

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

01/18/2023

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

Re: Property: 140 Palm St
Newark, NJ 07103
Borrower: n/a
File No.: 140 Palm St

Opinion of Value: \$ 120000
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

140 Palm St
Newark, NJ 07103
Block: 4199 Lot: 146

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.	140 Palm St
Property Address	140 Palm St		
City	Newark	County	Essex
		State	NJ
		Zip Code	07103
Lender/Client	Invest Newark		

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LAND APPRAISAL REPORT

File No.: 140 Palm St

	Property Address: 140 Palm St	City: Newark	State: NJ	Zip Code: 07103								
	County: Essex	Legal Description: Block: 4199 Lot: 146										
SUBJECT	Assessor's Parcel #: 4199-0000-0146-0000	Tax Year: 2022	R.E. Taxes: \$ n/a	Special Assessments: \$ 0								
	Market Area Name: West	Map Reference: 35084	Census Tract: 0020.00									
	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									
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:												
ASSIGNMENT	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											
Intended User(s) (by name or type): Invest Newark												
Client: Invest Newark Address: 111 Mulberry St, Suite LL, Newark, NJ 07105												
Appraiser: Lance Brown 42RC00271900 Address: 137 1/2 Washington Ave Suite 172												
MARKET AREA DESCRIPTION	Characteristics		Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use						
	Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		<input checked="" type="checkbox"/> Owner 60	PRICE AGE \$(000) (yrs)	One-Unit 30 %	<input checked="" type="checkbox"/> Not Likely						
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Tenant 35	20 Low 1	2-4 Unit 65 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *						
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input checked="" type="checkbox"/> Vacant (0-5%)	600 High 150	Multi-Unit 5 %	* To: _____						
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input type="checkbox"/> Vacant (>5%)	300 Pred 80	Comm'l _____ %							
	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply				_____ %							
	Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				_____ %							
	Factors Affecting Marketability											
	Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 S Orange Avenue. Trains to New York City are accessible. Vailsburg Park is nearby for recreation.												
SITE DESCRIPTION	Dimensions: 25 x 100		Site Area: 2,500 sf									
	Zoning Classification: R-2		Description: 1 and 2 family									
	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 and 2 family 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.											
	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"/>					
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 # 34013C0113F 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, a survey is recommended to verify there are no encroachments on the subject's lot from neighboring properties and also to verify the lot dimensions are correct in the public records. 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.: 140 Palm St

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	140 Palm St Newark, NJ 07103	159 Ivy St Newark, NJ 07106	46 Columbia Ave Newark, NJ 07106	15 N Munn Ave Newark, NJ 07106
Proximity to Subject		1.07 miles SW	0.88 miles SE	0.70 miles SE
Sale Price	\$ n/a	\$ 120,000	\$ 120,000	\$ 125,000
Price/	\$	\$ 44.44	\$ 48.00	\$ 50.00
Data Source(s)	Inspection	GSMLS 3745910	GSMLS 3745910	GSMLS 3682795
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	09/10/2022	03/09/2022	03/01/2021
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Average-residential	Average-residential	Average-residential	Average-residential
Site Area	2,500	2,700	2,500	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 \$)		\$ 120,000	\$ 120,000	\$ 125,000

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 and with similar appeal. Comps used are the best available at the time of inspection. All sales share a similar residential zoning to the subject. Greatest weight is given to comps 1 and 2 the most similar conforming lots located in the same R-2 zone. Comp three is closed outside 12 months and given the least weight. Limited land MLS statistics within the subject's market are too small to be statistically significant and as such no trends can be reliably identified from this data, no time adjustment noted for comps closed outside six months. 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 \$ 120,000

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, as-is without approvals for a variance.

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

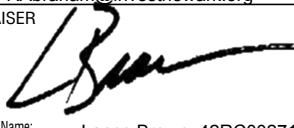
Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 120,000, 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 17 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

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): 01/18/2023 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	140 Palm St						
City	Newark	County	Essex	State	NJ	Zip Code	07103
Lender/Client	Invest Newark						



Subject Front

140 Palm St
Sales Price n/a
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average-residential
View
Site 2,500
Quality
Age

blank



Subject Street

Supplemental Addendum

File No. 140 Palm St

Borrower	n/a						
Property Address	140 Palm St						
City	Newark	County	Essex	State	NJ	Zip Code	07103
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.

