

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

03/19/2024

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

Re: Property: 43 Jacob St 8 Gold St  
Newark, NJ 07103  
Borrower: n/a  
File No.: 43 Jacob St - 8 Gold St

Opinion of Value: \$ 170,000  
Effective Date: 03/19/2024

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**

43 Jacob St- 8 Gold St  
Newark, NJ 07103  
Block: 303 Lot: 01 & Block: 303 Lot : 54

## **FOR**

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

## **AS OF**

03/19/2024

## **BY**

Lance Brown 42RC00271900  
TPC Appraisal Services

201 719 6307  
lance.tpc@gmail.com

Borrower	n/a	File No.	43 Jacob St- 8Gold St		
Property Address	43 Jacob St(8 Gold St assemblage see addendum)				
City	Newark	County	Essex	State	NJ
				Zip Code	07103
Lender/Client	Invest Newark				

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# LAND APPRAISAL REPORT

File No.: 43 Jacob St

SUBJECT	Property Address: <b>43 Jacob St(8 Gold St assemblage see addendum)</b> City: <b>Newark</b> State: <b>NJ</b> Zip Code: <b>07103</b>																																																																																															
	County: <b>Essex</b> Legal Description: <b>Block: 303 Lot: 01 &amp; Block: 303 Lot : 54</b>																																																																																															
	Assessor's Parcel #: <b>n/a</b> Tax Year: <b>2024</b> R.E. Taxes: \$ <b>n/a</b> Special Assessments: \$ <b>0</b>																																																																																															
ASSIGNMENT	Market Area Name: <b>Upper Clinton Hill</b> Map Reference: <b>35084</b> Census Tract: <b>0028.00</b>																																																																																															
	Current Owner of Record: <b>City of Newark</b> Borrower (if applicable): <b>n/a</b>																																																																																															
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) <b>n/a</b> HOA: \$ <b>n/a</b> <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: _____																																																																																															
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	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: <b>Private appraisal to determine market value at time of inspection, effective date is current</b>																																																																																															
	Intended User(s) (by name or type): <b>Invest Newark</b>																																																																																															
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Market Area Comments: <b>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. West Side Park is nearby for recreation.</b>																																																																																																
Dimensions: <b>25 x 100</b> Site Area: <b>2,500 sf</b>																																																																																																
Zoning Classification: <b>C-1</b> Description: <b>neighborhood commercial</b>																																																																																																
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: <b>retail commercial first floor and residential above up to four stories</b>																																																																																																
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) <b>Subject's highest and best use is 2 units residential</b>																																																																																																
Actual Use as of Effective Date: <b>Vacant lot</b> Use as appraised in this report: <b>Vacant lot</b>																																																																																																
Summary of Highest & Best Use: <b>Subject's highest and best use appears to be residential 2 units, most of the subject's block is residential in nature.</b>																																																																																																
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FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <b>X</b> FEMA Map # <b>34013C0152F</b> FEMA Map Date <b>06/04/2007</b>																																																																																																
Site Comments: <b>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.</b>																																																																																																

# LAND APPRAISAL REPORT

File No.: 43 Jacob 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		
Price:				
Source(s):				

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	43 Jacob St Newark, NJ 07103	484 S 19th St Newark, NJ 07103	486 S 19th St Newark, NJ 07103	121 Littleton Ave Newark, NJ 07103
Proximity to Subject				
Sale Price	\$ n/a	\$ 170,000	\$ 170,000	\$ 175,000
Price/	\$	\$ 68.00	\$ 68.00	\$ 70.00
Data Source(s)	Inspection	GSMLS 3886950	GSMLS 3886953	GSMLS 3826568
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	03/06/2024	03/06/2024	07/18/2023
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Average-residential	Average-residential	Average-residential	Average-residential
Site Area	2,500 sf	2,500 sf	2,500 sf	2,500 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 \$)		\$ 170,000	\$ 170,000	\$ 175,000

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 comparables utilized were verified with FMLS/MLS listings. Greatest weight is given to comps one and two, the most recent sales closed within 90 days.

**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 \$ 170,000

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, 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: \$ 170,000, as of: 03/19/2024, 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.

A true and complete copy of this report contains 20 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

<p>APPRaiser</p> <p>Appraiser Name: Lance Brown 42RC00271900</p> <p>Company: TPC Appraisal Services</p> <p>Phone: 201 719 6307 Fax: _____</p> <p>E-Mail: lance.tpc@gmail.com</p> <p>Date of Report (Signature): 03/19/2024</p> <p>License or Certification #: 42RC00271900 State: NJ</p> <p>Designation: Certified appraiser</p> <p>Expiration Date of License or Certification: 12/31/2025</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)</p> <p>Date of Inspection: 03/19/2024</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date of Report (Signature): _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect</p>
--	--



# Subject Photo Page

Borrower	n/a						
Property Address	43 Jacob St(8 Gold St assemblage see addendum)						
City	Newark	County	Essex	State	NJ	Zip Code	07103
Lender/Client	Invest Newark						



## Subject Front

43 Jacob 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. 43 Jacob St

Borrower	n/a						
Property Address	43 Jacob St(8 Gold St assemblage see addendum)						
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.

