North Florida Avenue, Atlantic City, NJ 08401

Telephone Number 609-317-6712

Applicant is a:            Corporation             Partnership             Individual

## 3. DISCLOSURE STATEMENT

Pursuant to N.J.S 40:55D-48.1 [Application by corporation or partnership; list of stockholders owning 10% of stock or 10% interest in partnership.] Disclosure of owners of organization and property subject to application. [A corporation or partnership applying to a governing body of a municipality] Any organization making an application for development under this act [for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes] shall list the names and addresses of all members, stockholders or individual partners (collectively, "interest holders") [owning at least 10% of its stock of any class or at least 10% of the interest in the partnership], including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property [as the case may be]. In accordance with 40:55D-48.2 [Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.] Listing of names and addresses of interest holders of applicant and owner organization. If [a corporation or partnership] an organization owns an interest equivalent to 10% or more of another organization the stock of a corporation, or 10% or greater interest in a partnership, subject to the disclosure requirements hereinabove described, [pursuant to section 1 of this act that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the [partnership, as the case may be, and] organization. [this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the stockholders and individual partners, exceeding the 10% ownership criterion established in this act, have been listed.] In accordance with recently added 40:55D-48.3 Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application for development under this act shall list the names and addresses of all officers and trustees of the non-profit organization. In accordance with 40:55D-48.4 [Failure to comply with act; disapproval of application.] Approval of application. a. No municipal planning board, board of adjustment or [municipal] governing body shall approve the application of any [corporation or partnership] organization or non-profit organization which does not comply with this act. Any approval not in compliance with this act shall be voidable in a proceeding in lieu of prerogative writ in the Superior Court. b. Any party, including any member of the public, may institute a proceeding in lieu of prerogative writ in the Superior Court to challenge any PROPOSED AMENDMENTS TO MUNICIPAL LAND USE LAW approval granted by a municipal planning board, board of adjustment or governing body on the grounds that such action is void for the reasons stated in subsection a. of this section, and if the court shall find that the approval was not in compliance with this act, the court may declare the approval to be void. In accordance with 40:55D-48.5 [Concealing names of

owners;] Organization or non-profit organization failing to disclose; fine. Any [corporation or partnership which conceals] organization or nonprofit organization failing to disclose in accordance with this act, [the names of stockholders owning 10% or more of its stock, or of individual partners owning a 10% or greater interest in the partnership, as the case may be,] shall be subject to a fine of \$1,000 to \$10,000, which shall be [recovered] recoverable in the name of the municipality in any court of record in the State in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-1 et seq.).

Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_

**4. PROPERTY INFORMATION:**

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] \_\_\_\_\_ No \_\_\_\_\_ Proposed \_\_\_\_\_

Present detailed use of the premises:

Single Family Attached Dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

List the types of evidence supporting the claim of nonconformity (attach said evidence hereto):

- a. See Attachment \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_
- e. \_\_\_\_\_

5. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property, which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

**The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.**

CERTIFICATIONS

27. I Brian Callaghan certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

12<sup>th</sup> day of November, 20 14

Linda M. Smith  
NOTARY PUBLIC

B Callaghan  
SIGNATURE OF APPLICANT

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

12<sup>th</sup> day of November, 20 14

Linda M. Smith  
NOTARY PUBLIC

Brian Callaghan attorney  
SIGNATURE OF OWNER

29. I understand that the sum of \$ \_\_\_\_\_ has been deposited in an escrow account (Builder's Trust Account). In accordance with Resolution 11-60 of the Casino Reinvestment Development Authority approving Land Use Fees and Escrow Deposit Requirements, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

\_\_\_\_\_ Date

\_\_\_\_\_ SIGNATURE OF APPLICANT

LINDA M. SMITH  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES OCT. 10, 2017  
ID#2292675

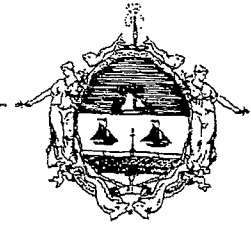
LINDA M. SMITH  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES OCT. 10, 2017  
ID#2292675

Attachment  
33 S. Bellevue Avenue, Atlantic City, NJ

1. Certificate of Nonconformity test year 1979.
2. 1961 property record card evidencing one unit.
3. 1981 property record card evidencing one unit.
4. Copy of Deed evidencing site control.

