

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

01/05/2023

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

Re: Property: 426 Avon Ave
Newark, NJ 07108
Borrower: n/a
File No.: 426 Avon Ave

Opinion of Value: \$ 137,500
Effective Date: 12/21/2022

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: 12/31/2023
lance.tpc@gmail.com

APPRAISAL OF REAL PROPERTY

LOCATED AT

426 Avon Ave
Newark, NJ 07108
Block: 2646 Lot: 08

FOR

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

AS OF

12/21/2022

BY

Lance Brown 42RC00271900
TPC Appraisal Services

201 719 6307
lance.tpc@gmail.com

Borrower	n/a	File No.	426 Avon Ave		
Property Address	426 Avon Ave				
City	Newark	County	Essex	State	NJ
				Zip Code	07108
Lender/Client	Invest Newark				

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LAND APPRAISAL REPORT

File No.: 426 Avon Ave
 State: NJ Zip Code: 07108

SUBJECT	Property Address: 426 Avon Ave		City: Newark		Legal Description: Block: 2646 Lot: 08																																																																																															
	County: Essex		Assessor's Parcel #: 2646-0000-0008-0000		Tax Year: 2022 R.E. Taxes: \$ n/a Special Assessments: \$ 0																																																																																															
	Market Area Name: Upper Clinton Hill		Map Reference: 35084		Census Tract: 0042.00																																																																																															
ASSIGNMENT	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																																																																																															
	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																																																																																																			
MARKET AREA DESCRIPTION	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																																																																																																			
	Intended User(s) (by name or type): Invest Newark																																																																																																			
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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 100		Site Area: 2,500 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 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 family residential, 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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Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input type="checkbox"/>																																																																																													
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 6/4/2007																																																																																																
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.: 426 Avon 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			

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	426 Avon Ave Newark, NJ 07108	609 Hunterdon St Newark, NJ 07108	139 Badger Ave Newark, NJ 07108	137 Badger Ave Newark, NJ 07108
Proximity to Subject		0.70 miles SE	0.85 miles SE	0.85 miles SE
Sale Price	\$ n/a	\$ 135,000	\$ 137,500	\$ 137,500
Price/	\$	\$ 67.50	\$ 52.38	\$ 52.38
Data Source(s)	Inspection	GSMLS 3762701	GSMLS 3712703	GSMLS 3712702
Verification Source(s)	n/a	Tax record	Tax record	Tax record
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing	n/a	Cash	Private Financing	Private Financing
Concessions	n/a	n/a	n/a	n/a
Date of Sale/Time	n/a	05/11/2022	09/21/2022	09/21/2022
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Average-residential	Average-residential	Average-residential	Average-residential
Site Area	2,500 sf	2,625 sf	2,625 sf	2,625 sf
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 \$)		\$ 135,000	\$ 137,500	\$ 137,500

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. Greatest weight is given to comps two and three, closed within 90 days these are the most recent similar sales located in the R-3 zone. All comparables utilized were verified with FMLS/MLS listings.

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

Indicated Value by: Sales Comparison Approach \$ 137,500

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: \$ 137,500, as of: 12/21/2022, 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.

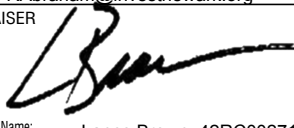
A true and complete copy of this report contains 15 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Additional Sales

Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions Hypothetical Conditions

Client Contact: Reesa Abraham Client Name: Invest Newark

E-Mail: RAbraham@investnewark.org Address: 111 Mulberry St, Suite LL, Newark, NJ 07105

APPRaiser:  SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Appraiser Name: Lance Brown 42RC00271900 Supervisory or Co-Appraiser Name:

Company: TPC Appraisal Services Company:

Phone: 201 719 6307 Fax:

E-Mail: lance.tpc@gmail.com E-Mail:

Date of Report (Signature): 01/05/2023 Date of Report (Signature):

License or Certification #: 42RC00271900 State: NJ License or Certification #: State:

Designation: Certified appraiser Designation:

Expiration Date of License or Certification: 12/31/2023 Expiration Date of License or Certification:

Inspection of Subject: Did Inspect Did Not Inspect (Desktop) Inspection of Subject: Did Inspect Did Not Inspect

Date of Inspection: 12/21/2022 Date of Inspection:



Subject Photo Page

Borrower	n/a						
Property Address	426 Avon Ave						
City	Newark	County	Essex	State	NJ	Zip Code	07108
Lender/Client	Invest Newark						



Subject Front

426 Avon Ave
Sales Price n/a
Gross Living Area 2,390
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average-residential
View
Site 2,500
Quality
Age

blank



Subject Street

Supplemental Addendum

File No. 426 Avon Ave

Borrower	n/a						
Property Address	426 Avon Ave						
City	Newark	County	Essex	State	NJ	Zip Code	07108
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.