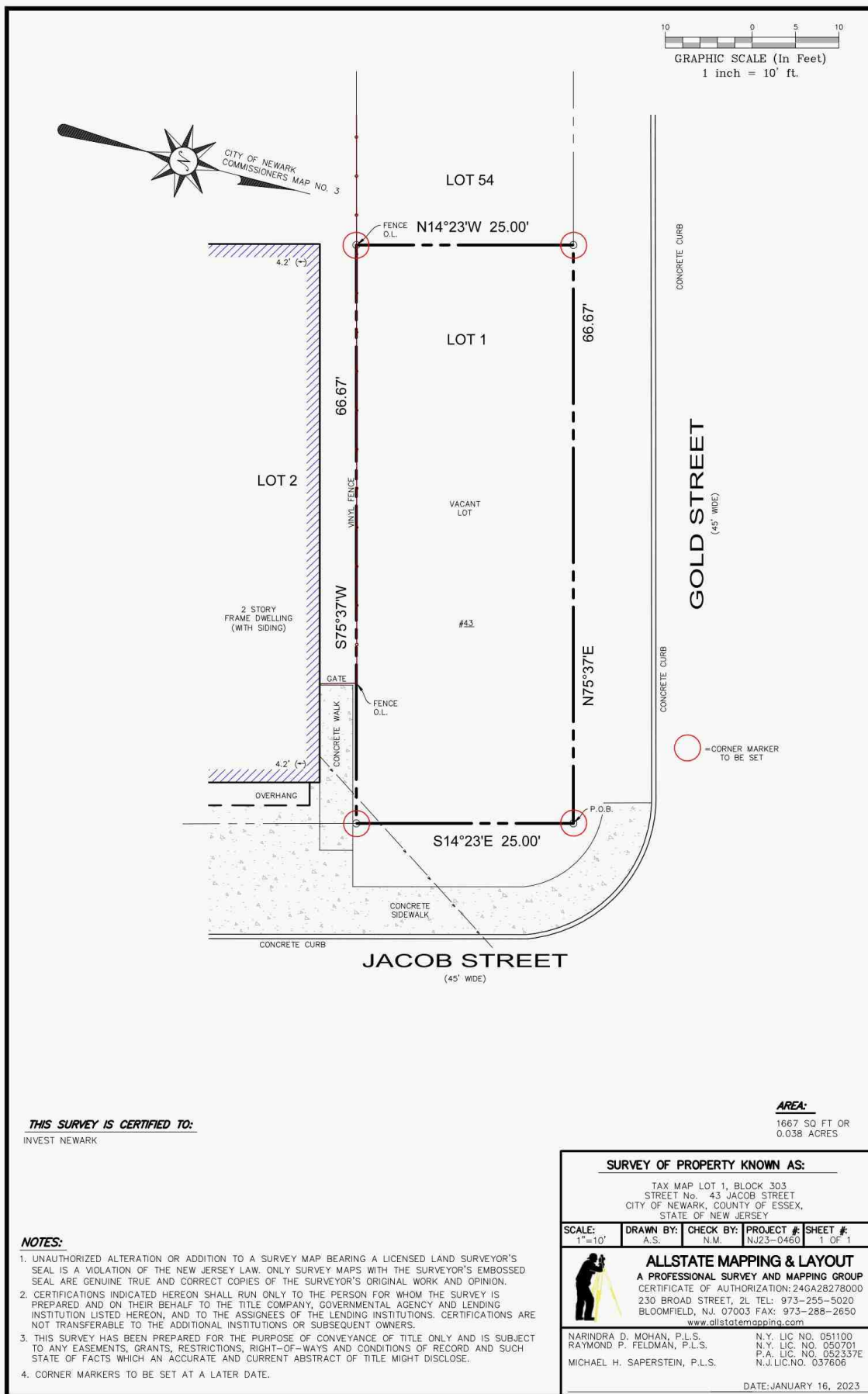
Comparable selection criteria - In searching for comparables the appraiser has emphasized the most recent sales with a similar location and similar lot size. The appraiser has placed specific emphasis on specific neighborhood sales and sales that have closed within the 180 days prior to inspection. In 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.

\*\*\*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.

The subject is being appraised invoking the assemblage theory of two parcels: 43 Jacob St. Block :303 Lot :01 and 8 Gold St Block : 303 Lot : 54. See attached surveys for each lot.