CITY OF ATLANTIC CITY

DIVISION OF PLANNING , SUITE #508  
1301 BACHARACH BOULEVARD  
ATLANTIC CITY, NJ 08401-4603  
(609) 347-5404  
FAX (609) 347-5345



Keith B. Mills, PP  
Planning Director

*CNC Test Year Certification*

NAME: *Dang Thi Tran*

*seeking: SF Alt'd*

ADDRESS: *335 Bellevue Ave*

PRESENT ZONE: *R5-C (2008 - Present) Not Permitted*

PREVIOUS ZONE: *R5 (1979-1988) Not Permitted*

*Original zone: Business #2 (1929-1979) Permitted*

PROPERTY RECORD CARDS:

1961:

1981:

STRUCTURE BUILT:

*Test Year - 1979*

NAME:

*Certified by:*

ADDRESS:

*Keith Mills*

PRESENT ZONE:

PREVIOUS ZONE:

PROPERTY RECORD CARDS:

1961:

1981:

STRUCTURE BUILT:

PROPERTY RECORD CARD - ATLANTIC CITY, N. J.

AP	BLOCK	LOT	CARD No.	OWNERSHIP	DATE	PURCHASE PRICE
5B-2454	ANTHONY & JENNIE GALLO				5/1/59	5-275
BLK 47	33 S BELLEVUE AVE.					
LOT 97	11.5 X 75					

PHOTO OR MEMORANDA

LAND VALUE COMPUTATIONS AND SUMMARY

PROPERTY FACTORS		LAND VALUE COMPUTATIONS AND SUMMARY										
STREET	CLASSIFICATION	NO. OF ACRES	RATE	TOTAL							TOTAL	OTHER
PAVED	BUILDING SITE											CLASS
SEMI-IMPROVED	FILLED											BLDG
DIRT	RAW											CLAS
SIDEWALK	WOODED											5.23
CURB	WASTE LAND											
WATER	TOTAL ACREAGE											
SEWER	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE							
GAS	11.5	15	70	89	62						710	
ELECTRICITY												
ALL UTILITIES	862.5		8								69	
TOPOGRAPHY											6900	
LEVEL												
HIGH												
LOW												
ROLLING												
SWAMPY												
	UNFIN. BLDG.	GENERAL	2ND FLR.	GAR.	ADDNS.							
	TOTAL VALUE LAND											
	TOTAL VALUE BUILDINGS										710	
	TOTAL VALUE LAND & BUILDINGS										3227	
											5920	

PROPERTY INFORMATION

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	TOTAL REAL	EXEMPTIONS		NET VALUE
				65 OVER	VETERANS	
1966	350	1600	1950			
1967	350	1600	1950	80		
1968	"	"	"	80		
1969	"	"	"	80		
1970	350	1600	1950	80		
1971	350	1600	1950	80		
1972-73	700	3200	3900	160		100%
1974-75	700	3200	3900	160		
1976-79	700	3200	3900	160		
1980	6900	57400	64300			

# BUILDING RECORD

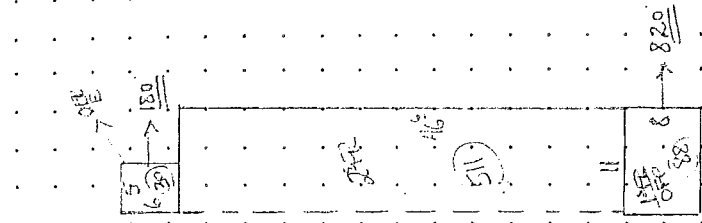
## OCCUPANCY

SINGLE FAMILY	✓	HOTEL		HT.	BASE PRICE	B. P. A.	SQ. FT. UNIT
TWO FAMILY		ROOMING HOUSE					
APARTMENTS		GAS STATION				%	
STORES		WAREHOUSE				%	
OFFICES		INDUSTRIAL				%	
COMM. GARAGE		MOTEL				%	

## COMPUTATIONS

MECHANICAL & OTHER FEATURES		TOTAL	
CU. FT. UNIT	AMOUNT		
511	866		
ADDNS. & PCHS		+	1000
WALLS			
BASEMENT		-	866
		-	480
ATTIC			
FIREPLACE			
HEATING			
PLUMBING			
M.F.			
TOTAL		+	866
FACTOR	10	+	541
REPL. VALUE			8931