*****R-2 Zone comment: The subject is located in the R-2 zone. This zone allows for up to two units on a 2,500sf (25 x 100) minimum lot size requirement.

***Comments on subject's neighborhood and property use: mixed property use is typical and common for this neighborhood no adverse market reaction noted or supported.

zoning

CITY OF NEWARK

DEPARTMENTS NEWS EVENTS FORMS

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

Visible layers

Tremont Avenue

140 PALM ST

LEGAL ADDRESS

BLOCK-LOT
4199-146

ZONING
R-2

Zones & Zoning

Residential

R-1	One Family
R-2	1-2 Family

Property Detail Report

State Information Services

For property located at
140 Palm St, Newark, NJ 07106

APN: 14-04199-0000-00146-0000
Generation date: 01/18/2023

Owner(s) Information

Owners(s) name	CITY OF NEWARK	Owner For	10 years
Mailing Address	920 BROAD ST	Absentee	Yes
City, State Zip	NEWARK, NJ 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	4199 / 146 / --	Land Desc	25X100	Building Desc	
Additional Lots	--	Lot Sq.Ft.	2,500.34	Building Sq.Ft.	0
Census Code	340130020002000	Zoning	--	Year Constructed	0

Tax Information

Assessed Year	2022	Land Value	\$4,100	Tax Eemption	0
Tax Year	2022	Improved Value	\$10,000	Deductions (Amount)	0
Calculated Tax	\$0.00	Total Assessed Value	\$14,100	Tax Rate (2022)	3.736
Special Tax Codes	--			Tax Ratio (2022)	85.66

Last Market Sale

Sale / Rec Date	12/28/2012 - 12/28/2012	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	12295 / 04430				
Assessor Code					

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34013C0113F	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
140 Palm St, Newark, NJ 07106

APN: 14-04199-0000-00146-0000
Generation date: 01/18/2023

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2022	\$0.00	—	—%	\$4,100	\$10,000	\$14,100
2021	\$0.00	—	—%	\$4,100	\$10,000	\$14,100
2020	\$0.00	—	—%	\$4,100	\$10,000	\$14,100
2019	\$0.00	—	—%	\$4,100	\$10,000	\$14,100
2018	\$0.00	—	—%	\$4,100	\$10,000	\$14,100
2017	\$0.00	—	—%	\$4,100	\$10,000	\$14,100
2016	\$0.00	—	—%	\$4,100	\$10,000	\$14,100
2015	\$0.00	—	—%	\$4,100	\$10,000	\$14,100
2014	\$0.00	—	—%	\$4,100	\$10,000	\$14,100
2013	\$0.00	—	—%	\$4,100	\$10,000	\$14,100
2012	\$438.40	\$15.74	4%	\$6,300	\$6,400	\$12,700
2011	\$422.66	\$18.8	5%	\$6,300	\$6,400	\$12,700
2010	\$403.86	\$56.01	16%	\$6,300	\$6,400	\$12,700
2009	\$347.85	\$17.85	5%	\$6,300	\$6,400	\$12,700
2008	\$330.00	\$13.8	4%	\$6,300	\$6,400	\$12,700
2007	\$316.20	\$0	0%	\$6,300	\$6,400	\$12,700
2006	\$316.20	\$24.1	8%	\$6,300	\$6,400	\$12,700
2005	\$292.10	\$5.1	2%	\$6,300	\$6,400	\$12,700
2004	\$287.00	\$12.7	5%	\$6,300	\$6,400	\$12,700
2003	\$274.30	-\$99.9	-27%	\$6,300	\$6,400	\$12,700
2002	\$374.20	\$0	0%	\$1,500	—	\$1,500
2001	\$374.20	\$1	0%	\$1,500	—	\$1,500
2000	\$373.20	\$5.3	1%	\$1,500	—	\$1,500
1999	\$367.90	\$3.7	1%	\$1,500	—	\$1,500