In this appraiser's opinion: The costs required to assemble the land are financially feasible. The assemblage of parcels can be accomplished in the reasonably near future. The owner of the subject properties are willing to participate in the assemblage. It is physically possible, legally permissible, and financially feasible to achieve the highest and best use case scenario through the assemblage theory. The highest and best use case scenario resulting from assemblage will result in the highest value for the subject parcel.

survey Jacob St




**THIS SURVEY IS CERTIFIED TO:**  
INVEST NEWARK

**AREA:**  
1667 SQ FT OR  
0.038 ACRES

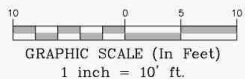
**NOTES:**

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF THE NEW JERSEY LAW. ONLY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
- CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTIONS. CERTIFICATIONS ARE NOT TRANSFERABLE TO THE ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSE OF CONVEYANCE OF TITLE ONLY AND IS SUBJECT TO ANY EASEMENTS, GRANTS, RESTRICTIONS, RIGHT-OF-WAYS AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE AND CURRENT ABSTRACT OF TITLE MIGHT DISCLOSE.
- CORNER MARKERS TO BE SET AT A LATER DATE.

SURVEY OF PROPERTY KNOWN AS:				
TAX MAP LOT 1, BLOCK 303 STREET No. 43 JACOB STREET CITY OF NEWARK, COUNTY OF ESSEX, STATE OF NEW JERSEY				
SCALE: 1"=10'	DRAWN BY: A.S.	CHECK BY: N.M.	PROJECT #: NJ23-0460	SHEET #: 1 OF 1
 <b>ALLSTATE MAPPING &amp; LAYOUT</b> A PROFESSIONAL SURVEY AND MAPPING GROUP CERTIFICATE OF AUTHORIZATION: 24GA28278000 230 BROAD STREET, 2L TEL: 973-255-5020 BLOOMFIELD, NJ, 07003 FAX: 973-288-2650 www.allstatemapping.com				
NARINDRA D. MOHAN, P.L.S. RAYMOND P. FELDMAN, P.L.S.		N.Y. LIC NO. 051100 N.Y. LIC. NO. 050701 P.A. LIC. NO. 052337E N.J. LIC. NO. 037606		
MICHAEL H. SAPERSTEIN, P.L.S.		DATE: JANUARY 16, 2023		



**survey Jacob St**



**THIS SURVEY IS CERTIFIED TO:**  
INVEST NEWARK

- NOTES:**
1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF THE NEW JERSEY LAW. ONLY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
  2. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTIONS. CERTIFICATIONS ARE NOT TRANSFERABLE TO THE ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  3. THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSE OF CONVEYANCE OF TITLE ONLY AND IS SUBJECT TO ANY EASEMENTS, GRANTS, RESTRICTIONS, RIGHT-OF-WAYS AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE AND CURRENT ABSTRACT OF TITLE MIGHT DISCLOSE.
  4. CORNER MARKERS TO BE SET AT A LATER DATE.

**AREA:**  
833 SQ FT OR  
0.019 ACRES

<b>SURVEY OF PROPERTY KNOWN AS:</b>			
TAX MAP LOT 54, BLOCK 303 STREET No. 8 GOLD STREET CITY OF NEWARK, COUNTY OF ESSEX, STATE OF NEW JERSEY			
<b>SCALE:</b> 1"=10'	<b>DRAWN BY:</b> A.S.	<b>CHECK BY:</b> N.M.	<b>PROJECT #:</b> NJ22-0443
		<b>SHEET #:</b> 1 OF 1	
<b>ALLSTATE MAPPING &amp; LAYOUT</b> A PROFESSIONAL SURVEY AND MAPPING GROUP CERTIFICATE OF AUTHORIZATION: 24GA28278000 230 BROAD STREET, 2L TEL: 973-255-5020 BLOOMFIELD, NJ, 07003 FAX: 973-288-2650 <a href="http://www.allstatemapping.com">www.allstatemapping.com</a>			
NARINDRA D. MOHAN, P.L.S. RAYMOND P. FELDMAN, P.L.S.		N.Y. LIC NO. 051100 N.Y. LIC. NO. 050701 P.A. LIC. NO. 052337E N.J. LIC. NO. 037606	
MICHAEL H. SAPERSTEIN, P.L.S.			
DATE: JANUARY 16, 2023			

## Location Map

Borrower	n/a				
Property Address	43 Jacob St(8 Gold St assemblage see addendum)				
City	Newark	County	Essex	State	NJ Zip Code 07103
Lender/Client	Invest Newark				

**Land Results**

Email	Hide Map	Route	Showing Time	Narrow				
#	<input type="checkbox"/>	ML#	MED	ST	TOWN	CODE	ADDRESS	LP
1	<input checked="" type="checkbox"/>	3886950		S	Newark City	1614	494 S 19Th St	\$195,0
2	<input checked="" type="checkbox"/>	3886953		S	Newark City	1614	485 S 19Th St	\$195,0
3	<input checked="" type="checkbox"/>	3826568	P3	S	Newark City	1614	121 Littleton Ave	\$200,0

# Property Detail Report



For property located at  
43 Jacob St, Newark, NJ 07103

APN: 14-00303-0000-00001-0000  
Generation date: 03/18/2024

## Owner(s) Information

Owners(s) name	INVEST NEWARK	Owner For	9 months
Mailing Address	111 MULBERRY ST LOWER L	Absentee	Yes
City, State Zip	NEWARK, NJ	Corporate Owned	No

