

TPC Appraisal Services
137 1/2 Washington Ave Suite 172
Lance Brown
201 719 6307

03/07/2024

Reesa Abraham
Invest Newark
111 Mulberry St, Suite LL
Newark, NJ 07105

Re: Property: 99-101 Winans Ave
Newark, NJ 07102
Borrower: n/a
File No.: 99-101 Winans Ave

Opinion of Value: \$ 185,000
Effective Date: 03/07/2024

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Lance Brown 42RC00271900
Certified appraiser
License or Certification #: 42RC00271900
State: NJ Expires: 12/31/2025
lance.tpc@gmail.com

APPRAISAL OF REAL PROPERTY

LOCATED AT

99-101 Winans Ave
Newark, NJ 07102
Block: 2611 Lot: 25 & Block: 2611 Lot:26

FOR

Invest Newark
111 Mulberry St, Suite LL
Newark, NJ 07105

AS OF

03/07/2024

BY

Lance Brown 42RC00271900
TPC Appraisal Services

201 719 6307
lance.tpc@gmail.com

Borrower	n/a	File No.	99-101 Winans Ave		
Property Address	99-101 Winans Ave				
City	Newark	County	Essex	State	NJ
				Zip Code	07102
Lender/Client	Invest Newark				

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LAND APPRAISAL REPORT

File No.: 99-101 Winans Ave

SUBJECT	Property Address: 99-101 Winans Ave		City: Newark		State: NJ		Zip Code: 07102																																																																																																																																																																																			
	County: Essex		Legal Description: Block: 2611 Lot: 25 & Block: 2611 Lot:26																																																																																																																																																																																							
	Assessor's Parcel #: 2611-0000-0025-0026		Tax Year: 2024		R.E. Taxes: \$ unk		Special Assessments: \$ 0																																																																																																																																																																																			
ASSIGNMENT	Market Area Name: Upper Clinton Hill		Map Reference: 35084		Census Tract: 0038.00																																																																																																																																																																																					
	Current Owner of Record: City of Newark		Borrower (if applicable): n/a																																																																																																																																																																																							
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) n/a		HOA: \$ n/a		<input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																																																																																																																					
MARKET AREA DESCRIPTION	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																																																																																																																									
	If Yes, give a brief description: _____																																																																																																																																																																																									
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																																																																																																																									
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																																																																																																									
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																																																																																																																									
	Intended Use: Private appraisal to determine market value at time of inspection, effective date is current																																																																																																																																																																																									
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Market Area Comments: Subject is located in a residential area among homes of similar size and style. Routes 78, 95, 21 and the GSP provide major access into the area. Nearby shopping and bus transportation are within one mile located on Clinton Avenue. Trains to New York City are accessible. Weequahic Park is nearby for recreation.																																																																																																																																																																																										
SITE DESCRIPTION	Dimensions: 25 x 70 and 25 x 57 irr		Site Area: 3,048 sf																																																																																																																																																																																							
	Zoning Classification: R-3		Description: 1-3 family townhouse																																																																																																																																																																																							
	Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements																																																																																																																																																																																									
	Uses allowed under current zoning: 1 to 3 family townhouse residential																																																																																																																																																																																									
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No		Ground Rent (if applicable) \$ _____ /																																																																																																																																																																																					
	Comments: _____																																																																																																																																																																																									
	Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) Subject's highest and best use is new construction two or three family residential.																																																																																																																																																																																									
	Actual Use as of Effective Date: Vacant lot		Use as appraised in this report: Vacant lot																																																																																																																																																																																							
	Summary of Highest & Best Use: Subject's highest and best use is new construction two or three family residential depending on the approvals. According to the town of Newark bulk requirements for the zone to build a two unit home, the subject's lot size would need to be 2,500 sf(25 x 100).																																																																																																																																																																																									
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Frontage</th> <th>Average</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Street</td> <td></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Topography</td> <td>Average</td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Width</td> <td></td> <td></td> <td></td> <td>Size</td> <td>Average</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Surface</td> <td></td> <td></td> <td></td> <td>Shape</td> <td>rectangular</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Curb/Gutter</td> <td></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td>Average</td> </tr> <tr> <td>Storm Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Sidewalk</td> <td></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>Residential</td> </tr> <tr> <td>Telephone</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Street Lights</td> <td></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Multimedia</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Alley</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </table>								Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Average	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Average	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Width				Size	Average	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Surface				Shape	rectangular	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Average	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk		<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential	Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights		<input checked="" type="checkbox"/>	<input type="checkbox"/>			Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input type="checkbox"/>																																																																																																				
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Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																																																																																																																																										
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone X		FEMA Map # 34013C0152F		FEMA Map Date 06/04/2007																																																																																																																																																																																				
Site Comments: There are no known easements, encroachments noted at time of inspection. A survey was not available for review. Appraiser did not observe any environmental conditions that would affect value or marketability. Appraiser is not qualified to make an accurate analysis of any in depth environmental conditions.																																																																																																																																																																																										

LAND APPRAISAL REPORT

File No.: 99-101 Winans Ave

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **GSMLS tax record**

TRANSFER HISTORY

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date: n/a	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date: n/a	
Price:	
Source(s):	

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	99-101 Winans Ave Newark, NJ 07102	51 Rose Ter Newark, NJ 07108	365 Littleton Ave Newark, NJ 07103	367 Littleton Ave Newark, NJ 07103
Proximity to Subject				
Sale Price	\$ n/a	\$ 175,000	\$ 190,000	\$ 190,000
Price/	\$	\$ 50.23	\$ 76.00	\$ 76.00
Data Source(s)	Inspection	GSMLS 3861036	GSMLS 3852432	GSMLS 3852432
Verification Source(s)	n/a	Tax record	Tax record	Tax record
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		+	-	+
Sales or Financing	n/a	Cash	Cash	Cash
Concessions	n/a	n/a	n/a	n/a
Date of Sale/Time	n/a	01/12/2024	10/31/2023	10/31/2023
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Average-residential	Average-residential	Average-residential	Average-residential
Site Area	3,048 sf irregular	3,484 sf	2,500 sf	2,500
Structure-demo needed	No	No	No	No
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted Sale Price (in \$)		\$ 175,000	\$ 190,000	\$ 190,000