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Property Detail Report

For property located at
140 Palm St, Newark, NJ 07106



APN: 14-04199-0000-00146-0000
Generation date: 01/18/2023

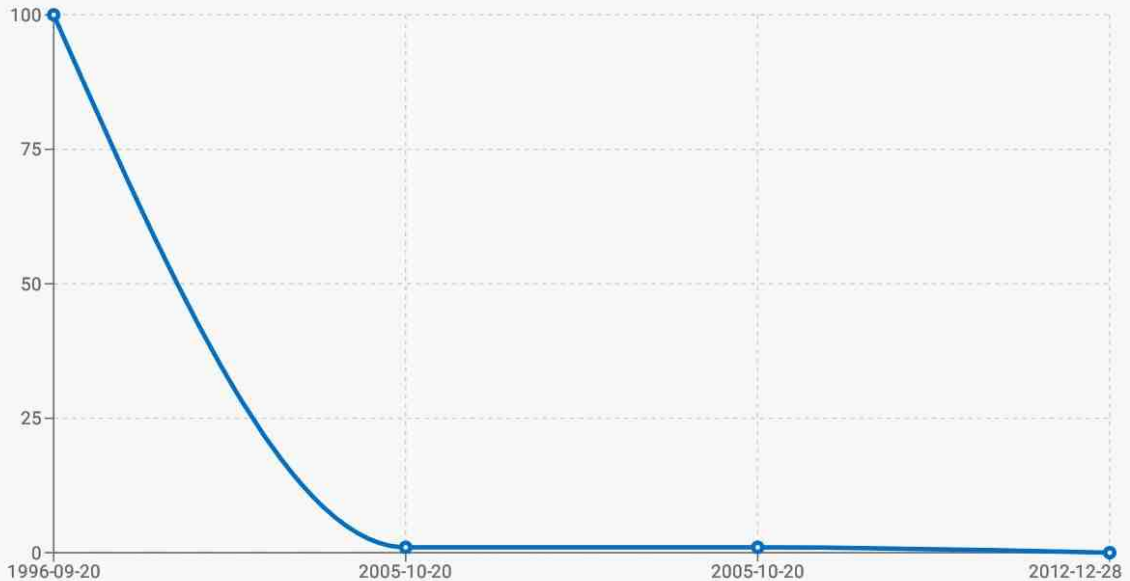
Deed Registration

Buyer	Seller
CITY OF NEWARK	---
--	---
---	---

Book	12295	Block	4199
Page	04430	Lot	146
NU Code	--	Qualifier	--
Serial Number	--	Class	--
Deed Date	12/28/2012	Sq Ft	--
Recorded	12/28/2012	Condo	--
Updated	01/18/2023	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
140 Palm St, Newark, NJ 07106