## SKETCH



## CONSTRUCTION

FOUNDATION		FLOORS		GRADE FACTOR		%	
CONCRETE	✓	B	1	2	3	A	
CONCRETE BLOCK		MECHANICAL & OTHER FEATURES					
BRICK OR STONE		CEMENT		TOTAL			
PIERS		EARTH		CU. FT. UNIT			
BASEMENT AREA FULL		PINE		AMOUNT			
1/2 1/2 2/3 3/4		HARDWOOD		511			
NO BASEMENT		ASPH. TILE		866			
		ATTIC STAIRS & FLOOR		480			
		WALLS		-			
		FINISH		-			
NARROW SIDING		B	1	2	3	A	
WIDE SIDING		PINE					
DROP SIDING		HARDWOOD					
WOOD SHINGLES		PLASTER					
ASPHALT SHINGLES		DRY WALL					
ASBESTOS SHINGLES		PINE PANEL					
STUCCO ON FRAME		UNFINISHED					
LOG SIDING		FIN. BSMT.					
STUCCO ON MASONRY		FIN. ATTIC					
BRICK VENEER		FIREPLACE					
STONE VENEER		HEATING					
		ROOMS		TILING		MISCELLANEOUS	
STONE ON MASONRY		B	1	2	3	A	
HOLLOW TILE		TOTAL ROOMS		KITCHEN WSCT.		APARTMENT	
CONC. OR CIND. BLOCK		BEDROOMS		BATH. FLR. & WSCT.		LAUNDRY ROOM	
ARTIFICIAL STONE		KITCHEN		T. R. FLR. & WSCT.		RECR. ROOM	
		L. & D. COMB.		STALL SHOWER		FIN. FLR.	
ROOFING		BATHROOM		LIGHTING		S. F. EXP. ATTIC	
ASPHALT SHINGLES		TOILET ROOM		NO LIGHTING		S. F. GRADE FACTOR	
WOOD SHINGLES		RADIANT HEATING		RADIANT HEATING		S. F. L. F.	
SLATE		UNIT HEATERS		UNIT HEATERS		ECONOMIC	
		AUTO. BURNER		AUTO. BURNER		MULTI-STORY	
		NO HEATING		NO HEATING		BLT. IN 1ST FLR.	
		COMPOSITION		COMPOSITION		NO FLOOR	
		ROLL ROOFING		ROLL ROOFING		BSMT. GARAGE	
		FLOOR CONSTR.		FLOOR CONSTR.		FIREWALL	
		WOOD JOIST		WOOD JOIST		ECONOMIC	
		STEEL JOIST		STEEL JOIST		BLT. IN 1ST FLR.	
		MILL TYPE		MILL TYPE		NO FLOOR	
		REIN. CONCRETE		REIN. CONCRETE		BSMT. GARAGE	
		NO PLUMBING		NO PLUMBING		FIREWALL	

## REMODELING DATA

KITCHEN	GENERAL:
PLUMBING	
HEATING	

## MISCELLANEOUS

DESIGN		FUNC. DEPR.		GARAGE	
APARTMENT	MODERN	STRUCT. OBSOL.	NO. OF CARS	OVERHEAD DOOR	
LAUNDRY ROOM	RANCH	INT. LAYOUT			
RECR. ROOM	SPLIT LEVEL	OVERBUILT			
FIN. FLR.	S. F. EXP. ATTIC	LOCATION			
FIN. CLG.	S. F. GRADE FACTOR	MULTI-STORY			
FIN. WALLS	L. F.	ECONOMIC			

## SUMMARY OF BUILDINGS

TYPE		GRADE		REPL. VALUE		PHYS. VALUE		SOUND VALUE	
OCCUPANCY	DWELLING	AGE	REMOD.	COND.	REPL. VALUE	PHYS. DEPR.	PHYS. VALUE	FUNC. DEPR.	SOUND VALUE
	GARAGE				5750	40			5358
	SHED								
	BARN								
	POOL								
	COMMERCIAL								
	LAVATORY								
	KITCHEN SINK								
	NO PLUMBING								
DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	HEARINGS	TOTAL VALUE	



**OWNERS NAME & ADDRESS**

47 53 S BELLEVUE AVE  
 57 11.5X75 F2S 2  
 MALLU, ANTHONY & JENNIE  
 1350 BELLEVUE AVE  
 ATLANTIC CITY N J 5400 08401 12300  
 0900