Summary of Sales Comparison Approach: All comps are closed sales taken from the same or similar market area. All comps are vacant lots without structures with similar appeal. Comps used are the best available at the time of inspection. All sales are closed within the past 12 months, all sales share a similar residential zoning to the subject. Consideration was given to all comparables, mid range of adjusted values was used for the final estimate. All comparables utilized were verified with FMLS/MLS listings.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.
 Legal Name of Project: n/a
 Describe common elements and recreational facilities: n/a

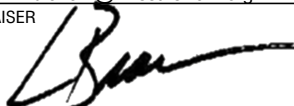
RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 185,000
 Final Reconciliation: Based on market trends and research, the appraised value reflects and supports the current estimate of value. Greatest weight was given to the market data approach.
 This appraisal is made "as is", or subject to the following conditions: This appraisal is for the subject's land value only.
 This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
 Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 185,000, as of: 03/07/2024, which is the effective date of this appraisal.
 If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 23 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: Scope of Work
 Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Additional Sales
 Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions Hypothetical Conditions

SIGNATURES

Client Contact: Reesa Abraham Client Name: Invest Newark
 E-Mail: RAbraham@investnewark.org Address: 111 Mulberry St, Suite LL, Newark, NJ 07105
APPRAISER

 Appraiser Name: Lance Brown 42RC00271900
 Company: TPC Appraisal Services
 Phone: 201 719 6307 Fax: _____
 E-Mail: lance.tpc@gmail.com
 Date of Report (Signature): 03/07/2024
 License or Certification #: 42RC00271900 State: NJ
 Designation: Certified appraiser
 Expiration Date of License or Certification: 12/31/2025
 Inspection of Subject: Did Inspect Did Not Inspect (Desktop)
 Date of Inspection: 03/07/2024
SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
 Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date of Report (Signature): _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Did Inspect Did Not Inspect



Subject Photo Page

Borrower	n/a				
Property Address	99-101 Winans Ave				
City	Newark	County	Essex	State	NJ
				Zip Code	07102
Lender/Client	Invest Newark				



Subject Front

99-101 Winans Ave
 Sales Price n/a
 Gross Living Area 2,390
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Average-residential
 View
 Site 3,048
 Quality
 Age



subject front



Subject Street

Comparable Photo Page

Borrower	n/a				
Property Address	99-101 Winans Ave				
City	Newark	County	Essex	State	NJ
				Zip Code	07102
Lender/Client	Invest Newark				



Comparable 1

51 Rose Ter
 Prox. to Subject
 Sale Price 175,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Average-residential
 View
 Site
 Quality
 Age



Comparable 2

365 Littleton Ave
 Prox. to Subject
 Sale Price 190,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Average-residential
 View
 Site
 Quality
 Age



Comparable 3

367 Littleton Ave
 Prox. to Subject
 Sale Price 190,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Average-residential
 View
 Site 2,500
 Quality
 Age

Supplemental Addendum

File No. 99-101 Winans Ave

Borrower	n/a					
Property Address	99-101 Winans Ave					
City	Newark	County	Essex	State	NJ	Zip Code 07102
Lender/Client	Invest Newark					

• GP LAND: Summary of Sales Comparison Approach -

The sales used are the best available and are considered to be good indicators of value.

All warranted adjustments (are rounded) in this report, the differences extracted from the comparables used in this report/sales data along with this Appraiser's knowledge of and experience in the area as well as based on conversations held with other real estate professionals: appraisers, local builders and realtors from within the subject's area.

The Intended Use is to evaluate the property that is the subject of this appraisal for current market value, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of Market Value. No additional intended Users are identified by the appraiser.

Additional Comments:

USPAP 3 year disclosure: I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

This report is based on the extraordinary assumption of no underground oil tank is leaking or has leaked on the property. Use of assumption may affect results.

Appraiser Independence Requirement:

No, employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the client has influenced or attempted to influence the development, reporting, result or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact regarding the subject property.

Exposure Time: Opinion of reasonable Exposure Time: 90-180 days if properly priced. *****The Intended User of this appraisal report is the Lender/Client. ***** This report is based on the extraordinary assumption of no underground oil tank is leaking or has leaked on the property. Use of assumption may affect results.

Ownership of Intellectual Property and/or Data: TPC Appraisal Services expressly retains all right, title, and interest in all patents, trademarks, trade names, trade secrets, software, data, conclusions, opinions, valuations, or other information included in, arising out of, or in any way related to this appraisal or the provision of appraisal services to the named client and/or Intended User. The report and information supplied by the staff and/or agents of TPC Appraisal Services is a culmination of intellectual education, professional experience, personal investigation, and know-how, which shall at all times remain the property of TPC Appraisal Services. No person shall be entitled to break down, strip out, mine, or disseminate any component or part of this report, including, but not limited to, any conclusions, valuations, opinions, or other data compilations herein. Notwithstanding, the Intended User as defined above may use this appraisal report and the contents herein for the limited purpose and use identified above.

Comparable selection criteria - In searching for comparables the appraiser has emphasized the most recent sales with a similar location and similar lot size. The appraiser has placed specific emphasis on specific neighborhood sales and sales that have closed within the 180 days prior to inspection. In most cases comparables over 6 months have been eliminated from consideration. All comparables utilized were verified with FMLS/MLS listings. It should be noted that by utilizing listing services the appraiser can determine (with some degree of accuracy) the circumstances surrounding the transaction. Utilize comparables that can be verified via independent traditional data sources (i.e. FMLS, MLS, deed transfer, etc) and avoid unverifiable data that may have been provided by an interested third party such as a buyer, seller, agent, etc. Please note that due to the aforementioned criteria applied by the appraiser, the pool of potential comparables available for use were limited furthermore, sales that may be situated in closer proximity to the subject than the comparables utilized may have been excluded in an effort to select the most appropriate comparables available at the time of inspection. By applying the aforementioned criteria that appraiser is attempting to insure that comparables utilized support the opinion of value, that buyers and sellers were typically motivated and acting in their own interest: well informed or well advised parties: reasonable and customary market exposure: and a price representing normal consideration unaffected by special or creative financing or sales concessions.

Client requested the land area to be appraised as combined, Block : 2611 lots 25 and 26 together. These lots combined meet the gross minimum lot size for the zone (25 x 100 2,500 sf), bulk requirements for width does not meet the minimum standard for depth, Newark is in a redevelopment stage and it is not uncommon for variance approval in this neighborhood.