## Location Information

County	Essex	Lot Acres	0.0383	Class 4 Code	
Municipality	Newark	Lot Sq Ft	1,668.35	Building Class	
Block / Lot / Qual	303 / 1 / --	Land Use	Public property	Building Desc	
Additional Lots	--	Land Desc	25X66.8	Building Sq.Ft.	0
Census Code	340130028001011	Zoning	--	Year Constructed	0

## Tax Information

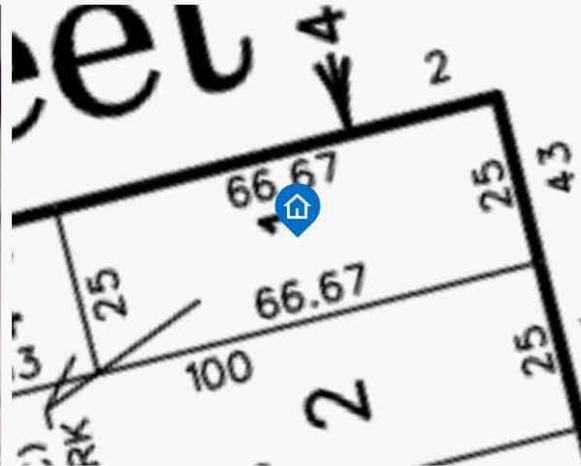
Assessed Year	2023	Land Value	\$25,900	Tax Exemption	--
Tax Year	2023	Improved Value	--	Deductions (Amount)	--
Calculated Tax	\$0.00	Total Assessed Value	\$25,900	Tax Rate (2023)	3.728
Special Tax Codes	--			Tax Ratio (2023)	81.83

## Last Market Sale

Sale / Rec Date	06/30/2023 - 07/05/2023	Buyer Name	INVEST NEWARK	Seller Name	CITY OF NEWARK
Sale Price	\$29	Buyer Street	111 MULBERRY ST LOWER L	Seller Street	920 BROADT ST, #218
Price / Sq.Ft.	--	Buyer City, State	NEWARK, NJ	Seller City, State	NEWARK, NJ
Book / Page	20230 / 39936				
Assessor Code	015				

## 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  
43 Jacob St, Newark, NJ 07103

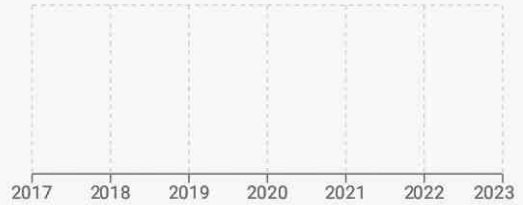
APN: 14-00303-0000-00001-0000  
Generation date: 03/18/2024

## Assessment History

Tax Assessment Value



Total Tax



## Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2023	\$0.00	—	—%	\$25,900	—	\$25,900
2022	\$0.00	—	—%	\$25,900	—	\$25,900
2021	\$0.00	—	—%	\$25,900	—	\$25,900
2020	\$0.00	—	—%	\$25,900	—	\$25,900
2019	\$0.00	—	—%	\$25,900	—	\$25,900
2018	\$0.00	—	—%	\$25,900	—	\$25,900
2017	\$0.00	—	—%	\$25,900	—	\$25,900
2016	\$0.00	—	—%	\$25,900	—	\$25,900
2015	\$0.00	—	—%	\$25,900	—	\$25,900
2014	\$0.00	—	—%	\$25,900	—	\$25,900
2013	\$0.00	—	—%	\$25,900	—	\$25,900
2012	\$0.00	—	—%	\$22,800	—	\$22,800
2011	\$0.00	—	—%	\$22,800	—	\$22,800
2010	\$0.00	—	—%	\$22,800	—	\$22,800
2009	\$0.00	—	—%	\$22,800	—	\$22,800
2008	\$0.00	—	—%	\$22,800	—	\$22,800
2007	\$0.00	—	—%	\$22,800	—	\$22,800
2006	\$0.00	—	—%	\$22,800	—	\$22,800
2005	\$0.00	—	—%	\$22,800	—	\$22,800
2004	\$0.00	—	—%	\$22,800	—	\$22,800
2003	\$0.00	—	—%	\$22,800	—	\$22,800
2002	\$0.00	—	—%	\$1,700	—	\$1,700
2001	\$424.10	\$1.2	0.28%	\$1,700	—	\$1,700
2000	\$422.90	\$5.9	1.41%	\$1,700	—	\$1,700

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# Property Detail Report

For property located at  
43 Jacob St, Newark, NJ 07103



APN: 14-00303-0000-00001-0000  
Generation date: 03/18/2024

## Deed Registration

Buyer		Seller	
<b>INVEST NEWARK</b>		<b>CITY OF NEWARK</b>	
111 MULBERRY ST LOWER L		920 BROADT ST, #218	
NEWARK, NJ		NEWARK, NJ	
Book	20230	Block	303
Page	39936	Lot	1
NU Code	015	Qualifier	--
Serial Number	6876088	Class	15C
Deed Date	06/30/2023	Sq Ft	--
Recorded	07/05/2023	Condo	--
Updated	01/14/2024	CL-4 Type	--
Sale Price	\$29		

