

**Green Acres Program
State House Commission Pre-Application
Local Parkland—Major Disposal/diversion**

**ATTACHMENT II: LAND VALUATION FORMS
DIVERTED/DISPOSAL PARCEL(S)**

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information

Block(s) 205
 Lot(s) 30
 Acreage (by lot) 2.07 Acres / 90,300 Square Feet
 Vacant Improved*

*If improved please describe all improvements on a separate page.

2. Zoning

Primary permitted uses R2 / Residential
 Minimum lot size 2,500 Square Feet

3. Interest

Fee Easement Fee and easement
 Type of easement N/A
 Temporary easement Permanent easement

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands	<u>N/A</u> ac.	C1 Streams	<u>N/A</u> ac.
Tidelands	<u>N/A</u> ac.	Steep Slopes	<u>N/A</u> ac.
Other	<u>N/A</u> ac.	Other	<u>N/A</u> ac.

5. Physical Constraints

Legal access _____
 Landlocked _____

6. Value Information

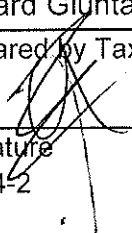
Assessed Value 4,613,000 Director's Ratio .3882

7. Estimated Market Value

Intended Use _____
 Highest and best use _____

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

Edward Giunta
 Prepared by Tax Assessor (print name)


 Signature

10/11/2020
 Date

0908 Block: 205 Lot: 30 Q: M
 Prior Block: Lot: Q: 10/02/20
 Loc: 1401 64TH ST 08 NORTH BERGEN, NJ 07047
 Owner: NORTH BERGEN BOARD OF EDUCATION Billing Code: 00000
 Street: 4233 KENNEDY BLVD Account Num: 00358400
 Town: NORTH BERGEN, NJ Zip: 07047 Mtg Acct#:
 Class: 15C Deductions:S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
 Sold: 00/00/00 Bk: Pg: Price: 0 NU#: Cd: R: 0.00

	2020	2021	Taxes	2019	Exemptions/Abatements	
Land:	0	3627800	(57):	0.00	1	0
Impr:	0	985200		2020	2	0
	0	0	(58):	0.00	3	0 NetCalc
Net:	0	4613000	Partial:		4	0 0

Land Dim: 215X420	Class4Cd: 629	YrBlt:	Neigh:
Bldg Desc: 64TH PLAYGROUND	BldgClass:	SF: 0	
Addl Lots:	Type/Use: 1	PrcSF 0	UCd: 24
	Style:	Zone: R2	Map: 43

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If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information

Block(s) 27
 Lot(s) 27
 Acreage (by lot) 1.55 Acres / 67,518 Square Feet
 Vacant Improved*

*If improved please describe all improvements on a separate page.

2. Zoning

Primary permitted uses C1, C2 Industrial / Commercial / Residential
 Minimum lot size 10,000 Square Feet

3. Interest

Fee Easement Fee and easement
 Type of easement N/A
 Temporary easement Permanent easement

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands	<u>N/A</u> ac.	C1 Streams	<u>N/A</u> ac.
Tidelands	<u>N/A</u> ac.	Steep Slopes	<u>.57 Acres</u> ac.
Other	<u>N/A</u> ac.	Other	<u>N/A</u> ac.

5. Physical Constraints

Legal access _____
 Landlocked _____

6. Value Information

Assessed Value 633,200 Director's Ratio .3882

7. Estimated Market Value

Intended Use _____
 Highest and best use _____

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

Edward Giunta
 Prepared by Tax Assessor (print name)

 Signature

10/4/20
 Date

0908 Block: 27 Lot: 27 Q: M
 Prior Block: Lot: Q: 10/05/20
 Loc: 1811 PATERSON PLANK RD 08 NORTH BERGEN, NJ 07047
 Owner: COUNTY OF HUDSON Billing Code: 00000
 Street: 567 PAVONIA AVE Account Num: 00087800
 Town: JERSEY CITY, NJ Zip: 07306 Mtg Acct#:
 Class: 15C Deductions:S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
 SaleD: 09/25/15 Bk: 9065 Pg: 790 Price: 1675000 NU#: 15 Cd: R: 37.80

	2020	2021	Taxes	2019	Exemptions/Abatements	
Land:	282600	282600	(57):	0.00	1	0
Impr:	0	350600		2020	2	0
	0	0	(58):	0.00	3	0 NetCalc
Net:	282600	633200	Partial:		4	0 0

Land Dim: 1.55 ACRES Class4Cd: 629 YrBlt: 1953 Neigh:
 Bldg Desc: 1S-CB-B BldgClass: SF: 0
 Addl Lots: Type/Use: 1 PrcSF 0 UCd: 24
 Style: Zone: I Map: 9