**PROPERTY ID**

47 00 97 000 01 01

**CARD OF CARDS**

101 047 OLD MAP  
 104 02 CLASS  
 110  
 102 NEW MAP  
 105 NEIGHBORHOOD  
 106 LVG UNITS  
 107 ROUTING  
 107 ZONING  
 MCR

**PROCESSING MAINTENANCE**

DATE	DEL	ADD	CHG	F/D	BY
/ /	1	2	3	4	
/ /	1	2	3	4	
/ /	1	2	3	4	
/ /	1	2	3	4	
/ /	1	2	3	4	
/ /	1	2	3	4	

**INTERIOR INSPECTION**

120 10.14.81 44.0.0.007

**SYSTEM ACTION REQUESTED**

- NEED DATA MAILER
- NEED CS WITH NEW MARKET VALUE
- NEED NEW FINAL DOCUMENT

**BUILDING PERMIT**

201 \_\_\_\_\_  
 202 \_\_\_\_\_  
 203 \_\_\_\_\_

**LAND DATA & COMPUTATIONS**

DATE	NUMBER DESCRIPTION	CLOSED DATE	Effective Frontage	Actual Frontage	Effective Depth	Effective Unit Price	Depth Factor	Influence Factor	Land Value
	301 Regular Lot		11.5	11	75		99		
	302 Apartment Site								
	303 Waterfront								
	311 Primary Site		86.3			50.00			
	312 Secondary Site								
	321 Waterfront								
	322 Tillable								
	323 Pasture								
	324 Woodland								
	325 Wasteland								
	326 Primary Site								
	327 Secondary Site								
	328 Undeveloped								
	329 Residual								
	330 Other								
	331 TOTAL ACRES								
	332 Irregular								
	333 Site Value								
	334 Residual								
	335 Homestead								
	336 Minus R.O.W.								

**SUMMARY OF VALUES**

TOTAL VALUE LAND  
 TOTAL VALUE BUILDINGS  
 TOTAL VALUE LAND & BLDGS.

**MEMORANDUM**

\_\_\_\_\_

**SALES DATA**

DATE MONTH/YEAR	TYPE	AMOUNT	SOURCE	VALIDITY	SALE DELETE
	1 - Land		1 - Buyer	0 - Valid	D
	2 - Lo & Bldg		2 - Seller	1 - Invalid	
	3 - Building		3 - Other		
			4 - Other		

**OTHER BUILDING & YARD IMPROVEMENTS**

TYPE CODE	QUAN	YEAR	SIZE	GRD	CND	DEPR	MOD CODE	RCNLD
401								
402								
403								
404								
405								
406								
407								
410	MISCELLANEOUS IMPROVEMENTS VALUE							TOTAL VALUE

**PROPERTY FACTORS**

TOPOGRAPHY	UTILITIES	ROADS	TRAFFIC	LANDSCAPE
0 N/A 1 Level 2 Low 3 High 4 Rolling	All Public 2 Pub. Water 3 Public Sewer 4 Gas 5 Well 6 Septic	0 None 1 Dirt 2 Gravel 3 Paved 4 Proposed 5 Alley 6 Sidewalk 7 Rear Lot	0 N/A 1 Light 2 Medium 3 Heavy	1 Inferior 2 Typical 3 Superior

499  DELETE 500-595 : 601-610

MAIN DWELLING

500  V1010 | 501 DWLG CLASS 25 | STORY HEIGHT 3.5

505 1.0 1.5 2.0 2.5 3.0 3.5

ROOMS

TOTAL ROOMS 06 BED ROOMS 03 FAMILY ROOMS 01

STYLE

1 CVNTL 5 BI-LEVEL 9 ROW/END  
 2 RANCH 6 MANSION 10 ROW/INT  
 3 CAPE 7 SPLIT 11 CONTEMPORARY  
 4 COLONIAL 8 CONDO 12 OTHER 3/5

AGE

515 ERCTED 9/8 REMD. YEAR 19 EFF. YEAR 19 AGE

CDU/DEPRECIATION

520 EX VG GD AN FR PR VP UN

ROOF

TYPE 1 HIP 4 GAMBREL  
 2 GABLE 5 MANSARD  
3 FLAT

MATERIAL 1 ASPH SHINGLE 4 ROLL  
 2 WOOD SHINGLE 5 TILE/ASB  
 3 METAL 6 OTHER

530 1 MASONRY 3 POST/PIER  
2 CONC. BLOCK 4 SLAB

BASEMENT

BSMT  
 FIN BSMT  
 FIN BSMT L.Q.