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

R-3

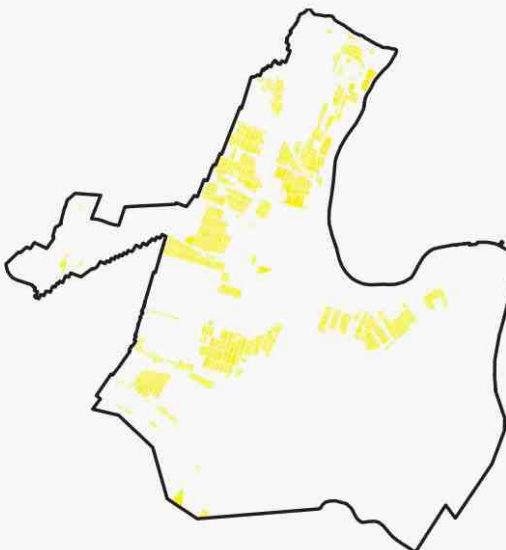


One- to Three-Family and Town House Residential (R-3) zoning allows for denser, residential development than in One- and Two-Family Residential (R-2) zoning, permitting single-, two- and three-family homes, as well as townhomes, up to three stories high. Other permitted uses include parks, community 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.



Location Map

Borrower	n/a				
Property Address	426 Avon Ave				
City	Newark	County	Essex	State	NJ
Zip Code	07108				
Lender/Client	Invest Newark				



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

Property Detail Report

State Information Services

For property located at
426 Avon Ave, Newark, NJ 07108

APN: 14-02646-0000-00008-0000
Generation date: 12/20/2022

Owner(s) Information

Owners(s) name	CITY OF NEWARK	Owner For	7 years
Mailing Address	920 BROAD STREET	Absentee	Yes
City, State Zip	NEWARK, NEW JERSEY 07102	Corporate Owned	No

Location Information

County	Essex	Lot Acres	0.0574	Class 4 Code	0
Municipality	Newark	Land Use	Public property	Building Class	
Block / Lot / Qual	2646 / 8 / -	Land Desc	25X100.10	Building Desc	
Additional Lots	-	Lot Sq.Ft.	2,500.34	Building Sq.Ft.	0
Census Code	340130042001001	Zoning	-	Year Constructed	0

Tax Information

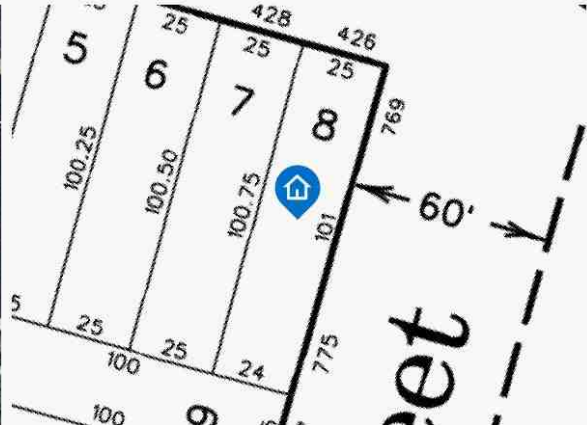
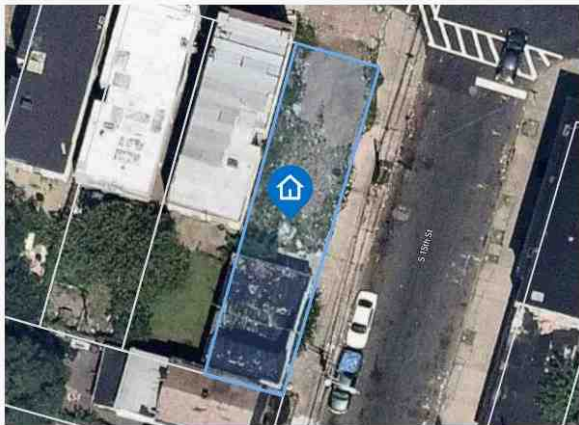
Assessed Year	2022	Land Value	\$42,500	Tax Eemption	0
Tax Year	2022	Improved Value	\$0	Deductions (Amount)	0
Calculated Tax	\$0.00	Total Assessed Value	\$42,500	Tax Rate (2022)	3.736
Special Tax Codes	-			Tax Ratio (2022)	85.66

