

OWNERS NAME & ADDRESS

Frederic H. & Co. Inc.
1622 Pacific Ave
Atlantic City, NJ 08401

PROPERTY ID

00026

00065

01 01

BLOCK

LOT

QUALIFIER

CARD OF CARDS

PROCESSING MAINTENANCE

DATE

DEL.

ADD.

CHG.

F/D

New: 48.00/3.00
 Pro: 1622 PACIFIC AVE

Old: 00026/00065/W02

BUILDING PERMIT

110 1622 PACIFIC AVE
 NUMBER SUF DIR NAME SUF ADD'T'N'L NO
 PROPERTY ADDRESS

INTERIOR INSPECTION

120 02/04/82 1 1 013
 DATE SRC NO. CALL ID

SYSTEM ACTION REQUESTED

- 220 ☐ NEED DATA MAILER
 230 ☐ NEED C/S WITH NEW MARKET VALUE
 240 ☐ NEED NEW FINAL DOCUMENT

SALES DATA

DATE MONTH/YEAR	TYPE 1 = Land 2 = Ld & Bldg 3 = Building	AMOUNT	SOURCE 1 = Buyer 2 = Seller 3 = Agent 4 = Other	VALIDITY 0 = Valid 1 = Invalid	SA DEI
11/30/85		281,500			

LAND DATA & COMPUTATIONS

399 ☐ DELETE 300-335 LAND ENTRIES

0	NONE	300	N	Actual Frontage	Effective Frontage	Effective Depth	Actual Unit Price	Depth Factor	Effective Unit Price	Influence Factor	Land Value
1	LOT										
2	1 Regular Lot	301	L								
3	2 Minus Lot										
4	3 Apartment Site	302	L								
5	4 Waterfront	303	L								
6	SQUARE FEET										
7	1 Primary Site										
8	2 Secondary Site	311	S			SO. FT.					
9	3 Undeveloped										
10	4 Residual	312	S			SO. FT.					
11	5 Waterfront										
12	ACREAGE										
13	1 Waterfront	321	A			ACRES					
14	2 Tillable	322	A			ACRES					
15	3 Pasture										
16	4 Woodland	323	A			ACRES					
17	5 Wasteland										
18	6 Primary Site	324	A			ACRES					
19	7 Secondary Site										
20	8 Undeveloped	325	A			ACRES					
21	9 Residual										
22	0 Other	326	A			ACRES					

INFLUENCE FACTORS

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

SUMMARY OF VALUES

TOTAL VALUE LAND

193,700

TOTAL VALUE BUILDINGS

48,400

FINAL VALUE

242,100

PROPERTY FACTORS

TOPOGRAPHY

- 0 N/A 4 Rolling
 1 Level
 2 Low
 3 High

UTILITIES

- 1 All Public 5 Well
 2 Pub. Water 6 Septic
 3 Public Sewer
 4 Gas

ROADS

- 0 None 4 Proposed
 1 Dirt 5 Alley
 2 Gravel 6 Sidewalk
 3 Paved 7 Rear Lot

TRAFFIC

- 0 N/A
 1 Light
 2 Medium
 3 Heavy

LAND

- 1 Info
 2 Typ
 3 Sup

MEMORANDUM

RSN-1.DT-080682.RV-I/E

V 0 0		501	DWLG CLASS	
STORY HEIGHT				
1.0	1.5	2.0	2.5	3.0 3.5
TOTAL ROOMS		BED ROOMS	FAMILY ROOMS	
STYLE				
1 CAVTL 5 B-LVL 9 ROW/END				
2 RANCH 6 MANSION 10 ROW/INT				
3 CAPE 7 SPLIT 11 CONTEMPORARY				
4 COLONIAL 8 CONDO 12 OTHER				
AGE				
ERECTED YEAR 1	REMO. YEAR 19	EFF. AGE		
CDD/DEPRECIATION				
EX VG 6D AV FR PR VP UN				
TYPE		ROOF		
1 HIP 4 GAMBRIL				
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/MER				
2 CONC. BLOCK 4 SLAB				
BASEMENT				
BSMT				
FIN BSMT				
FIN BSMT L.O.				
AREA				
BASEMENT TOTAL				
STRUCTURE				
0 OTHER 3 BLOCK 6 STONE				
1 FRAME 4 STUCCO 7 ASBESTOS				
2 BRICK 5 ALUM/VINYL 8 CONC				
WALL TYPE		AREA		
FIRST FLOOR				
UPPER FLOOR				
HALF STORY				
ROW/TOWNHOUSE END ADJ.				
ADJUST. SUBTOTAL				