BASEMENT TOTAL

540 0 OTHER 3 BLOCK 6 STONE  
1 FRAME 4 STUCCO 7 ASBESTOS  
 2 BRICK 5 ALUM/VINYL 8 CONC

WALL TYPE AREA

541 FIRST FLOOR

542 UPPER FLOOR

543 HALF STORY

ROW/TOWNHOUSE END ADJ.

ADJUST. SUBTOTAL

BUILDING VALUATION SUMMARY

BASEMENT TOT. + \_\_\_\_\_

STRUC TOT ADJ + \_\_\_\_\_

HEAT/COOL TOT + \_\_\_\_\_

PLUMBING TOT \_\_\_\_\_

B.J. APPL. TOT + \_\_\_\_\_

FIREPLACE TOT + \_\_\_\_\_

FIN ATTIC TOT + \_\_\_\_\_

BSMT GAR. TOT + \_\_\_\_\_

ADDITIONS TOT + \_\_\_\_\_

TOT BASE COST = \_\_\_\_\_

COST CONV FAC x \_\_\_\_\_

STRUCT. APPR. = \_\_\_\_\_

FIN. NET COND x \_\_\_\_\_

STRUCTURE TOT = \_\_\_\_\_

OB&Y TOTAL + \_\_\_\_\_

GRS. BLDG SUM + \_\_\_\_\_

TOT BLDG COST = \_\_\_\_\_

GROSS BUILDING SUMMARY

ID \_\_\_\_\_

USE \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

GRADE \_\_\_\_\_

YEAR BUILT \_\_\_\_\_

CDU \_\_\_\_\_

SIZE \_\_\_\_\_

RATE \_\_\_\_\_

RCN \_\_\_\_\_

DEPRECIATION \_\_\_\_\_

MARKET VALUE \_\_\_\_\_

TOTAL GROSS VALUE \_\_\_\_\_

FENCED IN HAD to ESTIMATE



699  DELETES 701-712

SKETCH VECTORS

701	A	0	1	2	3	4	5	6	7	8	9	10	11	12
701	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
702	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
703	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
704	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
705	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
706	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
707	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
708	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
709	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
710	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
711	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
712	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5

ADDITIONS

Code	Lower	1st	2nd	3rd	Area	Code	Lower	1st	2nd	3rd	Area
601			10			606					
602						607					
603						608					
604						609					
605						610					

BSMT GAR. AREA

BSMT GAR. AREA \_\_\_\_\_

NO. OF GAR. \_\_\_\_\_

595 ROW/TOWNHOUSE END ADJ. \_\_\_\_\_

ADJUST. SUBTOTAL \_\_\_\_\_

166 34

OWNERS NAME & ADDRESS  
 Tron. T. Dang  
 33 S Bellevue Ave  
 Atlantic City, NJ 08404

PROPERTY ID: 00047  
 BLOCK: 101  
 LOT: 103  
 NEW MAP: 083  
 ROUTING: 103  
 CLASS: 02  
 NEIGHBORHOOD: 0014  
 LVGUNITS: 106  
 LAND USE: 101  
 MCR: MCR  
 ZONING: ZONING

PROPERTY ADDRESS: 33 S BELLEVUE AVE  
 NUMBER: 33  
 SUF DIR: BELLEVUE  
 NAME: AVE  
 DATE: 10/14/81  
 SRC: 4

SYSTEM ACTION REQUESTED  
 NEED DATA MAILER  
 NEED C/S WITH NEW MARKET VALUE  
 NEED NEW FINAL DOCUMENT

LAND DATA & COMPUTATIONS

LOT	NONE	300	N	Actual Frontage	Effective Frontage	Effective Depth	Actual Unit Price	Depth Factor	Influence Factor	Land Value
301	Regular Lot		L							
302	Minus Lot		L							
303	Apartment Site		L							
304	Waterfront		L							
311	Primary Site	1	S	863	863	SO. FT.	50.00		[+] 00%	43150
312	Secondary Site		S			SO. FT.				
321	Waterfront		A			ACRES				
322	Tilable		A			ACRES				
323	Pasture		A			ACRES				
324	Woodland		A			ACRES				
325	Wasteland		A			ACRES				
326	Primary Site		A			ACRES				
327	Secondary Site		A			ACRES				
328	Undeveloped		A			ACRES				
329	Residual		A			ACRES				
330	Other		A			ACRES				
TOTAL ACRES		6								43,200