APN: 14-04199-0000-00146-0000
Generation date: 01/18/2023

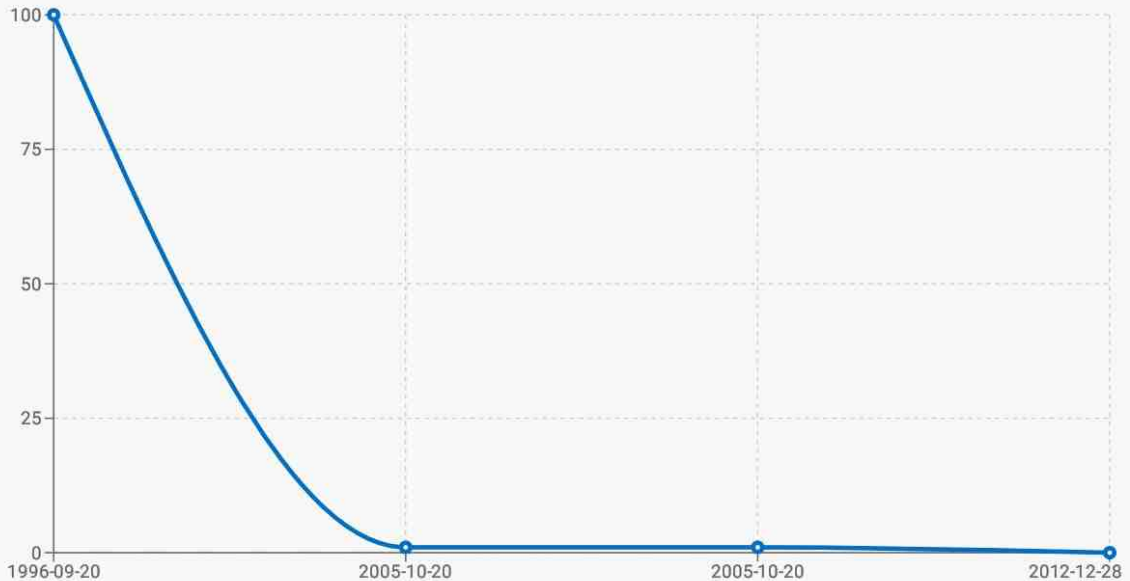
Deed Registration

Buyer	Seller
WILLIAM, GUERDA 140-144 PALM ST NEWARK, NJ	HAUBEN, ANNE MARIE 167 HOLLAND RD SOUTH ORANGE, NJ

Book	06269	Block	4199
Page	00615	Lot	146
NU Code	02	Qualifier	—
Serial Number	8612093	Class	2
Deed Date	10/20/2005	Sq Ft	—
Recorded	12/12/2005	Condo	—
Updated	11/01/2016	CL-4 Type	—
Sale Price	\$1		

Additional Info

Living Space	—	Land Value	\$45,800
Year Built	—	Improvement Value	\$68,700
Sales Ratio	—	Total Assessment	\$114,500
SR-NU-Code	02		



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Property Detail Report



For property located at
140 Palm St, Newark, NJ 07106

APN: 14-04199-0000-00146-0000
Generation date: 01/18/2023

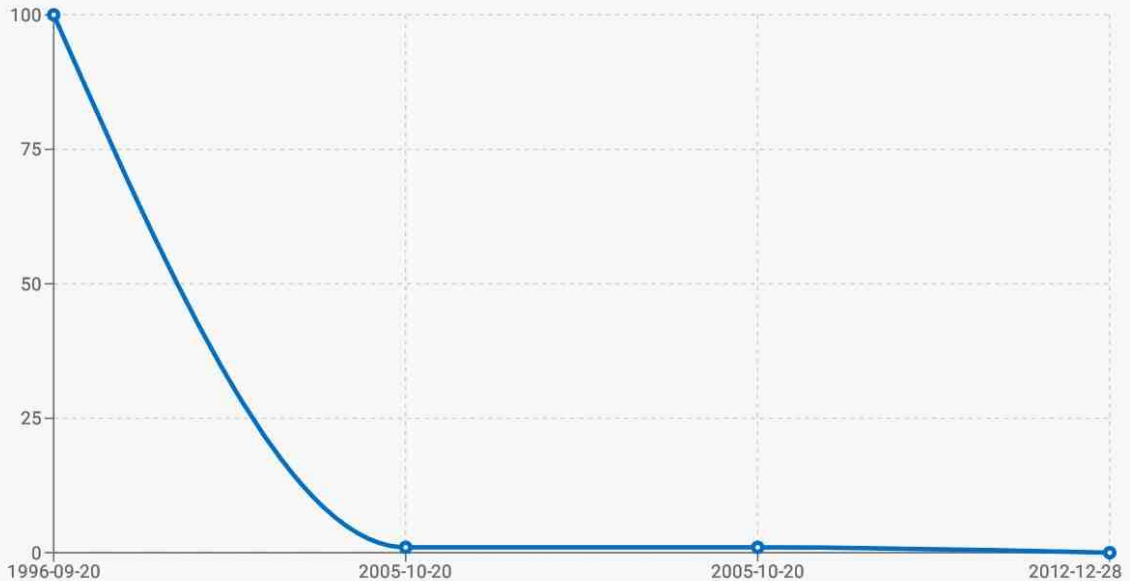
Deed Registration

Buyer	Seller
HAUBEN, ANNE MARIE 167 HOLLAND RD SOUTH ORANGE, NJ	HAUBEN, ANNE MARIE 167 HOLLAND RD SOUTH ORANGE, NJ

Book	06269	Block	4199
Page	00606	Lot	146
NU Code	10	Qualifier	—
Serial Number	8612091	Class	2
Deed Date	10/20/2005	Sq Ft	—
Recorded	12/12/2005	Condo	—
Updated	11/01/2016	CL-4 Type	—
Sale Price	\$1		

Additional Info

Living Space	—	Land Value	\$45,800
Year Built	—	Improvement Value	\$68,700
Sales Ratio	—	Total Assessment	\$114,500
SR-NU-Code	10		