--Current B: 27 ---L: 27 ---Q: ---Card: --Screen:1 of 1
Loc: 1811 PATERSON PLANK RD 08 NORTH BERGEN, NJ
 PRC NOTES REASON

NOTES FILE

1: CAROSEL 6,400
2: SEESAW 2,650
3: SLIDE 13,200
4: FIT @2 31,200
5: BIK @2 1,050

THESE NOTES DO NOT PRINT ON CARD

6: BENCHS 11,760
7:
8:
9:

Updated: 10/21/19

PRESS M to Return to Prc File
PRESS D to Get Into Notes File

10/05/20

Green Acres Program
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9. Comparable Sales

SALE #1

Date of Sale: 02/14/12 Book: 8836 Page: 820

Location: 4803 KENNEDY BLVD, NORTH BERGEN, NJ 07047

Block: 160 Lot: 5.01

Grantor: ERFE COMPANY, LLC

Grantee: SAUMA PROERTIES OF NB, LLC

Lot Size: 15,000 SQ FT

Sales Price: \$995,000

Unit Value: \$66.34 PER SQ FT

Zoning: C1

Highest & Best Use: COMMERCIAL/RETAIL

Verification: _____

SALE #2

Date of Sale: 04/23/13 Book: 8906 Page: 133

Location: 3623 PARK AVENUE, UNION CITY, NJ 07087

Block: 217 Lot: 46

Grantor: 3623 PARK AVENUE, LLC

Grantee: PARK AVENUE APTS, LLC

Lot Size: 12,800 SQ FT

Sales Price: \$725,000

Unit Value: \$57.00 PER SQ FT

Zoning: RESIDENTIAL

Highest & Best Use: MID RISE/MULTI FAMILY

Verification: _____

SALE #3

Date of Sale: 10/01/12 Book: 8874 Page: 144

Location: 7108 KENNEDY BLVD, NORTH BERGEN, NJ 07047

Block: 264 Lot: 2.01

Grantor: RP ASSOCIATES

Grantee: 7108 KENNEDY BLVD, LLC

Lot Size: 18,900 SQ FT

Sales Price: \$795,000

Unit Value: \$42.00 PER SQ FT

Zoning: C1 - COMMERCIAL

Highest & Best Use: COMMERCIAL/RETAIL

Verification: _____

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If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information

Block(s) 437.02 DIVERSION PARCEL
Lot(s) 1
Acreage (by lot) 174 ACRES 1.1 ACRES
Vacant Improved* 47,916 SQ FT

*If improved please describe all improvements on a separate page.

2. Zoning

Primary permitted uses "P2" PALISADES RECREATIONAL
Minimum lot size 4 ACRES

3. Interest

Fee Easement Fee and easement
Type of easement LEASE HOLD
Temporary easement Permanent easement

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands N/A ac. C1 Streams N/A ac.
Tidelands N/A ac. Steep Slopes N/A ac.
Other N/A ac. Other ARTIFICIAL LAKE 17.0 ac.

5. Physical Constraints

Legal access PUBLIC
Landlocked _____

6. Value Information

Assessed Value \$111,158 Director's Ratio .5321

7. Estimated Market Value

Intended Use \$1,181,000
Highest and best use _____

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

EDWARD GIUNTA
Prepared by Tax Assessor (print name)

[Signature]
Signature

10/5/2020
Date

5

-----Screen: 1 of 5

0908 Block: 437.02 Lot: 1 Q: M
 Prior Block: 437.B Lot: 1 Q:
 Loc: BOULEVARD EAST 08 NORTH BERGEN, NJ 04/08/13
 Owner: COUNTY OF HUDSON 07047
 Street: LINCOLN PARK Billing Code: 00000
 Town: JERSEY CITY, NJ Account Num: 01099600
 Class: 15F Deductions: S 0 V 0 W 0 R 0 D 0 Mtg Acct#: 0
 SaleD: 00/00/00 Bk: Pg: Price: 0 Own: 0 Amt: 0
 NU#: Cd: R: 0.00

	2015	2016	Taxes	2014	Exemptions/Abatements
Land:	17386000	17386000	(57):	0.00	1 0
Impr:	197100	197100		2015	2 0
	0	0	(58):	0.00	3 0
Net:	17583100	17583100	Partial:		4 0

Land Dim: 174 ACRES Class4Cd: 629 YrBlt: Neigh:
 Bldg Desc: BRADDOCK PARK BldgClass: SF: 0
 Addl Lots: Type/Use: 1 ProSF 0 UCd: 2
 Style: Zone: P2 Map: 96