INFLUENCE FACTORS  
 1 Unimproved  
 2 Excessive Front  
 3 Topography  
 4 Shape or Size  
 5 Economic  
 6 Misimprovement  
 7 Restrictions  
 8 Nonconforming  
 9 Corner / Alley (+)  
 10 View (+)

SUMMARY OF VALUES

TOTAL VALUE LAND	43,200
TOTAL VALUE BUILDINGS	5,300
FINAL VALUE	48,500

MEMORANDUM  
 RSN-8, DI-091582, RV-EJK

166

PROPERTY ID: 01 01  
 QUALIFIER: CARD OF CARDS

PROCESSING MAINTENANCE  
 DATE: 166.00/34.00  
 DEL: ADD: CHG: F/D  
 New: 166.00/34.00  
 Pro: 33 S BELLEVUE AVE  
 Old: 00047/00097/W03

SALES DATA  
 TYPE: 1=Land, 2=Ld & Bldg, 3=Building  
 DATE: 12/27/95, 9/24/99, 8-5-04  
 AMOUNT: 44,000, 107,000

OTHER BUILDING & YARD IMPROVEMENTS  
 TYPE CODE: 401-410  
 QUAN: YEAR: SIZE: GRD: CND: DEPR: MOD CODE: RCNLD

MISCELLANEOUS IMPROVEMENTS VALUE

401										
402										
403										
404										
405										
406										
407										
410										
TOTAL VALUE										

PROPERTY FACTORS

TOPOGRAPHY	1	UTILITIES	10000	TRAFFIC	1	LANDSCAP	2
0 N/A	4 Rolling	1 All Public	5 Well	0 N/A	1 Inferior	1 Typical	3 Superior
1 Level	2 Pub. Water	2 Pub. Water	6 Septic	1 Light	2 Gravel	6 Sidewalk	7 Rear Lot
2 Low	3 Public Sewer	3 Public Sewer	4 Gas	2 Light	3 Paved		
3 High				3 Heavy			

V D O E 501 DWLG CLASS 25  
 STORY HEIGHT 2.0  
 1.0 1.5 2.0 2.5 3.0 3.5  
 ROOMS 06 BED ROOMS 03 FAMILY ROOMS 1  
 STYLE 12  
 1 CVNTL 5 BI-LEVEL 9 ROW/END  
 2 RANGH 6 MANSION 10 ROW/WINT  
 3 CAPE 7 SPLIT 11 CONTEMPORARY  
 4 COLONIAL 8 CONDO 12 OTHER  
 AGE  
 ERCTED 915 REMD. 00 EFF. AGE  
 YEAR 1 YEAR 19 YEAR 19 AGE  
 COU/DEPRECIATION AV  
 EX VG GD AV FR PR VP UN  
 ROOF  
 TYPE 1 HIP 4 GAMBREL  
 2 GABLE 5 MANSARD  
 3 FLAT  
 MATERIAL 1 ASPH SHINGLE 4 ROLL  
 2 WOOD SHINGLE 5 TILE/ASB  
 3 METAL 6 OTHER  
 FOUNDATION  
 1 MASONRY 3 POST/PIER  
 2 CONC. BLOCK 4 SLAB  
 BASEMENT  
 BSMT  
 FIN BSMT  
 FIN BSMT L.O. AREA  
 BASEMENT TOTAL  
 STRUCTURE 6 STONE  
 0 OTHER 3 BLOCK 6 STUCCO 7 ASBESTOS  
 1 FRAME 4 STUCCO 7 ASBESTOS  
 2 BRICK 5 ALUM/VINYL 8 CONC  
 WALL TYPE AREA  
 FIRST FLOOR 1 C462 11,347  
 UPPER FLOOR 1 C550 7,790  
 HALF STORY  
 ROW/TOWNHOUSE END ADJ.  
 ADJUST. SUBTOTAL 19,137