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Property Detail Report



For property located at
140 Palm St, Newark, NJ 07106

APN: 14-04199-0000-00146-0000
Generation date: 01/18/2023

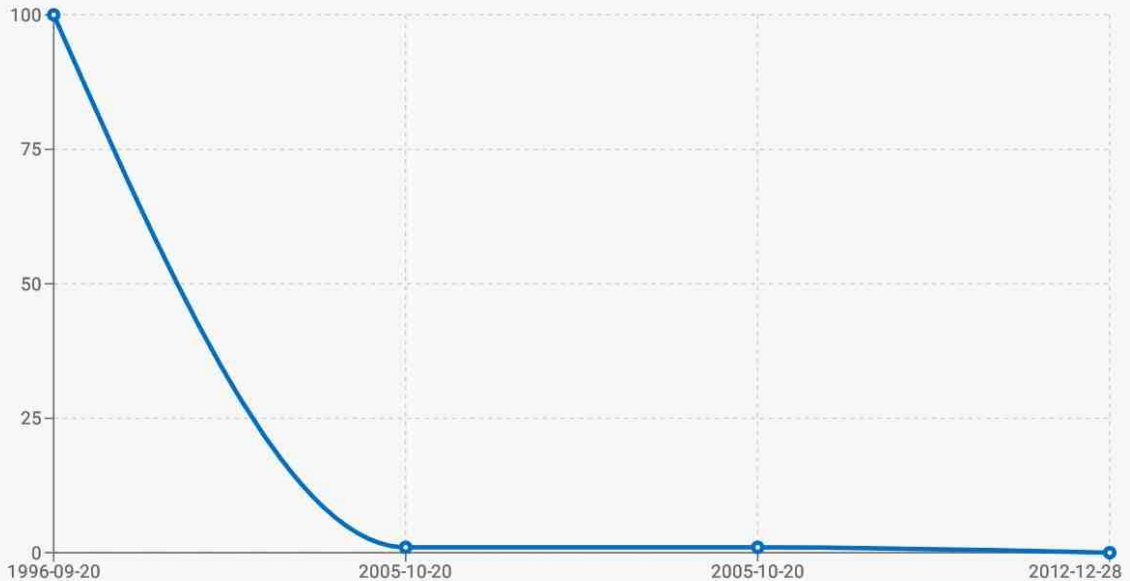
Deed Registration

Buyer	Seller
GILLES, RAYMOND & HAUBEN, ANNE MARIE 140-144 PALM STREET NEWARK, N.J.	GILLES, RAYMOND & WILLIAM, GUERDE 140-144 PALM STREET NEWARK, N.J.

Book	05441	Block	4199
Page	00445	Lot	146
NU Code	25	Qualifier	—
Serial Number	4341538	Class	2
Deed Date	09/20/1996	Sq Ft	—
Recorded	10/10/1996	Condo	—
Updated	11/01/2016	CL-4 Type	—
Sale Price	\$100		

Additional Info

Living Space	—	Land Value	\$3,700
Year Built	—	Improvement Value	\$3,000
Sales Ratio	—	Total Assessment	\$6,700
SR-NU-Code	04		



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Property Detail Report

For property located at
140 Palm St, Newark, NJ 07106

 State Information Services

APN: 14-04199-0000-00146-0000
Generation date: 01/18/2023

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.06 (100%)	34013C0113F	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
140 Palm St, Newark, NJ 07106

APN: 14-04199-0000-00146-0000
Generation date: 01/18/2023

Tax Map Overlay



Tax Map



NJPropertyRecords.com

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Property Detail Report

For property located at
140 Palm St, Newark, NJ 07106



APN: 14-04199-0000-00146-0000
Generation date: 01/18/2023

Zoning Map

Zoning Maps Newark, New Jersey

Section 27: 2-2

EXPLANATORY NOTE

The boundaries of the eleven Zoning Districts of the City are identified as follows:

- | | |
|---------------------------------|----------------------------------|
| R 1 - First Residence District | B 3 - Third Business District |
| R 2 - Second Residence District | B 4 - Fourth Business District |
| R 3 - Third Residence District | I 1 - First Industrial District |
| R 4 - Fourth Residence District | I 2 - Second Industrial District |
| B 1 - First Business District | I 3 - Third Industrial District |
| B 2 - Second Business District | |

PREPARED BY: DIVISION OF CITY PLANNING, DEPARTMENT OF LAND USE CONTROL
REVISED: MAY 1988

www.NJPropertyRecords.com

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Location Map

Borrower	n/a				
Property Address	140 Palm St				
City	Newark	County	Essex	State	NJ
Lender/Client	Invest Newark			Zip Code	07103