17 CLASSROOMS

Approximately 1200 sq ft

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9. Comparable Sales

SALE #1

Date of Sale: 10/01/12 Book: 8874 Page: 144
Location: 7108 KENNEDY BLVD., NORTH BERGEN, NJ 07047
Block: 264 Lot: 2.01
Grantor: RP ASSOCIATES
Grantee: 7108 KENNEDY BLVD ASSOCIATES
Lot Size: 18,900 SQ FT
Sales Price: \$795,000
Unit Value: \$42.00 PER SQ FT
Zoning: C1- COMMERCIAL
Highest & Best Use: COMMERCIAL USE
Verification: _____

SALE #2

Date of Sale: 04/10/14 Book: 8968 Page: 257
Location: 2551 71ST STREET, NORTH BERGEN, NJ 07047
Block: 453.05 Lot: 5
Grantor: 71ST STORAGE, LLC
Grantee: 2501 71ST STREET, INC.
Lot Size: 6 ACRES
Sales Price: \$16,900,000 INCLUDES LOT 5 \$10,140,000
Unit Value: \$39.00 PER SQ FT
Zoning: HMDC
Highest & Best Use: INDUSTRIAL WARE HOUSE
Verification: _____

SALE #3

Date of Sale: 11/18/14 Book: 9022 Page: 182
Location: 4700 TONELLE AVENUE, NORTH BERGEN, NJ 07047
Block: 125 Lot: 1
Grantor: MARINGAS SPECIALTY FINANCE
Grantee: 4700 TONNELLE AVENUE
Lot Size: 20,473 SQ FT
Sales Price: \$648,160
Unit Value: \$32.00 PER SQ FT
Zoning: R1
Highest & Best Use: RESIDENTIAL UNITS HOUSING
Verification: _____

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9. Comparable Sales

SALE #1

Date of Sale: 10/25/10 Book: 8760 Page: 201
Location: 1207 7th Street, North Bergen, NJ 07047
Block: 14 Lot: 26
Grantor: ALEX CENTANO
Grantee: STEVE & ADELE DAVITO
Lot Size: 2,500 SQ FT
Sales Price: \$90,000
Unit Value: \$36.00 SQ FT
Zoning: R1 RESIDENTIAL
Highest & Best Use: RESIDENTIAL
Verification: _____

SALE #2

Date of Sale: 10/06/02 Book: 8875 Page: 407
Location: 2020 GRAND AVENUE, NORTH BERGEN, NJ 07047
Block: 40 Lot: 20.02
Grantor: 20TH STREET GRANT, LLC
Grantee: 2022 GRAND AVENUE, LLC
Lot Size: 52 X 107
Sales Price: \$162,500
Unit Value: \$29.00 PER SQ FT
Zoning: R2 RESIDENTIAL
Highest & Best Use: 2 FAMILY RESIDENTIAL
Verification: _____

SALE #3

Date of Sale: 05/31/13 Book: 8915 Page: 907
Location: 816 COLUMBIA AVENUE, NORTH BERGEN, NJ 07147
Block: 11 Lot: 39
Grantor: OSAMA ABDELLA
Grantee: DEMETRIOS KALTSIS
Lot Size: 25 X 116
Sales Price: \$75,000
Unit Value: \$26.00 PER SQ FT
Zoning: R1
Highest & Best Use: RESIDENTIAL
Verification: _____

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REPLACEMENT PARCEL(S)

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the replacement parcel(s) will need to be provided.

If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information

Block(s)	437	437
Lot(s)	2.01	2.02
Acreage (by lot)	26,680 SQ FT	3,200 SQ FT = 29,880
Vacant <input type="checkbox"/>	Improved* <input type="checkbox"/>	

*If improved please describe all improvements on a separate page.

2. Zoning

Primary permitted uses	PALISADES & WATER FRONT
Minimum lot size	4 ACRES

3. Interest

Fee <input checked="" type="checkbox"/>	Easement <input type="checkbox"/>	Fee and easement <input type="checkbox"/>
Type of easement _____		
Temporary easement <input type="checkbox"/>	Permanent easement <input type="checkbox"/>	

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands	N/A	ac.	C1 Streams	N/A	ac.
Tidelands	N/A	ac.	Steep Slopes	.12	ac.
Other	N/A	ac.	Other	N/A	ac.

5. Physical Constraints

Legal access	PUBLIC
Landlocked	_____

6. Value Information

Assessed Value	\$407,700	Director's Ratio	.5321
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7. Estimated Market Value

Intended Use	\$157,800
Highest and best use	\$657,400

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

HOWARD GIOIA
Prepared by Tax Assessor (print name)

[Signature]
Signature

10/6/2020
Date

Green Acres Program
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REPLACEMENT PARCEL(S)

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If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information

Block(s) 14th STREET VIADUCT
Lot(s) NONE DUE TO PUBLIC STREET
Acreage (by lot) 1.1 ACRES
Vacant Improved*

*If improved please describe all improvements on a separate page.

2. Zoning

Primary permitted uses RECREATIONAL/OPEN SPACE
Minimum lot size _____

3. Interest

Fee Easement Fee and easement
Type of easement PUBLIC
Temporary easement Permanent easement

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands _____ ac. C-1 Streams _____ ac.
Tidelands _____ ac. Steep Slopes _____ ac.
Other _____ ac. Other _____ ac.

5. Physical Constraints

Legal access _____
Landlocked _____

6. Value Information

Assessed Value 0 Director's Ratio 88.68

7. Estimated Market Value

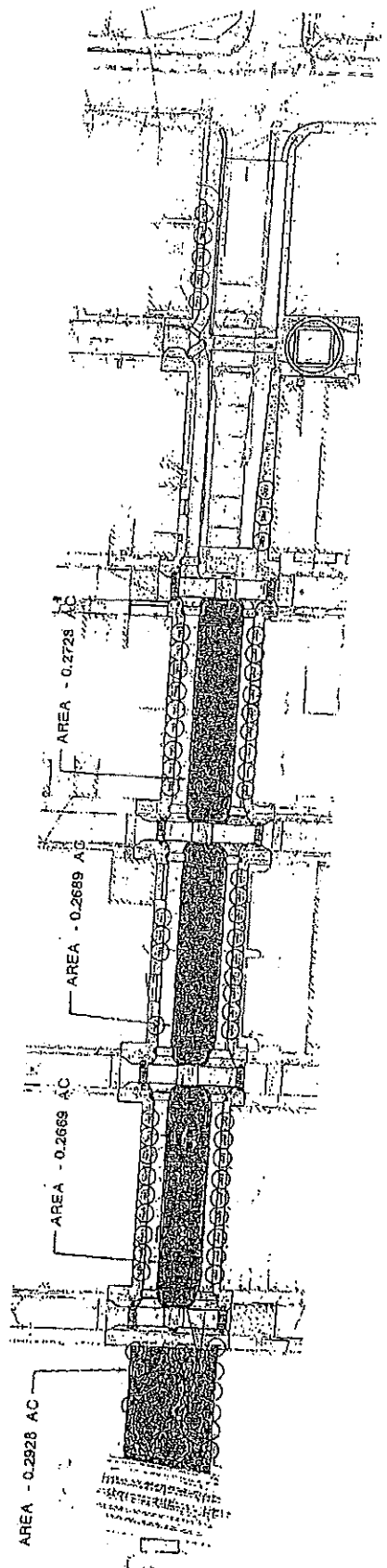
Intended Use RECREATIONAL/PUBLIC
Highest and best use _____

8. Tax Assessor Certification - I hereby certify that the Information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

GOWAN STUNT
Prepared by Tax Assessor (print name)

[Signature]
Signature

10/9/2020
Date



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Green Acres Program
State House Commission Pre-Application
Local Parkland—Major Disposal/diversion

9. Comparable Sales

SALE #1

Date of Sale: 05/22/02 Book: _____ Page: _____
Location: CARRIE ROAD, LYNDHURST, NJ 07071
Block: N/A Lot: N/A
Grantor: COUNTY OF BERGEN
Grantee: NEW JERSEY MEADOWLANDS COMMISSION
Lot Size: 84 ACRES
Sales Price: \$1,911,000
Unit Value: \$22,750 PER ACRE
Zoning: MEADOWLANDS
Highest & Best Use: OPEN SPACE
Verification: _____

SALE #2

Date of Sale: 09/07/06 Book: 8011 Page: 141
Location: MEADOWLANDS
Block: 451 Lot: 12.01 & 19.02
Grantor: NORTH BERGEN TOWNSHIP
Grantee: NEW JERSEY MEADOWLANDS COMMISSION
Lot Size: 21.92 ACRES
Sales Price: \$260,484
Unit Value: \$11,883 PER ACRE
Zoning: HACKENSACK MEADOWLANDS
Highest & Best Use: OPEN SPACE
Verification: _____

SALE #3

Date of Sale: 10/28/04 Book: 8742 Page: 656
Location: BETWEEN RAIL ROAD 1 & NEW JERSEY TURNPIKE
Block: 4006 Lot: 192
Grantor: HARTZ MOUNTAIN INDUSTRIES
Grantee: NEW JERSEY MEADOWLANDS COMMISSION
Lot Size: 89.60 ACRES
Sales Price: \$914,214
Unit Value: \$10,203 PER ACRE
Zoning: HACKENSACK MEADOWLANDS
Highest & Best Use: OPEN SPACE
Verification: _____