**Residential
1-3 Family & Town House**

R-3

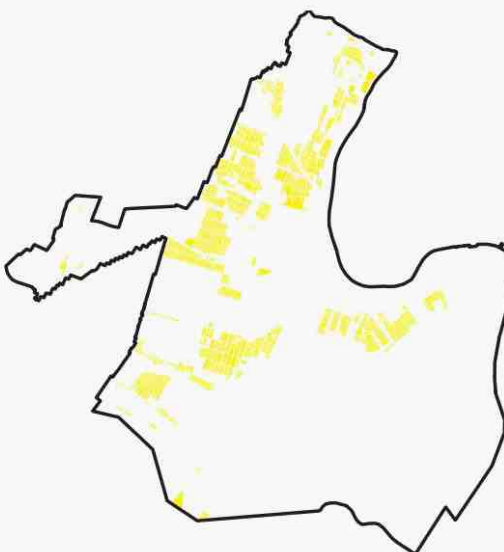


One- to Three-Family and Town House Residential (R-3) zoning allows for denser, residential development than in One- and Two-Family Residential (R-2) zoning, permitting single-, two- and three-family homes, as well as townhomes, up to three stories high. Other permitted uses include parks, community residences, garages, and day care. Areas zoned R-3 encourage strong residential character and do not permit such uses as assisted living and nursing home facilities, ground floor retail, office and service. Child care centers, community centers, places of worship, and schools are permitted only with conditions.

R-3 zoning is generally applied in areas of neighborhoods with a mix of single-, two- and three-family homes, as well as townhomes, such as those found in Lower Roseville, Lower Broadway, Fairmount and Lower Clinton Hill, as well as sections of North Broadway/Woodside, Mount Pleasant, the Ironbound, and a small section of Weequahic. These areas are generally characterized by bulkier detached homes and rows of townhomes on smaller yards, giving them a semi-urban feel.

Learn more about the specific [uses](#) that are permitted and prohibited in R-3 zones beginning on page 82.

Learn more about the [size and design of buildings](#) permitted in R-3 zones beginning on page 98.



CITY OF NEWARK

DEPARTMENTS NEWS EVENTS FORMS M

ZONING

Newark Zoning Map. We are working to phase out this map and move [here](#)