545	G.F.A. --- S.F.	AREA
551	UNF. STORY ---	
552	UNF. % STORY ---	
553	PART BRICK ---	
554	PART STONE ---	
STRUCTURE TOTAL ADJUST. COST		
FLOORS		
560	1 = SLAB 2 = WOOD 3 = OTHER	
SLAB AREA ---		
HEATING AND COOLING		
SOURCE		
0 = NONE 2 = OIL 4 = ELECTRIC		
1 = COAL 3 = GAS 5 = SOLAR		
HEAT SYSTEM		
0 = NONE 2 = GRAVITY H.A. 5 = RADIANT		
1 = F.L.R./WALL 3 = FORCED H.A. 6 = HEAT PUMP		
FURN. 4 = HOT WAT/STM		
COST ---		
CENTRAL COOLING TYPE		
0 NONE 1 ADDED TO HTNG DWN DUCT WORK		
COOLING AREA --- COST ---		
HEATING & COOLING TOTAL COST ---		
575	PLUMBING FIXT. 4 FIXT. 3 FIXT. 2 FIXT. ADJNTL	
COST ---		
BUILT IN DISH. CENT. DISP. OTHER		
APPLIANCES WASH. VACUUM COST ---		
585	FIRE PLACES 1 STRY 1 1/2 STRY 2 STRY FREE STD ADJNTL ON	
COST ---		
ATTIC		
590	FIN. ATTIC AREA	
BUILT IN AND/OR BASEMENT GARAGES		
595	BSMT GAR. BLTN GAR. NO. OF CARS	

BASEMENT TOT.		+
STRUCT TOT ADJ		+
SLAB ADJ.		+
HEAT/COOL TOT.		+
PLUMBING TOT.		+
BL. 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.		=
O&EY TOTAL		+
GRS. BLDG SUM		+
TOT. BLDG COST		=
TOT. VAL LAND		=
TOT. COST VAL		=
GROSS BUILDING SUMMARY		
ID		
USE		
CONSTRUCTION		
GRADE		
YEAR BUILT		
CPU		
SIZE		
RATE		
RCN		
DEPRECIATION		
MARKET VALUE		
TOTAL GROSS VALUE		

PROPERTY RECORD CARD - ATLANTIC CITY, N. J.

MAP	BLOCK	LOT	CARD NO.	OWNERSHIP	DATE	PURCHASE PRICE				
3A-614	FISCHER FLOWERS									
BLK 26	1622 PACIFIC AVE.									
LOT 65	25'10" X 100									
PHOTO OR MEMORANDA				PROPERTY FACTORS			LAND VALUE COMPUTATIONS AND SUMMARY			
				STREET		CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	CLASS
PAVED		✓	BUILDING SITE				BLDG CODE	B-35		
SEMI-IMPROVED			FILLED							
DIRT			RAW							
SIDEWALK		✓	WOODED							
CURB		✓	WASTE LAND							
WATER			TOTAL ACREAGE							
SEWER			FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
GAS			25.8	100	1000	100	1000	25800		
ELECTRICITY										
ALL UTILITIES		✓			2580	# @ 30		77400		
TOPOGRAPHY										
LEVEL		✓								
HIGH			TOTAL VALUE LAND				25800			
LOW			TOTAL VALUE BUILDINGS				31290			
ROLLING			TOTAL VALUE LAND & BUILDINGS				57090			
SWAMPY			UNFIN. BLDG.	GENERAL	2ND FLR.	GAR.	ADDNS.	OTHER		
PROPERTY INFORMATION				ASSESSMENT RECORD						
LAND COST		YEAR		LAND	BUILDINGS	TOTAL REAL	EXEMPTIONS		NET VALUE	
BLDG. COST							65 OVER	VETERANS		
SALE PRICE		19	66	12,900	15,700	28,600				
RENTS		19	67	12,900	15,700	"				
(NORTH SIDE - NO COST OR RENT.)		19	68	"	"	"				
		19	69	"	"	"				
FISCHER FLOWERS - BLDG.		19	70	12,900	15,700	28,600				
Bldg - 2ND FLR - LAND OUT FOR APART BUT USED AS FLR.		19	71	12,900	15,700	28,600				
3RD - 1000		19	72-73	25,800	31,400	57,200				
		19	74-75	25,800	31,400	57,200				
N. SIDE - 2ND FLR - EXCEPT THRU STAIRS		19	76	25,800	31,400	57,200				
TO MAKE ONE WOULD MEAN CUTTING THRU WALL - KAN-AN NOT		19	79	77,400	66,700	144,100				
DAYTON, OHIO		REVISED		82	COPYRIGHT HUMBLE CO.	50,000	127,600		PITTSBURG, PA.	