Last Market Sale

Sale / Rec Date	07/25/2011 - 08/02/2011	Buyer Name	KS LOTS LLC,	Seller Name	BLUE RIBBON MANAGEME,
Sale Price	\$3,400	Buyer Street	653 GROVE STREET	Seller Street	192 WILSON AVE
Price / Sq.Ft.	-	Buyer City, State	IRVINGTON,NJ	Seller City, State	NEWARK, NJ
Book / Page	12321 / 06451				
Assessor Code	25				

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34013C0152F	06/04/2007	0.06 (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

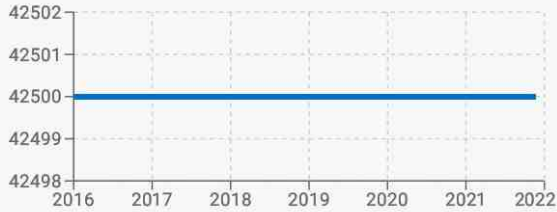


For property located at
426 Avon Ave, Newark, NJ 07108

APN: 14-02646-0000-00008-0000
Generation date: 12/20/2022

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2022	\$0.00	—	—%	\$42,500	\$0	\$42,500
2021	\$0.00	—	—%	\$42,500	—	\$42,500
2020	\$0.00	—	—%	\$42,500	—	\$42,500
2019	\$0.00	—	—%	\$42,500	—	\$42,500
2018	\$0.00	—	—%	\$42,500	—	\$42,500
2017	\$0.00	—	—%	\$42,500	—	\$42,500
2016	\$0.00	—	—%	\$42,500	—	\$42,500
2015	\$0.00	—	—%	\$42,500	—	\$42,500
2014	\$1,317.93	\$62.9	5%	\$42,500	—	\$42,500
2013	\$1,255.03	-\$1,161.37	-48%	\$42,500	—	\$42,500
2012	\$2,416.40	\$86.8	4%	\$37,500	\$32,500	\$70,000
2011	\$2,329.60	\$103.6	5%	\$37,500	\$32,500	\$70,000
2010	\$2,226.00	\$308.7	16%	\$37,500	\$32,500	\$70,000
2009	\$1,917.30	\$98	5%	\$37,500	\$32,500	\$70,000
2008	\$1,819.30	\$76.3	4%	\$37,500	\$32,500	\$70,000
2007	\$1,743.00	—	—%	\$37,500	\$32,500	\$70,000
2006	\$0.00	—	—%	\$37,500	\$32,500	\$70,000
2005	\$0.00	—	—%	\$37,500	\$32,500	\$70,000
2004	\$0.00	—	—%	\$37,500	\$32,500	\$70,000
2003	\$0.00	—	—%	\$37,500	—	\$37,500
2002	\$0.00	—	—%	\$2,600	—	\$2,600
2001	\$648.70	-\$2,834.5	-81%	\$2,600	—	\$2,600
2000	\$3,483.20	\$49	1%	\$2,600	\$11,400	\$14,000
1999	\$3,434.20	\$35	1%	\$2,600	\$11,400	\$14,000

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Property Detail Report

For property located at
426 Avon Ave, Newark, NJ 07108



APN: 14-02646-0000-00008-0000
Generation date: 12/20/2022

Deed Registration

Buyer	Seller
KS LOTS LLC, 653 GROVE STREET IRVINGTON, NJ	BLUE RIBBON MANAGEME, 192 WILSON AVE NEWARK, NJ

Book	12321	Block	2646
Page	06451	Lot	8
NU Code	25	Qualifier	—
Serial Number	3322241	Class	2
Deed Date	07/25/2011	Sq Ft	—
Recorded	08/02/2011	Condo	—
Updated	11/01/2016	CL-4 Type	—
Sale Price	\$3,400		

Additional Info

Living Space	—	Land Value	\$37,500
Year Built	—	Improvement Value	\$32,500
Sales Ratio	—	Total Assessment	\$70,000
SR-NU-Code	26		