Visible layers

LEGAL ADDRESS
426 AVON AVE

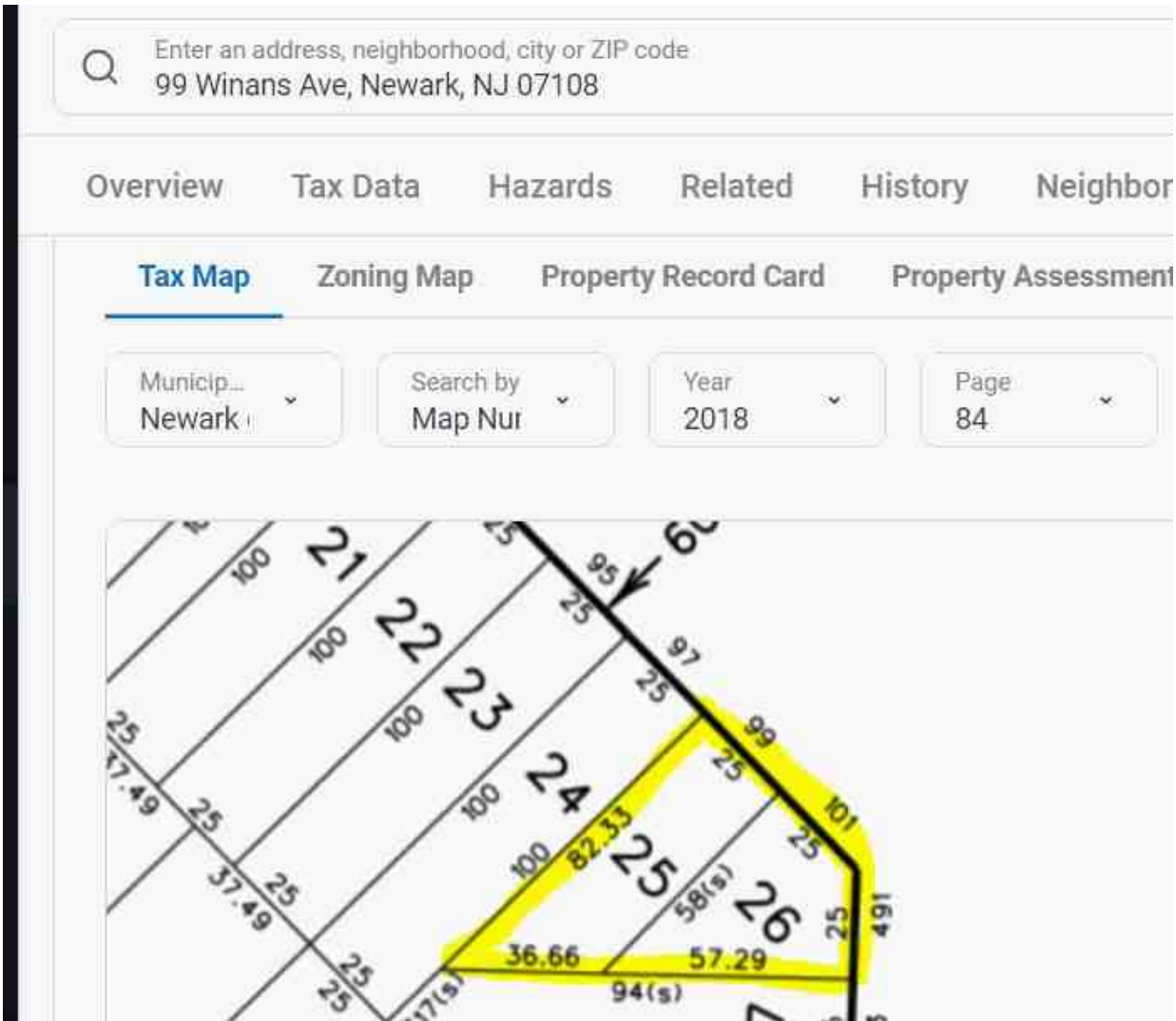
BLOCK-LOT
2646-8

ZONING
R-3

Zones & Zoning Codes

Residential

R-1	One Family
R-2	1-2 Family
R-3	1-3 Family/Townhouse



map

Land Results

	Email	Hide Map	Route	ShowingTime	Narrow	Expand	Sort	History	Stats	Save Results							
#	<input checked="" type="checkbox"/>	ML#	MED	ST	TOWN	CODE	ADDRESS	LP	C	O	H	A	T	SECTION	ACR	LOTSIZE	ST
1	<input checked="" type="checkbox"/>	3852432	P4	S	Newark City	1614	365 Littleton Ave	\$205,000		H	I			WestSide/University Heights	0.06	25X99.11	\$190
2	<input checked="" type="checkbox"/>	3852433	P4	S	Newark City	1614	367 Littleton Ave	\$205,000		H	I			WestSide/University Heights	0.06	25X99.11	\$190
3	<input checked="" type="checkbox"/>	3861036	P1	S	Newark City	1614	51 Rose Ter	\$199,999		H	I				0.08	31X112.7	\$175



Property Detail Report



For property located at
99 Winans Ave, Newark, NJ 07108

APN: 14-02611-0000-00025-0000
Generation date: 03/07/2024

Owner(s) Information

Owners(s) name	CITY OF NEWARK	Owner For	11 years
Mailing Address	920 BROAD ST	Absentee	Yes
City, State Zip	NEWARK, NJ 07102	Corporate Owned	No

Location Information

County	Essex	Lot Acres	0.0402	Class 4 Code	
Municipality	Newark	Lot Sq Ft	1,751.11	Building Class	
Block / Lot / Qual	2611 / 25 / --	Land Use	Public property	Building Desc	
Additional Lots	--	Land Desc	25X70	Building Sq.Ft.	0
Census Code	340130038001008	Zoning	--	Year Constructed	1952

Tax Information

Assessed Year	2023	Land Value	\$17,100	Tax Exemption	--
Tax Year	2023	Improved Value	--	Deductions (Amount)	0
Calculated Tax	\$0.00	Total Assessed Value	\$17,100	Tax Rate (2023)	3.728
Special Tax Codes	--			Tax Ratio (2023)	81.83

Last Market Sale

Sale / Rec Date	09/18/2012 - 09/18/2012	Buyer Name	CITY OF NEWARK	Seller Name	
Sale Price	\$0	Buyer Street		Seller Street	
Price / Sq.Ft.	--	Buyer City, State		Seller City, State	
Book / Page	12390 / 03267				
Assessor Code					

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	--	--	0.04 (100%)	No



Disclaimer: The property information displayed here is obtained from various public records. StateInfoService, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.

Property Detail Report



For property located at
99 Winans Ave, Newark, NJ 07108

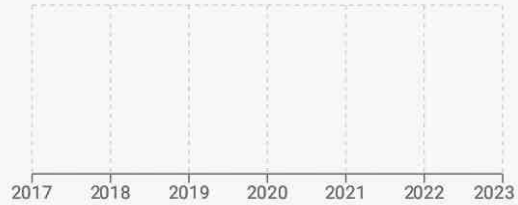
APN: 14-02611-0000-00025-0000
Generation date: 03/07/2024

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2023	\$0.00	—	—%	\$17,100	—	\$17,100
2022	\$0.00	—	—%	\$17,100	—	\$17,100
2021	\$0.00	—	—%	\$17,100	—	\$17,100
2020	\$0.00	—	—%	\$17,100	—	\$17,100
2019	\$0.00	—	—%	\$17,100	—	\$17,100
2018	\$0.00	—	—%	\$17,100	—	\$17,100
2017	\$0.00	—	—%	\$17,100	—	\$17,100
2016	\$0.00	—	—%	\$17,100	—	\$17,100
2015	\$0.00	—	—%	\$17,100	—	\$17,100
2014	\$0.00	—	—%	\$17,100	—	\$17,100
2013	\$0.00	—	—%	\$17,100	—	\$17,100
2012	\$503.99	\$18.1	3.73%	\$14,600	—	\$14,600
2011	\$485.89	\$21.61	4.65%	\$14,600	—	\$14,600
2010	\$464.28	\$64.39	16.1%	\$14,600	—	\$14,600
2009	\$399.89	\$20.49	5.4%	\$14,600	—	\$14,600
2008	\$379.40	\$15.9	4.37%	\$14,600	—	\$14,600
2007	\$363.50	\$0	—%	\$14,600	—	\$14,600
2006	\$363.50	\$27.7	8.25%	\$14,600	—	\$14,600
2005	\$335.80	\$5.9	1.79%	\$14,600	—	\$14,600
2004	\$329.90	\$14.6	4.63%	\$14,600	—	\$14,600
2003	\$315.30	\$40.9	14.91%	\$14,600	—	\$14,600
2002	\$274.40	\$0	—%	\$1,100	—	\$1,100
2001	\$274.40	\$0.8	0.29%	\$1,100	—	\$1,100
2000	\$273.60	\$3.8	1.41%	\$1,100	—	\$1,100

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Property Detail Report



For property located at
99 Winans Ave, Newark, NJ 07108

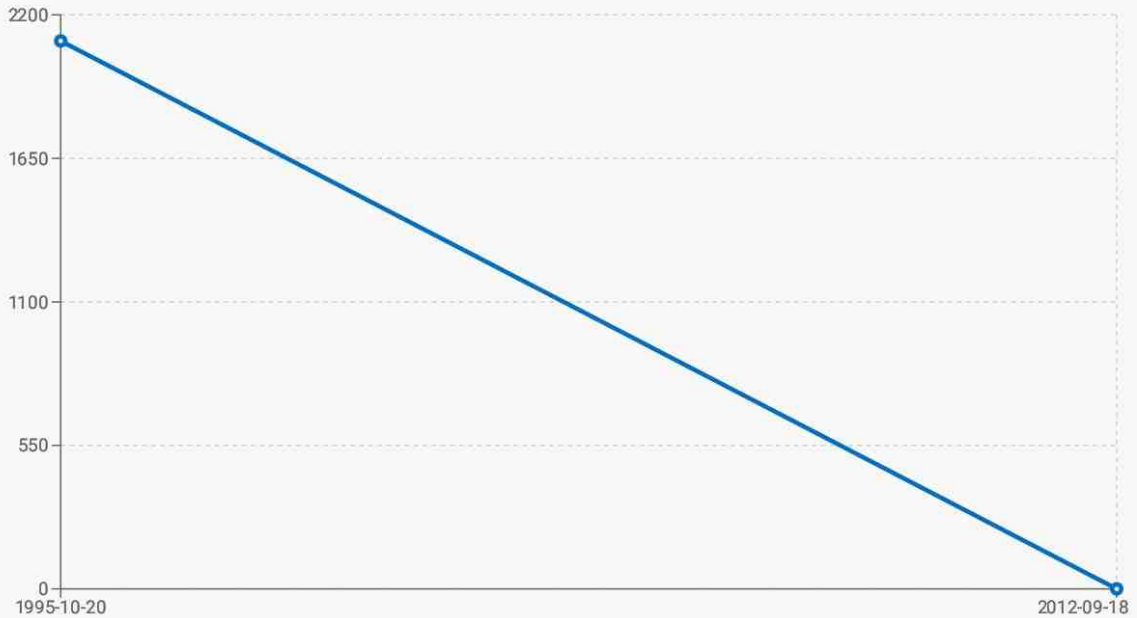
APN: 14-02611-0000-00025-0000
Generation date: 03/07/2024

Deed Registration

Buyer		Seller	
CITY OF NEWARK		---	
--		--	
--		--	
Book	12390	Block	2611
Page	03267	Lot	25
NU Code	--	Qualifier	--
Serial Number	--	Class	--
Deed Date	09/18/2012	Sq Ft	--
Recorded	09/18/2012	Condo	--
Updated	03/07/2024	CL-4 Type	--
Sale Price	\$0		

Additional Info

Living Space	--	Land Value	--
Year Built	--	Improvement Value	--
Sales Ratio	--	Total Assessment	--
SR-NU-Code	--		



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Property Detail Report



For property located at
99 Winans Ave, Newark, NJ 07108

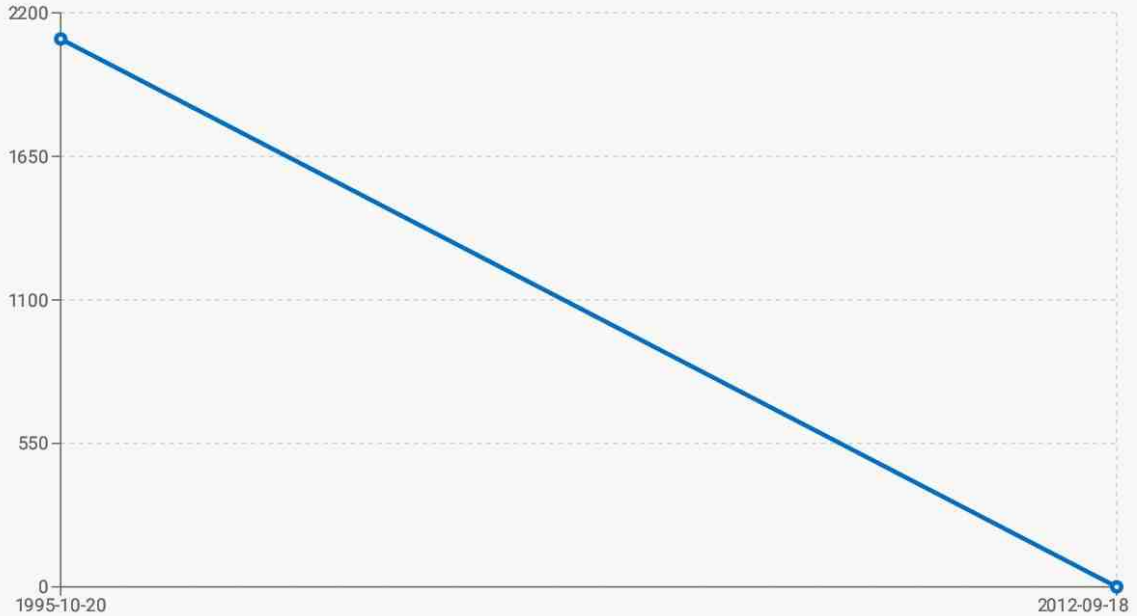
APN: 14-02611-0000-00025-0000
Generation date: 03/07/2024

Deed Registration

Buyer			Seller		
JONES, BESSIE L			CITY OF NEWARK		
493 BERGEN ST			920 BROAD ST		
NEWARK NJ			NEWARK NJ		
Book	5390	Block	2611		
Page	76	Lot	25		
NU Code	--	Qualifier	--		
Serial Number	3835160	Class	1		
Deed Date	10/20/1995	Sq Ft	--		
Recorded	11/06/1995	Condo	--		
Updated	11/01/2016	CL-4 Type	--		
Sale Price	\$2,100				

Additional Info

Living Space	--	Land Value	\$1,100
Year Built	--	Improvement Value	\$0
Sales Ratio	--	Total Assessment	\$1,100
SR-NU-Code	15		



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Property Detail Report

For property located at
99 Winans Ave, Newark, NJ 07108

State Information Services

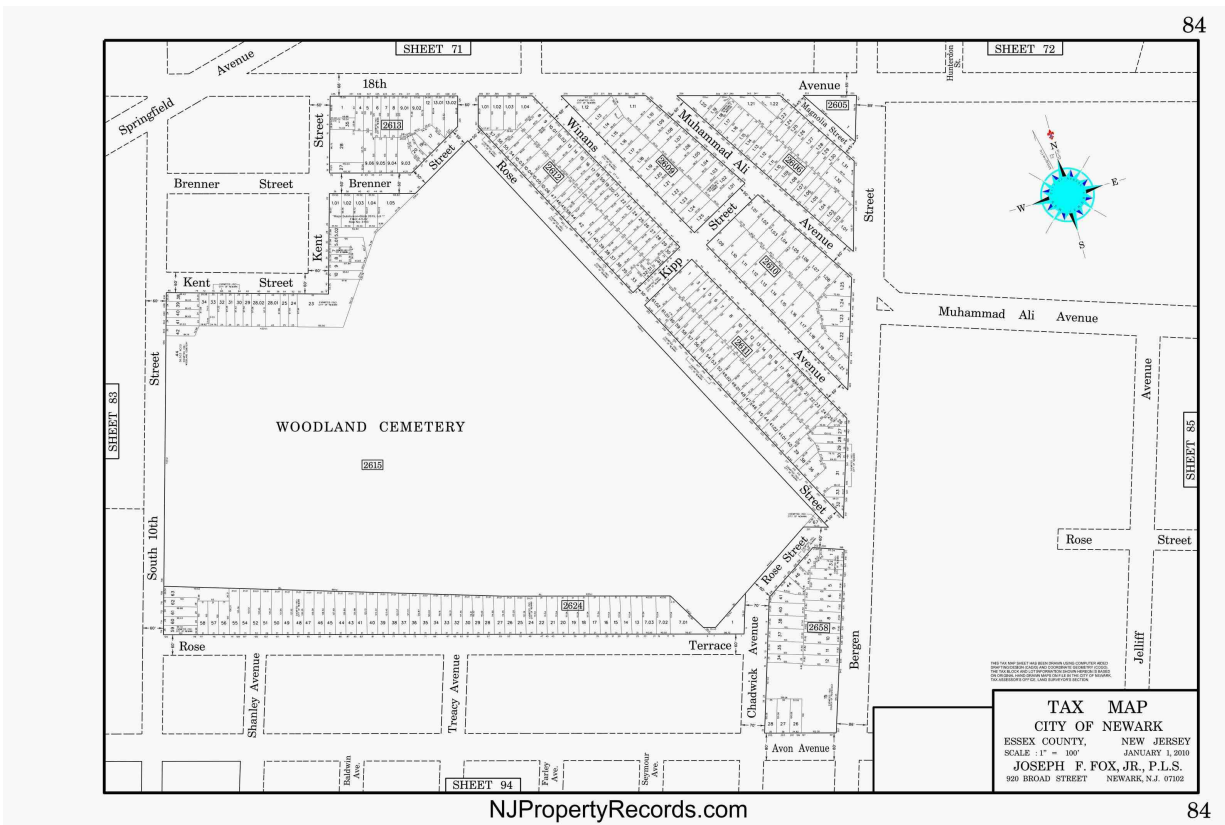
APN: 14-02611-0000-00025-0000
Generation date: 03/07/2024

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.04 (100%)	—	No	<ul style="list-style-type: none"> ● FLOODWAY ● 1% ANNUAL CHANGE FLOOD HAZARD ● 0.2% ANNUAL CHANGE FLOOD HAZARD ● UNDETERMINED

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NJPropertyRecords.com

Property Detail Report



For property located at
101 Winans Ave, Newark, NJ 07108

APN: 14-02611-0000-00026-0000
Generation date: 03/07/2024

Owner(s) Information

Owners(s) name	CITY OF NEWARK	Owner For	5 years
Mailing Address	920 BROAD ST	Absentee	Yes
City, State Zip	NEWARK NJ 07102	Corporate Owned	No

Location Information

County	Essex	Lot Acres	0.0327	Class 4 Code	
Municipality	Newark	Lot Sq Ft	1,424.41	Building Class	
Block / Lot / Qual	2611 / 26 / --	Land Use	Public property	Building Desc	
Additional Lots	--	Land Desc	25X57	Building Sq.Ft.	0
Census Code	340130038001008	Zoning	--	Year Constructed	1952

Tax Information

Assessed Year	2023	Land Value	\$15,100	Tax Exemption	--
Tax Year	2023	Improved Value	--	Deductions (Amount)	0
Calculated Tax	\$0.00	Total Assessed Value	\$15,100	Tax Rate (2023)	3.728
Special Tax Codes	--			Tax Ratio (2023)	81.83

Last Market Sale

Sale / Rec Date	07/02/2019 - 07/02/2019	Buyer Name	CITY OF NEWARK	Seller Name	
Sale Price	\$0	Buyer Street		Seller Street	
Price / Sq.Ft.	--	Buyer City, State		Seller City, State	
Book / Page	20190 / 62151				
Assessor Code					

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	--	--	0.03 (100%)	No



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Property Detail Report



For property located at
101 Winans Ave, Newark, NJ 07108

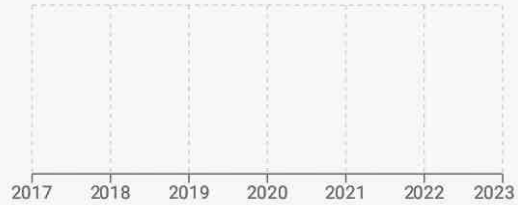
APN: 14-02611-0000-00026-0000
Generation date: 03/07/2024

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2023	\$0.00	—	—%	\$15,100	—	\$15,100
2022	\$0.00	—	—%	\$15,100	—	\$15,100
2021	\$0.00	—	—%	\$15,100	—	\$15,100
2020	\$0.00	—	—%	\$15,100	—	\$15,100
2019	\$567.91	\$10.27	1.84%	\$15,100	—	\$15,100
2018	\$557.64	\$20.08	3.74%	\$15,100	—	\$15,100
2017	\$537.56	\$18.12	3.49%	\$15,100	—	\$15,100
2016	\$519.44	\$19.78	3.96%	\$15,100	—	\$15,100
2015	\$499.66	\$31.41	6.71%	\$15,100	—	\$15,100
2014	\$468.25	\$22.35	5.01%	\$15,100	—	\$15,100
2013	\$445.90	-\$6.31	-1.4%	\$15,100	—	\$15,100
2012	\$452.21	\$16.24	3.73%	\$13,100	—	\$13,100
2011	\$435.97	\$19.39	4.65%	\$13,100	—	\$13,100
2010	\$416.58	\$57.77	16.1%	\$13,100	—	\$13,100
2009	\$358.81	\$18.41	5.41%	\$13,100	—	\$13,100
2008	\$340.40	\$14.3	4.39%	\$13,100	—	\$13,100
2007	\$326.10	\$0	—%	\$13,100	—	\$13,100
2006	\$326.10	\$24.8	8.23%	\$13,100	—	\$13,100
2005	\$301.30	\$5.3	1.79%	\$13,100	—	\$13,100
2004	\$296.00	\$13.1	4.63%	\$13,100	—	\$13,100
2003	\$282.90	-\$41.4	-12.77%	\$13,100	—	\$13,100
2002	\$324.30	—	—%	\$1,300	—	\$1,300
2001	\$0.00	—	—%	\$1,300	—	\$1,300
2000	\$0.00	—	—%	\$1,300	—	\$1,300

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Property Detail Report



For property located at
101 Winans Ave, Newark, NJ 07108

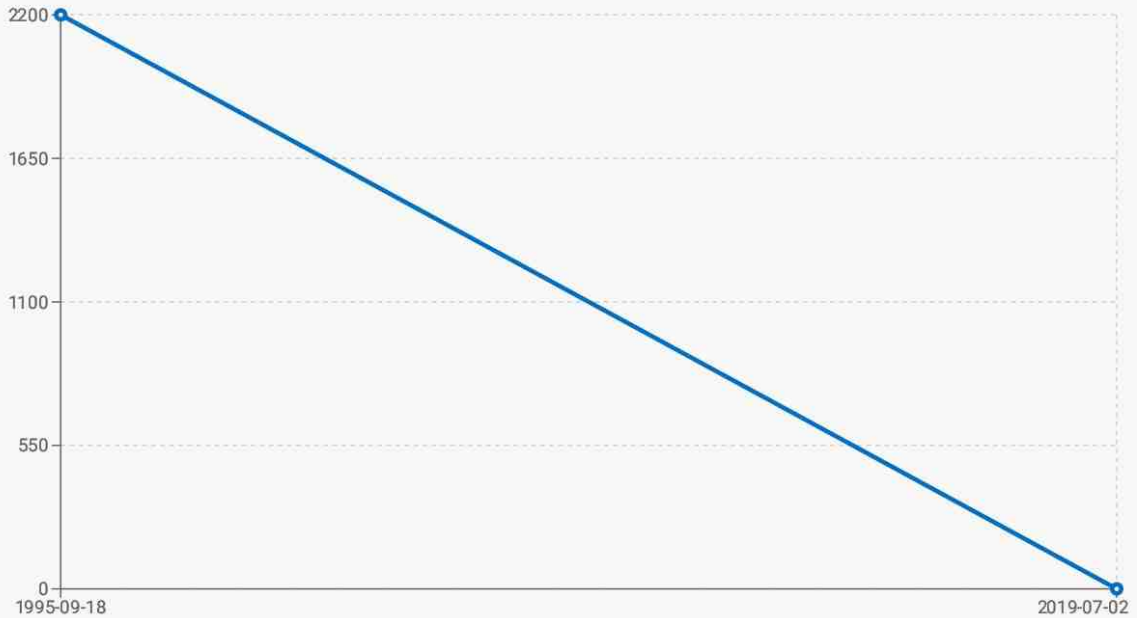
APN: 14-02611-0000-00026-0000
Generation date: 03/07/2024

Deed Registration

Buyer		Seller	
CITY OF NEWARK		---	
--		--	
--		--	
Book	20190	Block	2611
Page	62151	Lot	26
NU Code	--	Qualifier	--
Serial Number	--	Class	--
Deed Date	07/02/2019	Sq Ft	--
Recorded	07/02/2019	Condo	--
Updated	03/07/2024	CL-4 Type	--
Sale Price	\$0		

Additional Info

Living Space	--	Land Value	--
Year Built	--	Improvement Value	--
Sales Ratio	--	Total Assessment	--
SR-NU-Code	--		



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Property Detail Report



For property located at
101 Winans Ave, Newark, NJ 07108

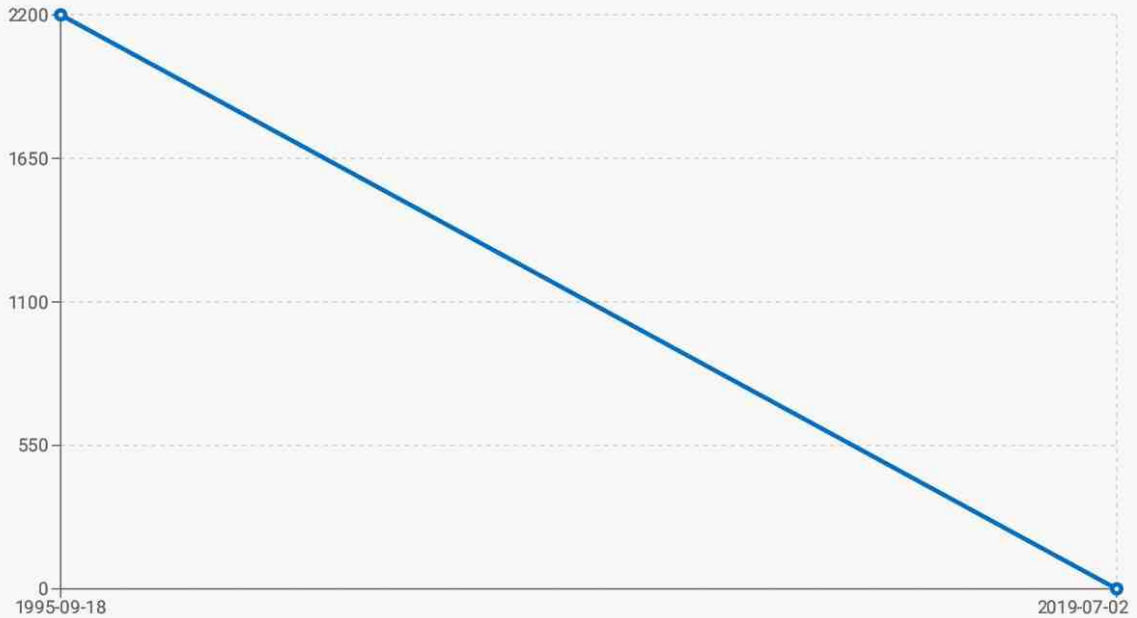
APN: 14-02611-0000-00026-0000
Generation date: 03/07/2024

Deed Registration

Buyer		Seller	
ANDREWS, KENDRIC M & REDD, JESSIE		CITY OF NEWARK	
6 LESLIE ST		920 BROAD ST	
NEWARK NJ		NEWARK NJ	
Book	5390	Block	2611
Page	43	Lot	26
NU Code	--	Qualifier	--
Serial Number	3835156	Class	1
Deed Date	09/18/1995	Sq Ft	--
Recorded	11/06/1995	Condo	--
Updated	11/01/2016	CL-4 Type	--
Sale Price	\$2,200		

Additional Info

Living Space	--	Land Value	\$1,300
Year Built	--	Improvement Value	\$0
Sales Ratio	--	Total Assessment	\$1,300
SR-NU-Code	15		



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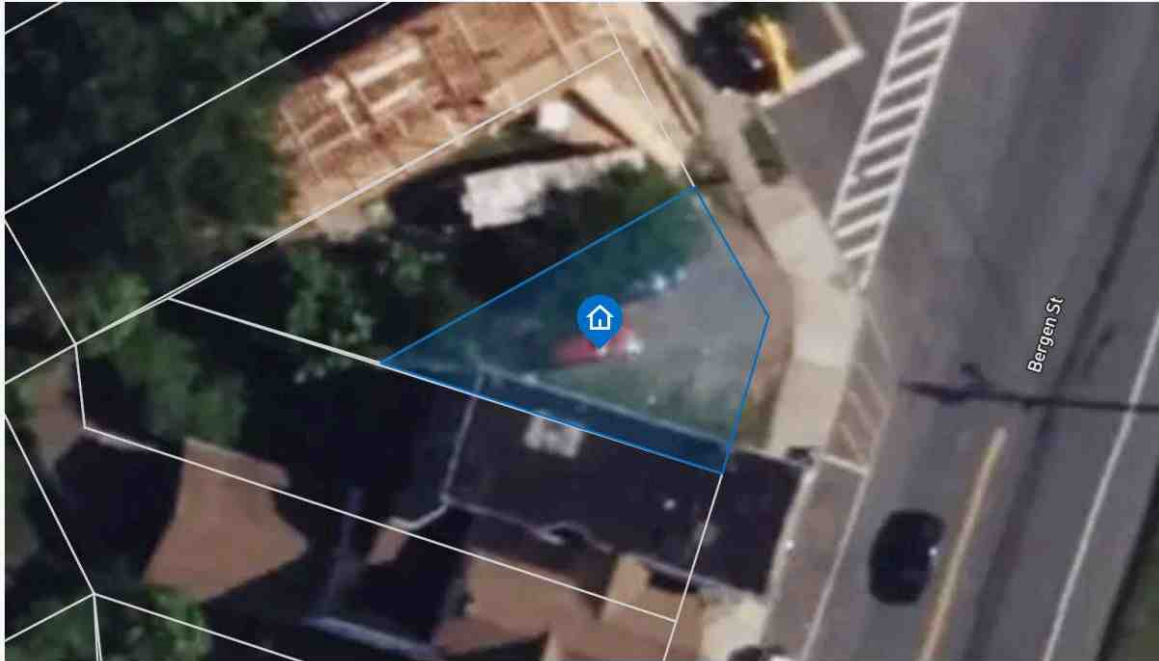
Property Detail Report

For property located at
101 Winans Ave, Newark, NJ 07108

State Information Services

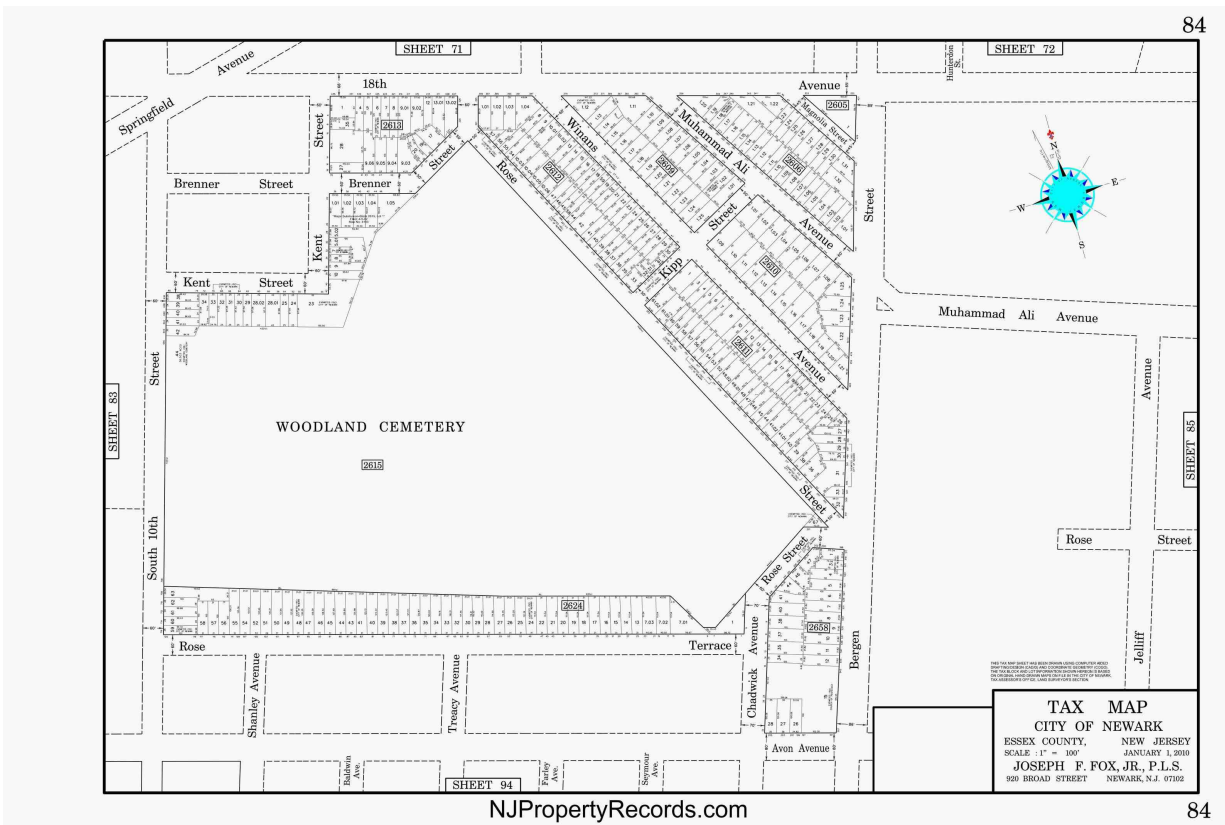
APN: 14-02611-0000-00026-0000
Generation date: 03/07/2024

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.03 (100%)	—	No	<ul style="list-style-type: none"> ● FLOODWAY ● 1% ANNUAL CHANGE FLOOD HAZARD ● 0.2% ANNUAL CHANCE FLOOD HAZARD ● UNDETERMINED

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