SKETCH

[illegible][illegible]
$$\frac{OEP}{10 F_v} \quad C_{CC}$$
[illegible][illegible]

OWNERS NAME & ADDRESS
Fischer, Sir Cot Prop
1600 Pacific Ave
Atlantic City, NJ 08404

BUILDING PERMIT

201	DATE	NUMBER	DESCRIPTION	CLOSED DATE
202				
203				

4814

PROPERTY ID
00026 BLOCK 00032 LOT 01 01 QUALIFIER CARD OF CARDS

101	OLD MAP	102	NEW MAP	103	ROUTING	ACCOUNT NO.		
104	04 A CLASS	105	0501 NEIGHBORHOOD	106	LVGUNITS	107	398 LAND USE	RSC ZONING
110	1618 PACIFIC AVE NUMBER SUF DIR NAME SUF ADD'T'L NO PROPERTY ADDRESS							
120	INTERIOR INSPECTION 02/04/82 DATE 1 SRC 1 NO. CALL 013 ID							

PROCESSING MAINTENANCE

DATE DEL. ADD. CHG. F/D

New: 48.00/4.00
Pro: 1618 PACIFIC AVE
Old: 00026/00032/W02

1	2	3	4
1	2	3	4
1	2	3	4

LAND DATA & COMPUTATIONS

299 ☐ DELETE 300-335 LAND ENTRIES

0	NONE	300	N	Actual Frontage	Effective Frontage	Effective Depth	Actual Unit Price	Depth Factor	Effective Unit Price	Influence Factor	Land Value
LOT											
1	Regular Lot	301	L								
2	Minus Lot										
3	Apartment Site	302	L								
4	Waterfront										
		303	L								
SQUARE FEET											
1	Primary Site										
2	Secondary Site	311	S			SQ. FT.					
3	Undeveloped										
4	Residual										
5	Waterfront	312	S			SQ. FT.					
ACREAGE											
		321	A			ACRES					
1	Waterfront										
2	Tillable	322	A			ACRES					
3	Pasture										
4	Woodland	323	A			ACRES					
5	Wasteland										
6	Primary Site										
7	Secondary Site	324	A			ACRES					
8	Undeveloped										
9	Residual	325	A			ACRES					
0	Other										
		326	A			ACRES					

SYSTEM ACTION REQUESTED

220 ☐ NEED DATA MAILER

230 ☐ NEED C/S WITH NEW MARKET VALUE

240 ☐ NEED NEW FINAL DOCUMENT

250

DATE MONTH/YEAR 11/20/05

TYPE 1 = Land 2 = Ld & Bldg 3 = Building

SALES DATA

AMOUNT 28,500

SOURCE 1 = Buyer 2 = Seller 3 = Agent 4 = Other

VALIDITY 0 = Valid 1 = Invalid

SAL DEL 0

MEMORANDUM

RSN-0.DT-080682.RV-CST

0 TOTAL ACRES 330 A

GROSS 335 G

1 Irregular
2 Site Value
3 Residual
4 Homestead
5 Minus R.O.W.

SUMMARY OF VALUES

CBS WCF NC 9/17/06

TOTAL VALUE LAND 421,900

TOTAL VALUE BUILDINGS 7,500

FINAL VALUE 429,400

OTHER BUILDING & YARD IMPROVEMENTS

399 ☐ DELETES 401-410

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

450

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

2020 2021

PROPERTY RECORD CARD - ATLANTIC CITY, N. J.

MAP	BLOCK	LOT	CARD NO.	OWNERSHIP	DATE	PURCHASE PRICE									
5A-616	BLK 26	LOT 32													
FISCHER FLOWERS															
1618 PACIFIC AVE.															
37.5 X 150															
PHOTO OR MEMORANDA				PROPERTY FACTORS		LAND VALUE COMPUTATIONS AND SUMMARY									
				STREET		CLASSIFICATION		No. OF ACRES		RATE		TOTAL		CLASS	
				PAVED		BUILDING SITE								RLOGCDE	4A
				SEMI-IMPROVED		FILLED									C15-25
				DIRT		RAW									
				SIDEWALK		WOODED									
				CURB		WASTE LAND									
				WATER		TOTAL ACREAGE									
				SEWER		FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE					
				GAS		37.5	15	1000	114	1140	42750				
				ELECTRICITY											
				ALL UTILITIES		15625		#@		30				168750	
				TOPOGRAPHY											
				LEVEL											
				HIGH		TOTAL VALUE LAND				42750					
				LOW		TOTAL VALUE BUILDINGS				27020					
				ROLLING		TOTAL VALUE LAND & BUILDINGS				69750					
				SWAMPY		UNFIN. BLDG.		GENERAL		2ND FLR.		GAR.		ADDN.	OTHER
				PROPERTY INFORMATION				ASSESSMENT RECORD							
				LAND COST				YEAR	LAND	BUILDINGS	TOTAL REAL	EXEMPTIONS		NET VALUE	
BLDG. COST								65 OVER	VETERANS						
SALE PRICE 1946 - 32500				19	66	21,400	13,500	34,900							
RENTS				19	67	21,400	13,500	"							
EXPENSES				19	68	"	"	"							
ALD) HOUSE HAD BEEN ON FIRE				19	69	"	"	"							
AT TIME PURCHASED, REBUILT AND				19	70	21,400	13,500	34,900							
NEW BLDG. CONSTRUCTION				19	71	21,400	13,500	34,900							
				19	72-73	42,800	27,000	69,800							
				19	74-75	42,800	27,000	69,800							
				19	76	42,800	27,000	69,800							
				19	77	168,700	40,800	209,500							
				87	168,700	30,000	198,700								

Lot #32 | Lot #65

[illegible]