545 G.F.A. 0462 S.F. AREA  
 UNF. STORY  
 UNF. 1/2 STORY  
 PART BRICK  
 PART STONE  
 STRUCTURE TOTAL ADJUST. COST 19,137 FLOORS  
 1 = SLAB 2 = WOOD 3 = OTHER  
 SLAB AREA 0  
 SOURCE HEATING AND COOLING  
 0 = NONE 2 = OIL 4 = ELECTRIC 3  
 1 = COAL 3 = GAS 5 = SOLAR  
 HEAT SYSTEM  
 0 = NONE 2 = GRAVITY H.A. 5 = RADIANT  
 1 = FLR/WALL 3 = FORCED H.A. 6 = HEAT PUMP FURN. 4 = HOT WAT/STM 4  
 CENTRAL COOLING TYPE 2  
 NONE ADDED TO HTNG OWN DUCT WORK 0  
 COOLING AREA 0 COST  
 HEATING & COOLING TOTAL COST 1,483  
 PLUMBING FIXT. 4 FIXT. 01 00 00  
 3 FIXT. 2 FIXT. ADD'N'L COST  
 BUILT IN APPLIANCES DISH WASH CENT. VACUUM OTSP OTHER  
 FIRE-PLACES 1 STRY 1 1/2 STRY 2 STRY FREE STD ADD'N'L OPN COST  
 ATTIC 0  
 FIN. ATTIC AREA  
 BUILT IN AND/OR BASEMENT GARAGES  
 BSMT GAR. AREA BLTN GAR NO. OF CARS  
 595 BSMT GAR. AREA BLTN GAR NO. OF CARS  
 ADJUST. SUBTOTAL 19,137

BUILDING VALUATION SUMMARY	
BASEMENT TOT.	C
STRUCT TOT ADJ	19,137
SLAB ADJ.	C
HEAT/COOL TOT.	1,483
PLUMBING TOT.	C
B.I. APPL. TOT.	C
FIREPLACE TOT.	C
FIN ATTIC TOT.	C
BSMT GAR. TOT.	C
ADDITIONS TOT.	460
TOT. BASE COST	21,080
COST CONV FAC	1,52
STRUCT. APPR.	32,042
FIN. NET COND	0,52
STRUCTURE TOT.	16,700
OB&Y TOTAL	C
GRS. BLDG SUM	C
TOT. BLDG COST	16,700
TOT. VAL LAND	43,200
TOT. COST VAL	59,900
GROSS BUILDING SUMMARY	
ID	
USE	
CONSTRUCTION	
GRADE	
YEAR BUILT	
CDU	
SIZE	
RATE	
RCN	
DEPRECIATION	
MARKET VALUE	
TOTAL GROSS VALUE	

SKETCH VECTORS											
689 <input type="checkbox"/> DELETES 701-712											
Code	Lower	1st	2nd	3rd	Area	Code	Lower	1st	2nd	3rd	Area
701	A	0	C								
702											
703											
704											
705											
706											
707											
708											
709											
710											
711											
712											
800	T										



ACCU42R11D42L11A01CD8R11U8L11H

103 - DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)  
IND. TO IND., OR CORP - Plain Language

**DEED**

Prepared by (Print signer's name below signature)

Joseph Rossetti

This Deed is made on August 5, 2004,

**BETWEEN** Joseph Rossetti

whose address is 1045 Radio Rd, Mystic island, NJ 08087 referred to as the Grantor,

**AND** Dang T. Tran

whose post office address is 33 S. Bellevue Ave  
Atlantic City, NJ 08401 referred to as the Grantee.  
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of One hundred seven thousand and 00/100, (\$107,000.00). The grantor acknowledges receipt of this money.

**Tax Map Reference**, (N.J.S.A. 46:15-2.1) Municipality of Atlantic City  
Block No. 166 Lot No. 34 Account No.

No property tax identification number is available on the date of this deed. (check box if applicable)

**Property.** The property consists of the land and all the buildings structures on the land in the City of Atlantic City, County of Atlantic County and State of New Jersey. The legal description is:

ALL THAT CERTAIN lot, tract or parcel of land and premises lying, being and situate in the City of Atlantic City, County of Atlantic and State of New Jersey, being more particularly described as follows:

BEGINNING at a point in the Easterly line of Bellevue Avenue, 238.5 feet Southwardly from Atlantic Avenue and extending; thence

1. Eastwardly parallel with Atlantic Avenue in part way thru a party wall dividing premises 21 and 23 South Bellevue Avenue, 75 feet; thence
2. Southwardly parallel with Bellevue Avenue, 11.5 feet; thence
3. Westwardly parallel with Atlantic Avenue, 75 feet to the Easterly line of Bellevue Avenue; thence
4. Northwardly along same, 11.5 feet to the point and place of beginning.