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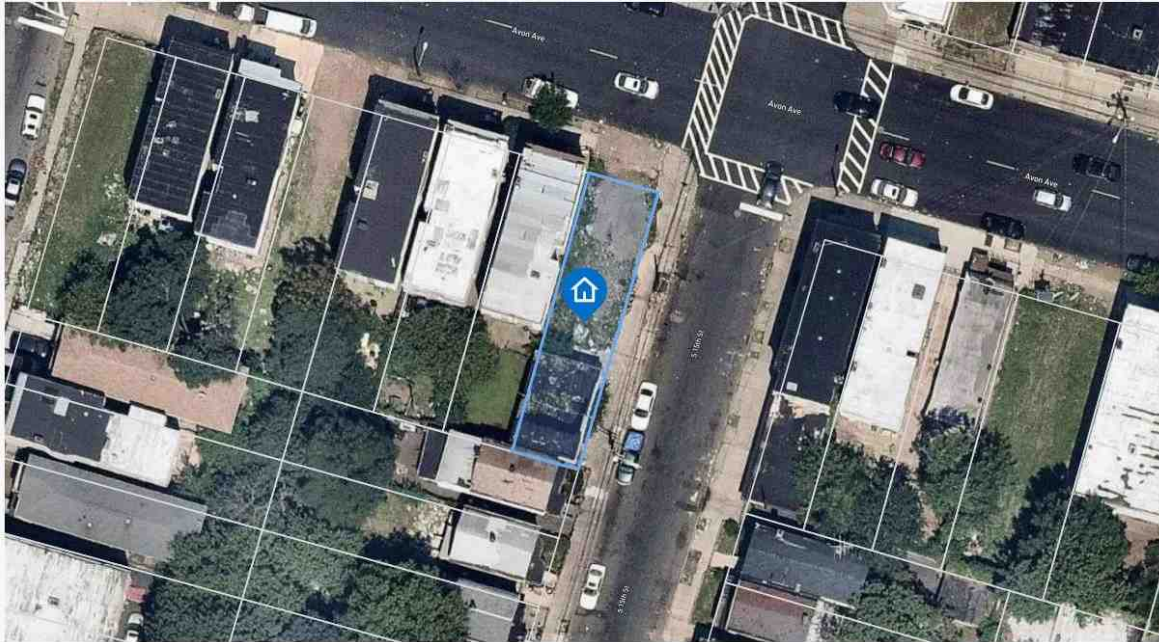
Property Detail Report

For property located at
426 Avon Ave, Newark, NJ 07108

State Information Services

APN: 14-02646-0000-00008-0000
Generation date: 12/20/2022

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.06 (100%)	34013C0152F	No	<ul style="list-style-type: none"> ● FLOODWAY ● 1% ANNUAL CHANGE FLOOD HAZARD ● 0.2% ANNUAL CHANCE FLOOD HAZARD ● UNDETERMINED

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Property Detail Report



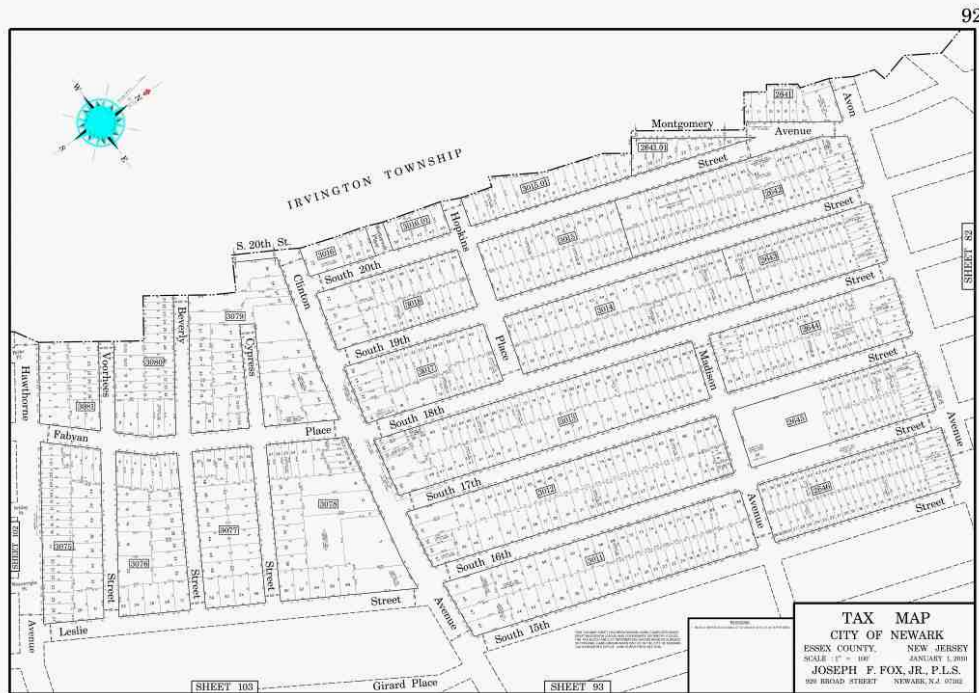
For property located at
426 Avon Ave, Newark, NJ 07108

APN: 14-02646-0000-00008-0000
Generation date: 12/20/2022

Tax Map Overlay



Tax Map



NJPropertyRecords.com

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Location Map

Borrower	n/a				
Property Address	426 Avon Ave				
City	Newark	County	Essex	State	NJ
Lender/Client	Invest Newark	Zip Code	07108		