## Additional Info

Living Space	--	Land Value	\$25,900
Year Built	--	Improvement Value	\$25,900
Sales Ratio	--	Total Assessment	\$0
SR-NU-Code	15		

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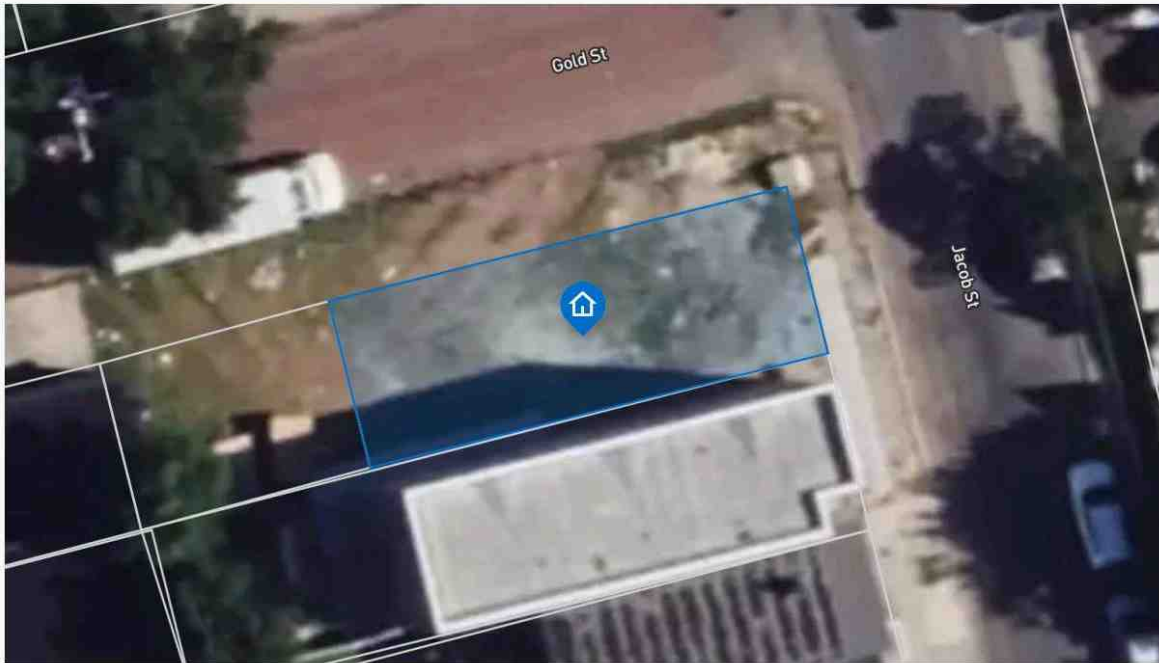
# Property Detail Report

For property located at  
43 Jacob St, Newark, NJ 07103

State Information Services

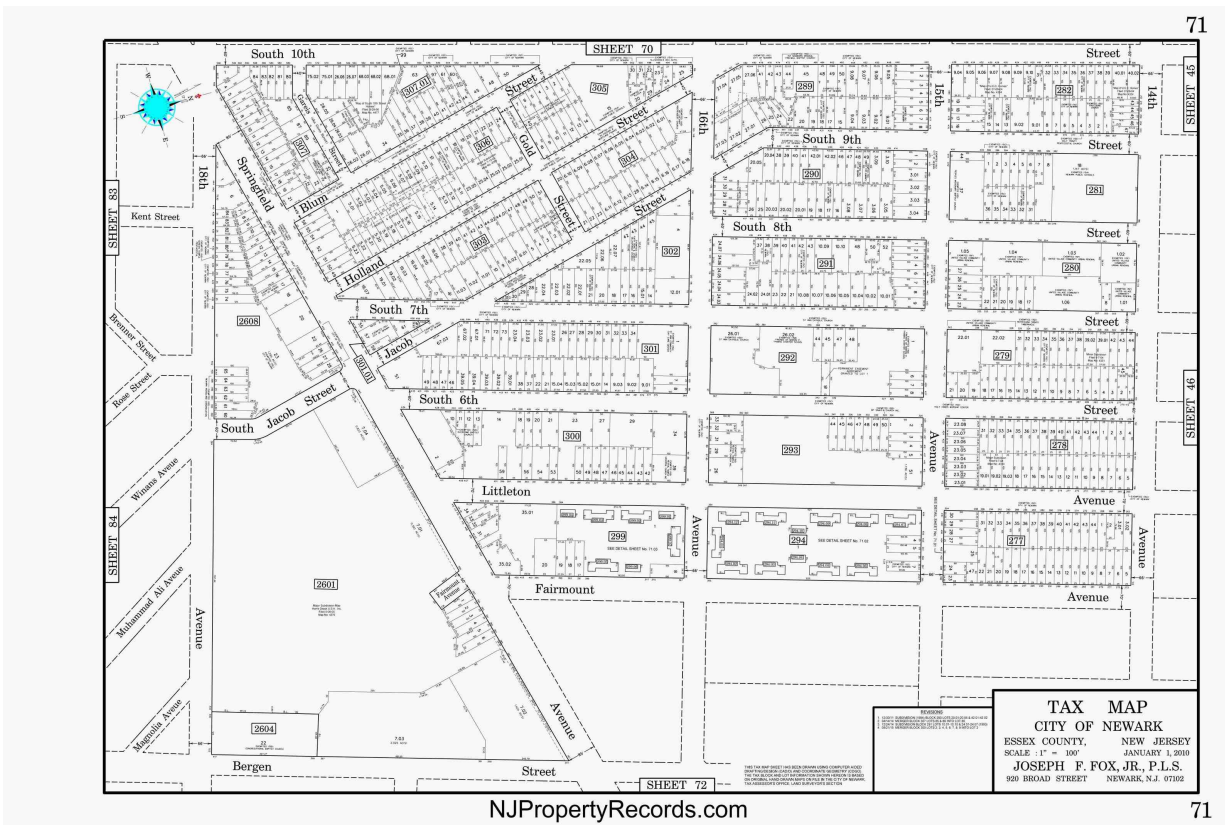
APN: 14-00303-0000-00001-0000  
Generation date: 03/18/2024

## FEMA Flood



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

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# Property Detail Report

State Information Services

For property located at  
8 Gold St, Newark, NJ 07103

APN: 14-00303-0000-00054-0000  
Generation date: 03/19/2024

## Owner(s) Information

Owners(s) name	CITY OF NEWARK	Owner For	22 years
Mailing Address	920 BROAD ST	Absentee	Yes
City, State Zip	NEWARK, NJ 07102	Corporate Owned	No

## Location Information

County	Essex	Lot Acres	0.0192	Class 4 Code	
Municipality	Newark	Lot Sq Ft	836.35	Building Class	
Block / Lot / Qual	303 / 54 / --	Land Use	Public property	Building Desc	
Additional Lots	--	Land Desc	33.4X25	Building Sq.Ft.	0
Census Code	340130028001011	Zoning	--	Year Constructed	0

## Tax Information

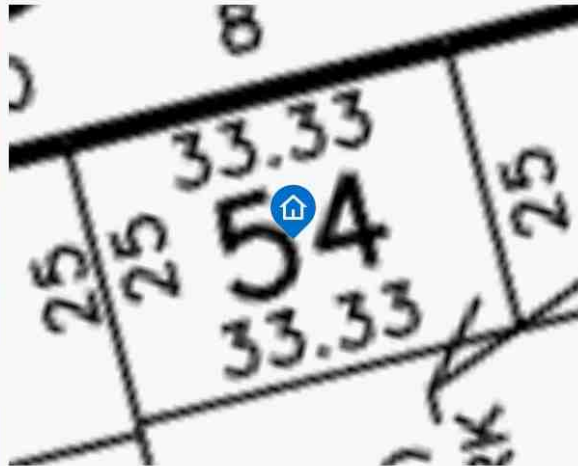
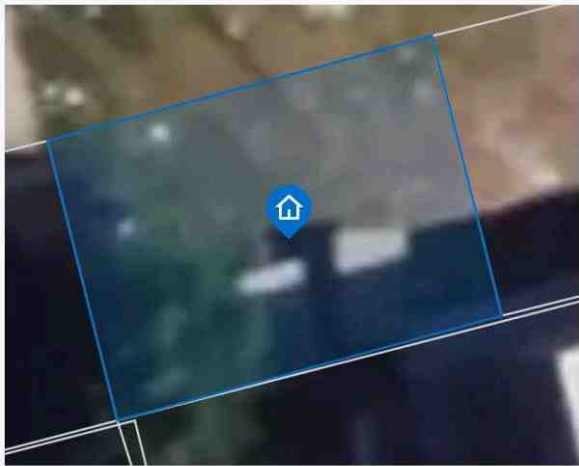
Assessed Year	2023	Land Value	\$12,900	Tax Exemption	--
Tax Year	2023	Improved Value	--	Deductions (Amount)	0
Calculated Tax	\$0.00	Total Assessed Value	\$12,900	Tax Rate (2023)	3.728
Special Tax Codes	--			Tax Ratio (2023)	81.83

## Last Market Sale

Sale / Rec Date	10/01/2001 - 10/01/2001	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	04694 / 00462				
Assessor Code					

## FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	--	--	0.02 (100%)	No



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# Property Detail Report



For property located at  
8 Gold St, Newark, NJ 07103

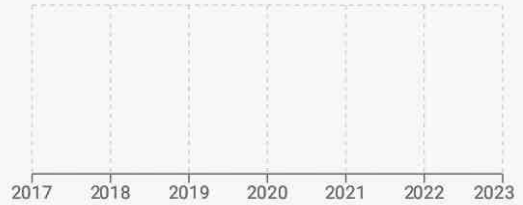
APN: 14-00303-0000-00054-0000  
Generation date: 03/19/2024

## Assessment History

Tax Assessment Value



Total Tax



## Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2023	\$0.00	—	—%	\$12,900	—	\$12,900
2022	\$0.00	—	—%	\$12,900	—	\$12,900
2021	\$0.00	—	—%	\$12,900	—	\$12,900
2020	\$0.00	—	—%	\$12,900	—	\$12,900
2019	\$0.00	—	—%	\$12,900	—	\$12,900
2018	\$0.00	—	—%	\$12,900	—	\$12,900
2017	\$0.00	—	—%	\$12,900	—	\$12,900
2016	\$0.00	—	—%	\$12,900	—	\$12,900
2015	\$0.00	—	—%	\$12,900	—	\$12,900
2014	\$0.00	—	—%	\$12,900	—	\$12,900
2013	\$0.00	—	—%	\$12,900	—	\$12,900
2012	\$0.00	—	—%	\$11,800	—	\$11,800
2011	\$0.00	—	—%	\$11,800	—	\$11,800
2010	\$0.00	—	—%	\$11,800	—	\$11,800
2009	\$0.00	—	—%	\$11,800	—	\$11,800
2008	\$0.00	—	—%	\$11,800	—	\$11,800
2007	\$0.00	—	—%	\$11,800	—	\$11,800
2006	\$0.00	—	—%	\$11,800	—	\$11,800
2005	\$0.00	—	—%	\$11,800	—	\$11,800
2004	\$0.00	—	—%	\$11,800	—	\$11,800
2003	\$0.00	—	—%	\$11,800	—	\$11,800
2002	\$0.00	—	—%	\$800	—	\$800
2001	\$199.60	-\$845.3	-80.9%	\$800	—	\$800
2000	\$1,044.90	\$14.7	1.43%	\$800	\$3,400	\$4,200

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# Property Detail Report



For property located at  
8 Gold St, Newark, NJ 07103

APN: 14-00303-0000-00054-0000  
Generation date: 03/19/2024

## Deed Registration

Buyer		Seller	
CITY OF NEWARK		---	
--		--	
--		--	
Book	04694	Block	303
Page	00462	Lot	54
NU Code	--	Qualifier	--
Serial Number	--	Class	--
Deed Date	10/01/2001	Sq Ft	--
Recorded	10/01/2001	Condo	--
Updated	03/19/2024	CL-4 Type	--
Sale Price	\$0		

## Additional Info

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

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.

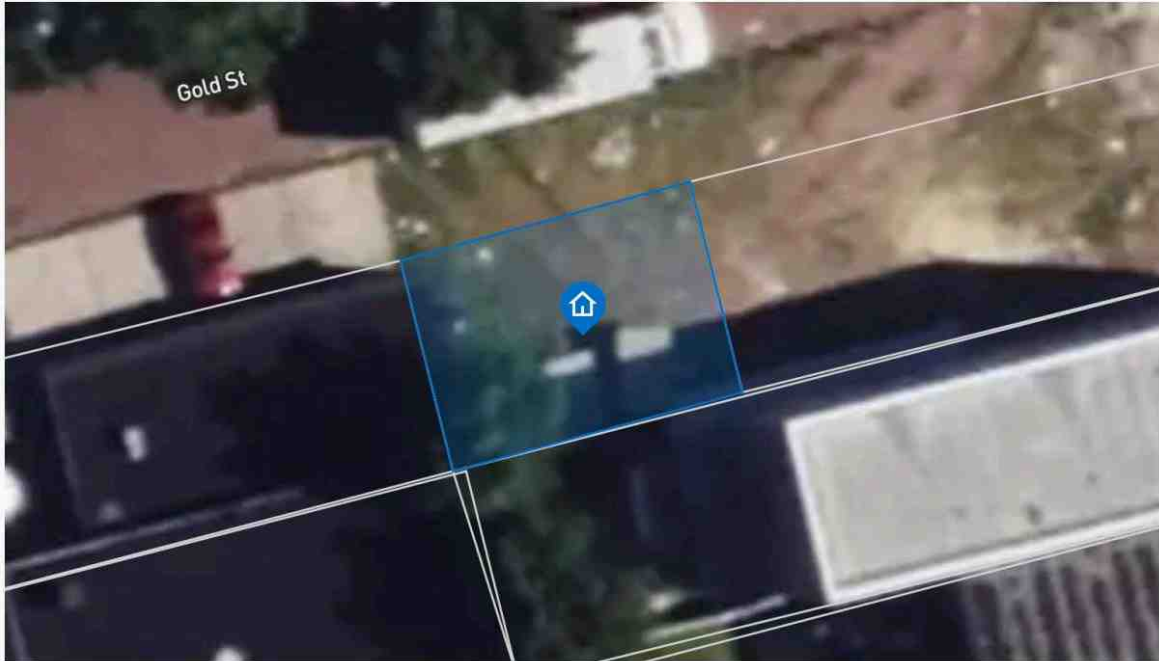
# Property Detail Report

For property located at  
8 Gold St, Newark, NJ 07103

State Information Services

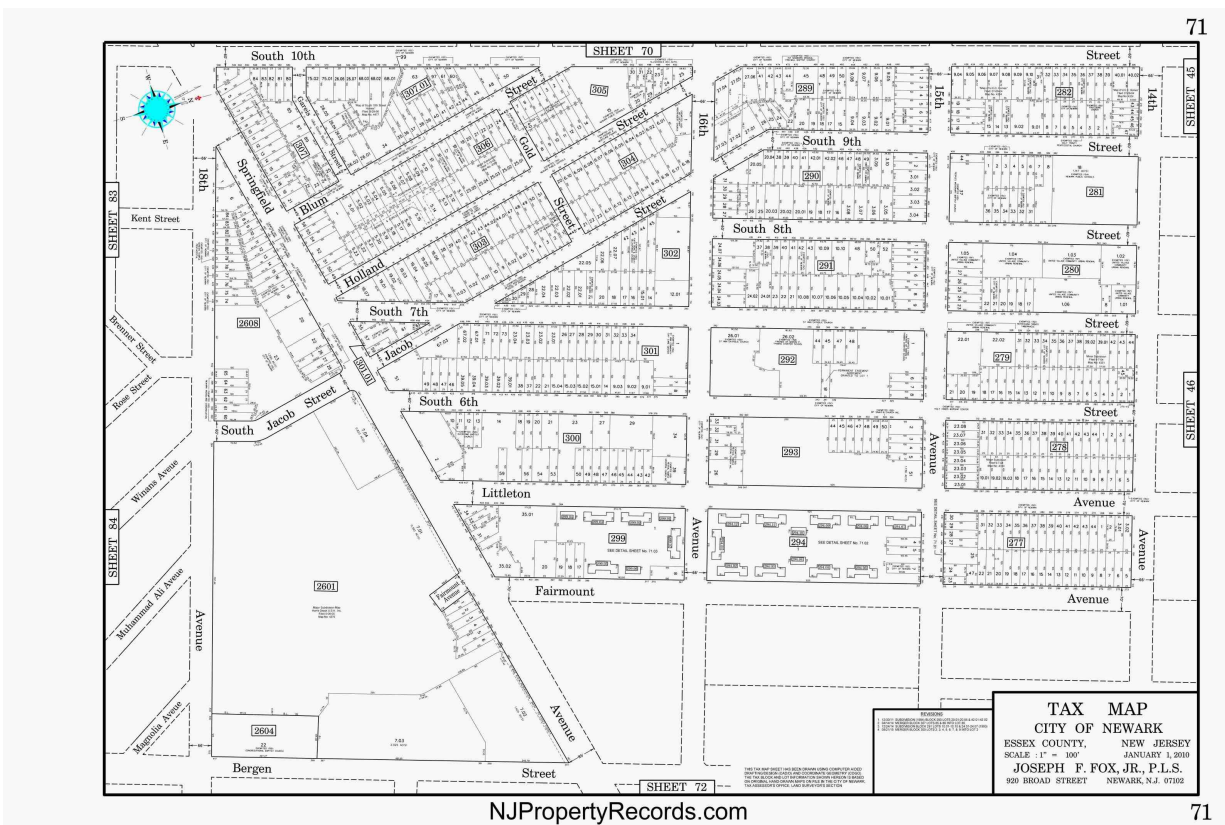
APN: 14-00303-0000-00054-0000  
Generation date: 03/19/2024

## FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.02 (100%)	—	No	<ul style="list-style-type: none"> <li><span style="color: blue;">●</span> FLOODWAY</li> <li><span style="color: cyan;">●</span> 1% ANNUAL CHANGE FLOOD HAZARD</li> <li><span style="color: orange;">●</span> 0.2% ANNUAL CHANGE FLOOD HAZARD</li> <li><span style="color: yellow;">●</span> UNDETERMINED</li> </ul>

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Neighborhood Commercial  
**C-1**



Neighborhood Commercial (C-1) zoning allows for small-scale, commercial development that is residential in character and caters to local, everyday retail needs of nearby residents. Permitted development in C-1 zones includes ground-floor commercial with commercial or residential above in buildings up to four stories high. To preserve neighborhood character, some types of commercial or retail are not permitted.

C-1 zoning is generally applied in small neighborhood-serving commercial areas of moderate-density, residential neighborhoods, including Upper Roseville, Forest Hill, North Broadway/Woodside, Vailsburg, University Heights, Upper Clinton Hill, Lower Clinton Hill, and Weequahic. These areas are generally characterized by low- to mid-rise multi-family buildings giving them an urban, residential feel.

Learn more about the specific uses that are permitted and prohibited in C-1 zones beginning on page 84.

Learn more about the size and design of buildings permitted in C-1 zones beginning on page 98.