WITH RIGHT OF WAY for ingress and egress in common with adjoining owners, tenants and mortgagees in, over and along strip described as follows:

BEGINNING at a point in the Easterly line of Bellevue Avenue, 224 feet Southwardly from Atlantic Avenue and extending thence;

1. Eastwardly parallel with Atlantic Avenue, 75 feet; thence
2. Southwardly parallel with Bellevue Avenue, 14.5 feet; thence
3. Westwardly parallel with Atlantic Avenue, 3 feet; thence
4. Northwardly parallel with Bellevue Avenue, 11.5 feet; thence
5. Westwardly parallel with Atlantic Avenue, 72 feet to the Easterly line of Bellevue Avenue; thence
6. Northwardly along same, 3 feet to the point and place of beginning.

In compliance with Chapter 157, Laws of 1977 premises are known as Lot 34 in Block 166 on the official tax map of Atlantic City, New Jersey.



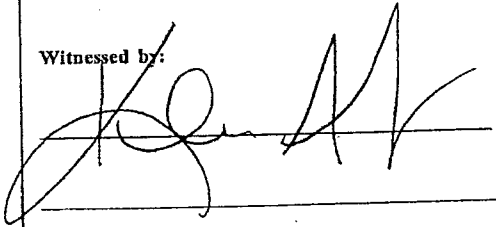
Instr # 4084882 MICHAEL J. GARVIN  
Recorded/Filed AJ Atlantic County Clerk  
08/24/2004 11:21 Bk 7817 Pg 1 of 4 RO5

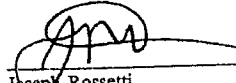
④  
⑤  
A040260

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A.46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

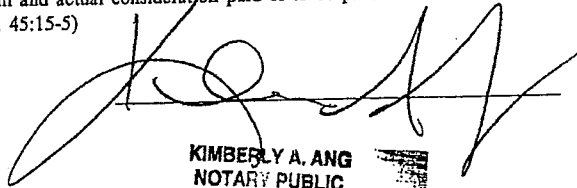


  
Joseph Rossetti

STATE OF NEW JERSEY, COUNTY OF Atlantic County ) S.S.

I CERTIFY that on August 5, 2004, Joseph Rossetti personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
  - (b) signed, sealed and delivered this Deed as his or her act and deed; and
  - (c) made this Deed for \$107,000.00 as the full and actual consideration paid or to be paid for the transfer of title.
- (Such consideration is defined in N.J.S.A. 45:15-5)



**KIMBERLY A. ANG**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires July 6, 2006

Consideration:	107000.00	R
County:	160.50	
State:	267.50	
N.P.R.F.:	0.00	
Realty Tax:	428.00	
Fees:	70.00	

IN COMPLIANCE WITH STATUTE I HAVE PRESENTED  
AN ABSTRACT OF THE WITHIN TO ALL ASSESSORS  
OF THE TAXING DISTRICT THEREIN MENTIONED

  
ATLANTIC COUNTY CLERK

Record and for  
Commencement Lead Title  
Insurance Co.  
350 New Road  
Littwood NJ 08821

AP48260

*[Large handwritten scribble]*

<p style="text-align: center;">D E E D</p> <p>Joseph Rossetti , Grantor</p> <p style="text-align: center;">TO</p> <p>Dang T. Tran , Grantee</p>	<p>Dated: August 5, 2004</p> <p style="text-align: center;">Record and return to:</p> <p>Dang T. Tran</p>
---	---

IN COMPLIANCE WITH STATUTE I HAVE PRESENTED  
AN ABSTRACT OF THE WITHIN TO ALL ASSESSORS  
OF THE TAXING DISTRICT THEREIN MENTIONED

*Michael Garino*  
ATLANTIC COUNTY CLERK

State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)**

Name(s)

Joseph Rossetti

Current Resident Address:

Street:

City, Town, Post Office

1045 Radio Rd Mystic Island NJ 08087

State

Zip Code

Home Phone

(609) 296-8869

Business Phone

( )

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

33 S. Bellevue Ave

34

Street Address:

City, Town, Post Office

State

Zip Code

Atlantic City

N.J.

08401

Seller's Percentage of Ownership

Consideration

Closing Date

100%

107,000.-

8/10/04

**SELLER ASSURANCES (Check the Appropriate Box)**

- I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

Date

8-10-04

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact