

Information for the Appraiser - 24 Third Avenue

My contact information:	Name:	TEL:	Email:
Subject Property Address: 24 Third Avenue, Roebling, NJ 08554			
Subject Property Information: - Currently leased to Mr. XXXX XXXX. (Effective X/XX) - Block/Lot: 138/51 - Year Built: 1905 - Bedrooms: 4 - Bathrooms: 1 - Square Footage: Approx. 1,680			
Recent upgrades made to the subject property: All improvements were completed May to July 2020. Interior: - Replace main building water line - Demolish and discard old kitchen - Install new kitchen sink, counter top, floor tile, wall tile, door and lighting fixture - Install pre-owned oven and refrigerator - Install new over-oven microwave - Replace, repair &/or repaint, living/family room, dining room, bathroom, and four bedroom drywall walls & ceilings - Demolish and discard old bathroom - Install new bathroom toilet, tub, sink, vanity, light fixture, shower tile, and floor tile - Install GFCI outlet in bathroom - Install pre-owned washer & dryer - Replace floors in dining room, living room, stairwells, and two third floor bedrooms - Install/upgrade electrical outlets and light fixtures in all four bedrooms - Replace all exterior locks and bedroom and bathroom door handles - Paint all interior walls - Paint all interior closets - Repair/replace interior stair railings - Install blinds in all windows Exterior: - Paint exterior front & rear doors and porches - Paint exterior windows - Prune and weed exterior landscaping - Repair/replace exterior stair railings			

- Create rear deck and replace rear stairs and railings

Recent Area Sales

Address	B R	B A	SF	Sale Date	Price	Condition
106 5th Ave, Roebling	4	1. 5	147 2	6/22/20	\$180,00 0	Renovated
138 7th Ave, Roebling	3	1	1152	6/19/20	\$144,00 0	Not updated
124 3rd Ave, Roebling	2	3	1152	6/19/20	\$149,90 0	Renovated
119 2nd Ave, Roebling	2	1. 5	150 4	6/2/20	\$152,00 0	Not updated
147 3rd Ave, Roebling	2	2	1152	5/7/20	\$148,50 0	Renovated
109 6th Ave, Roebling	3	1	138 8	3/13/20	\$155,00 0	Renovated
115 4th Ave, Roebling	4	1	163 2	3/13/20	\$155,00 0	Renovated