

[illegible]

P. & M. NO.		BLOCK	LOT	CARD NO.	OWNERSHIP	DATE	PURCHASE PRICE
55-3143 BLK 146 LOT 77					Oliver + Samuel L. Jones 107 N. OHIO AVE. 23 X 40	10-30-67	
PHOTO OR MEMORANDA							
PROPERTY FACTORS							
STREET		CLASSIFICATION		NO. OF ACRES		RATE	
PAVED		BUILDING SITE		TOTAL		CLASS	
SEMI-IMPROVED		FILLED				BLDG CDE F-25	
DIRT		RAW					
SIDEWALK		WOODED					
CURB		WASTE LAND					
WATER		TOTAL ACREAGE					
SEWER		FRONTAGE		DEPTH		UNIT PRICE	
GAS		23		40		70	
ELECTRICITY						65	
ALL UTILITIES						45	
TOPOGRAPHY							
LEVEL							
HIGH							
LOW							
ROLLING							
SWAMPY							
TOTAL VALUE LAND						1030	
TOTAL VALUE BUILDINGS						3400	
TOTAL VALUE LAND & BUILDINGS						4430	
UNFIN. BLDG.		GENERAL		2ND FLR.		GAR.	
						ADDS.	
						OTHER	
ASSESSMENT RECORD							
YEAR		LAND		BUILDINGS		TOTAL REAL	
19 66		500		1700		2200	
19 67		500		1700		2200	
19 68		"		"		"	
19 69		"		"		"	
19 70		500		1700		2200	
19 71		500		1700		2200	
19 72-73		1000		3400		4400	
19 74-75		1000		3400		4400	
19 76-78		1000		3400		4400	
19 81		2000		3400		5400	
EXPENSES							
NET VALUE							

[illegible][illegible][illegible]

P. & M. NO.		BLOCK	LOT	CARD NO.	OWNERSHIP	DATE	PURCHASE PRICE
55-3143 OLIVER JONES					OLIVER JONES	10-30-67	
BLK 146					107 N. OHIO AVE.		
LOT 77					23 X 40		
PHOTO OR MEMORANDA							
LAND VALUE COMPUTATIONS AND SUMMARY							
PROPERTY FACTORS		LAND VALUE COMPUTATIONS AND SUMMARY					
STREET		CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	CLASS	
PAVED		BUILDING SITE				BLOG CDE	F-25
SEMI-IMPROVED		FILLED					
DIRT		RAW					
SIDEWALK		WOODED					
CURB		WASTE LAND					
WATER		TOTAL ACREAGE					
SEWER		FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
GAS		23	40	70	65	45	1030
ELECTRICITY							
ALL UTILITIES							
TOPOGRAPHY							
LEVEL							
HIGH							
LOW							
ROLLING							
SWAMPY							
TOTAL VALUE LAND							1030
TOTAL VALUE BUILDINGS							3400
TOTAL VALUE LAND & BUILDINGS							4430
UNFIN. BLDG.		GENERAL	2ND FLR.	GAR.	ADDS.	OTHER	
ASSESSMENT RECORD							
YEAR		LAND	BUILDINGS	TOTAL REAL	EXEMPTIONS	NET VALUE	
19 66		500	1700	2200	80	80	
19 67		500	1700	2200	80	80	
19 68		"	"	"	80	80	
19 69		"	"	"	80	80	
19 70		500	1700	2200	80	80	
19 71		500	1700	2200	80	80	
19 72-73		1000	3400	4400	160	160	
19 74-75		1000	3400	4400	160	160	
19 76-78		1000	3400	4400	160	160	
19 81		2000	3400	5400			
PROPERTY INFORMATION							
D. COST							
G. COST							
E. PRICE							
ITS							
EXPENSES							

11

Δ $12 \frac{1}{2}$ hr 140
 (42)

$2 \frac{1}{2}$ hr 340
 (18)

30

11

5 5 EP 12 (20)

4

$\uparrow$ off 100

330

31

OWNERS NAME & ADDRESS

Seaview Property Development
P.O. Box 9100
Turnersville, NJ

PROPERTY ID

00146 000077 01.01
BLOCK LOT QUALIFIER CARD OF CARDS

PROCESSING MAINTENANCE

DATE DEL. ADD. CHG. F/D

New: 330.00/31.00
Pro: 107 N OHIO AVE

QID: 00146/00077/W02

101	102	103	104	105	106	107
OLD MAP	NEW MAP	ROUTING	CLASS	NEIGHBORHOOD	LVGUNITS	LAND USE
02	0018	032	001	001	001	RM3

110	107 N OHIO AVE	SUF ADOT N/L NO
NUMBER	SUF DIR	NAME

112	INTERIOR INSPECTION	DATE	1	1	008
DATE	07/23/81	DATE	SRC	NO. CALL	

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

300	300-335 LAND ENTRIES
301	Regular Lot
302	Minus Lot
303	Apartment Site
304	Waterfront

310	310-335 LAND ENTRIES
311	Primary Site
312	Secondary Site
313	Undeveloped
314	Residual
315	Waterfront

320	320-335 LAND ENTRIES
321	Waterfront
322	Tillable
323	Pasture
324	Woodland
325	Wasteland
326	Primary Site
327	Secondary Site
328	Undeveloped
329	Residual
330	Other

330	330-335 LAND ENTRIES
331	Irregular
332	Site Value
333	Residual
334	Homestead
335	Minus R.O.W.

340	340-335 LAND ENTRIES
341	Waterfront
342	Tillable
343	Pasture
344	Woodland
345	Wasteland
346	Primary Site
347	Secondary Site
348	Undeveloped
349	Residual
350	Other

360	360-335 LAND ENTRIES
361	Waterfront
362	Tillable
363	Pasture
364	Woodland
365	Wasteland
366	Primary Site
367	Secondary Site
368	Undeveloped
369	Residual
370	Other

380	380-335 LAND ENTRIES
381	Waterfront
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391	Waterfront
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535	Wasteland
536	Primary Site
537	Secondary Site
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539	Residual
540	Other

540	540-335 LAND ENTRIES
541	Waterfront
542	Tillable
543	Pasture
544	Woodland
545	Wasteland
546	Primary Site
547	Secondary Site
548	Undeveloped
549	Residual
550	Other

BUILDING PERMIT

040689 NO CHANGE

DATE DESCRIPTION CLOSED DATE

DATE DESCRIPTION CLOSED DATE

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DATE DESCRIPTION CLOSED DATE

DATE DESCRIPTION CLOSED DATE

DATE DESCRIPTION CLOSED DATE

SYSTEM ACTION REQUESTED

NEED DATA MAILER

NEED C/S WITH NEW MARKET VALUE

NEED NEW FINAL DOCUMENT

SALES DATA

DATE MONTH/YEAR

4/19/03

1.00

13/14/03

375.00

1.00

375.00

1.00

375.00

1.00

375.00

1.00

375.00

1.00

375.00

1.00

375.00

1.00

375.00

1.00

375.00

1.00

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

1 TOPOGRAPHY

2 UTILITIES

3 ROADS

4 TRAFFIC

5 LANDSCU

6

7

8

9

10

MAIN DWELLING

BUILDING VALUATION SUMMARY

☐ DELETE 500-595 : 601-610 : 701-712		DWELLING CLASS 15	
STORY HEIGHT 2.0		G.F.A. 0420 S.F.	
ROOMS 06 BED ROOMS 03 FAMILY ROOMS 1		AREA	
1.0 1.5 2.0 2.5 3.0 3.5		551 UNF. STORY	
552 UNF. 1/2 STORY		553 PART BRICK	
554 PART STONE		555 STRUCTURE TOTAL ADJUST. COST 20,363 FLOORS	
556 1 = SLAB 2 = WOOD 3 = OTHER 4 = GAMBREL 5 = TILE/ASB 6 = OTHER		557 HEATING AND COOLING	
558 0 = NONE 1 = COAL 2 = OIL 3 = GAS 4 = ELECTRIC 5 = SOLAR		559 HEAT SYSTEM	
560 0 = NONE 1 = FLR/WALL 2 = GRAVITY H.A. 3 = FORCED H.A. 4 = HOT WAT/STH 5 = RADIANT		561 CENTRAL COOLING TYPE	
562 0 = NONE 1 = NONE ADDED TO HTNG 2 = OWN DUCT WORK		563 COOLING AREA	
564 HEATING & COOLING TOTAL COST 1,427		565 PLUMBING FIXT. 4 FIXT. 3 FIXT. 2 FIXT. ADDNL	
566 0 = NONE 1 = FRAME 2 = BRICK 3 = BLOCK 4 = STUCCO 5 = ALUM/VINYL 6 = CONC		567 BUILT IN APPLIANCES DISH WASH CENT. VACUUM DISP OTHER	
568 WALL TYPE AREA 0470 13,367		569 FIRE PLACES 1 STRY 1 1/2 STRY 2 STRY FREESTD ADDNL OPN	
570 UPPER FLOOR 1 0490 6,996		571 COST	
572 HALF STORY		573 FIN. ATTIC AREA	
574 ROW/TOWNHOUSE END ADJ.		575 BUILT IN AND/OR BASEMENT GARAGES	
576 ADJUST. SUBTOTAL 20,363		577 BSMT GAR. BLTN GAR. AREA NO. OF CARS	

SKETCH VECTORS					
Code	Lower	1st	2nd	3rd	Area
701	A	0	C		
702					
703					
704					
705					
706					
707					
708					
709					
710					
711					
712					

GROSS BUILDING SUMMARY					
ID	USE	CONSTRUCTION	GRADE	YEAR BUILT	CDU
701	BASEMENT TOT.	15.50			
702	STRUCT TOT ADJ	20.36			
703	SLAB ADJ.	1.42			
704	HEAT/COOL TOT.	62			
705	PLUMBING TOT.				
706	BL. APPL. TOT.				
707	FIN. ATTIC TOT.				
708	BSMT GAR. TOT.	20			
709	ADDITIONS TOT.	22.61			
710	TOT. BASE COST	1.52			
711	COST CONV FAC	34.37			
712	STRUCT. APPR.	0.42			
713	FIN. NET COND	15.50			
714	STRUCTURE TOT.				
715	GRS. BLDG SUM				
716	TOT. BLDG COST	9.20			
717	TOT. VAL. LAND	24.70			
718	TOT. COST VAL.				
719	TOTAL GROSS VALUE				

**CITY OF ATLANTIC CITY
CERTIFICATE OF LAND USE COMPLIANCE (Zoning Permit)**

City of Atlantic City: (Check where applicable) ☐ AC Planning Division Jurisdiction City of Atlantic City Planning Board 1301 Bacharach Boulevard City Hall - Suite 508 Atlantic City, NJ 08401 609-347-5404 Fee: ☐ Residential \$25 ☐ Commercial \$50	CRDA: (Check where applicable) ☒ NJ CRDA LURED Jurisdiction Casino Reinvestment Development Authority 15 S Pennsylvania Avenue Atlantic City, NJ 08401 609-347-0500 Fee: ☒ Residential Condominium Unit or Single Family \$32 ☐ Multi-Family/Commercial \$50
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Business Name: CLS Property Group LLC
Applicant's Name: John Feliz Phone: 609-576-9813
Applicant's Address: 2530 Ridge Avenue, Egg Harbor Twp, NJ 08234
E-mail Address: feliz.john@gmail.com
Applicant's Signature: 

PROPERTY INFORMATION

Street Address of Subject Property: 107 N Ohio Avenue, Atlantic City, NJ 08401
Zoning District: CBD Block(s) 330 Lot(s) 31 Unit #
Prior Use (include description of use, signage, total number of units, number of on-site parking spaces, seats if restaurant and or bar, describe fully):
Owner occupied single family residence, One unit, no parking

Proposed Use: (include description of use, signage, total number of units, number of on-site parking spaces, seats if restaurant and or bar, describe fully):
Single-Family rental Unit, One unit, no parking

CERTIFICATE IN LIEU OF OATH (OWNER OR AGENT)

Owner's Name: CLS Property Group LLC
Owner's Address: 2530 Ridge Avenue, Egg Harbor Twp, NJ 08234
Owner's Email: feliz.john@gmail.com
I hereby certify that I am the owner of the property that is the subject of this application.
Property Owner's Signature: 
Agent Section: (To be completed and signed if owner in fee has authorized an agent for this application)
Agent's Name: John Feliz
Agent's Address: 340 W Flagler Street, #511, Miami, FL 33130
Agent's Email: feliz.john@gmail.com
I hereby certify that I have been authorized by the owner in fee to make this application as his/her agent.
Agent's Signature: 

Notice: 1) THIS CERTIFICATION (Zoning Permit) IS NOT THE ONLY APPROVAL REQUIRED NOR DOES IT SUBSTITUTE FOR A CERTIFICATE OF NON-CONFORMITY, BUILDING PERMIT, PERMITS REQUIRED IN FLOOD HAZARD AREAS, MERCANTILE LICENSE OR OTHER STATE AND LOCAL PERMITS. 2) BY PROVIDING A SIGNED CONSENT ABOVE THE OWNER ALSO AUTHORIZES THE RELEASE OF THE PROPERTY RECORD CARDS AND ANY OTHER DOCUMENTS TO THE APPLICANT. 3.) THE CERTIFICATE (Zoning Permit) WILL NOT BE ISSUED IF VIOLATIONS EXIST. 4.) THIS CERTIFICATE (Zoning Permit) IS ISSUED BASED ON TRUE AND ACCURATE INFORMATION BEING PROVIDED BY THE APPLICANT AND MAY BE RESCINDED IF IT IS DETERMINED THAT VIOLATIONS EXIST.

FOR OFFICE USE ONLY

Approved: _____ Denied: _____

CONDITIONS OF APPROVAL: SUBJECT TO APPLICANT'S OF ALL APPLICABLE REQUIREMENTS OF THE CITY OF ATLANTIC CITY'S CODE AND NJAC 19:66 LAND USE REGULATIONS AND COMPLIANCE WITH ALL OTHER FEDERAL, STATE, AND LOCAL LAWS (where applicable).

Application Number: _____ Fee Received: _____
Date Filed: _____ Date Issued: _____
Authorization: _____

Distribution:	Construction Division _____	City Engineer _____
	Code Enforcement _____	Fire Department _____
	Mercantile Office _____	Tax Assessor _____
	Health Department _____	Other _____
	Police Department _____	

REV: 6/14/2021