

OWNERS NAME & ADDRESS  
018654 MARY ELIZ & BENNIE  
BAKER, GARFIELD AVE  
738 GARFIELD AVE  
JERSEY CITY, N J  
07305

BLDG 25-B-D-2U-H-BG2  
LAND 25.04X150.79 IR  
SALE DATA \$19,109  
06/18/77  
BLDG 11,300  
LAND 4,800  
TOTAL 16,100

SIGNATURE:

0100	01487.	00006.	A	0110	738 GARFIELD AVE.	QUALIFIER	NEW BLOCK	NEW LOT	QUALIFIER	CARD CARD
OLD BLOCK		OLD LOT		QUALIFIER		NEW BLOCK		NEW LOT		QUALIFIER
104	2	105	106	107	108	110	NUMBER	SUF DIR	NAME	SUF
CLASS	1	22	002	102	102	121	1	1	1	1
NBHD		LVS UNITS		LAND USE		ZONING		NAME		ADD'L NO
DATE		AMOUNT		OPEN CODE		PURPOSE		INTERIOR INSPECTION		
180										
181										
182										

LAND DATA & COMPUTATIONS

LOT	NONE	300	M	Actual Frontage	Effective Frontage	Effective Depth	Actual Unit Price	Depth Factor	Effective Unit Price	Influence Factor	Land Value
1 Regular Lot	301	1	1	025.0	025	150				[ ]	%
2 Minus Lot	302	1								[ ]	%
3 Apartment Site	303	1								[ ]	%
4 Waterfront	304	1								[ ]	%
SQUARE FEET											
1 Primary Site	311	S								[ ]	%
2 Secondary Site	312	S								[ ]	%
3 Undeveloped										[ ]	%
4 Residential										[ ]	%
5 Waterfront										[ ]	%
ACREAGE											
1 Waterfront	321	A								[ ]	%
2 Tillable	322	A								[ ]	%
3 Pasture	323	A								[ ]	%
4 Woodland	324	A								[ ]	%
5 Wetland	325	A								[ ]	%
6 Primary Site	326	A								[ ]	%
7 Secondary Site	327	A								[ ]	%
8 Undeveloped	328	A								[ ]	%
9 Paved										[ ]	%
0 Other										[ ]	%
TOTAL ACRES	330	A									

SUMMARY OF VALUES

GROSS	335	G									
1 Irregular											
2 Site Value											
3 Residual											
4 Homelite											
5 Minus R.O.W.											
TOTAL VALUE LAND											
TOTAL VALUE BUILDINGS											
FINAL VALUE											

120	DATE	TYPE	AMOUNT	SOURCE	VALIDITY	DELETE
121	12/31/85	1				
250						
251						
252						

PROPERTY FACTORS

450	TOPOGRAPHY	451	UTILITIES	452	ROADS	453	TRAFFIC	454	LANDSCAPE
0 N/A	4 Rolling	1 All Public	5 Well	0 None	4 Proposed	0 N/A	1 Inferior	2 Typical	3 Superior
1 Level	2 Public Water	6 Septic	1 Dirt	5 Alley	1 Light	2 Medium	3 Heavy		
2 Low	3 Public Sewer	4 Gas	2 Gravel	6 Sidewalk	7 Rear Lot	3 Heavy			
3 High									
Visit No (VISITS)	Collector	Date (MM/DD/YY)	Time	Entry (ENTRY)	Source (INFSC)				
1	024	12/31/85	11:00 AM	1	1				
2									
3									

ASSESSORS FINAL REPORT

900	EFF. DATE	REASON	LDRI	AMOUNT
901				
902				

01	Gain due to annexation	06	Shift in class to	11	Gain due to split
02	Higher land use, N/C, new plots	07	Losses by annexation	12	Loss due to split
03	New machinery	08	Machinery removed	13	Board of Review
04	Formerly exempt, now assessed	09	Formerly assessed, now exempt		
05	Reval increase	10	Reval decrease		

910	DEACTIVATE	DATE	ID
910	VALUE OVDR.	VALUE	RSN

ADDITION CODES			
Lower	Basement, Unfinished	99	Miscellaneous Value
10	First		
10	1st Frame	24	Masonry Utility
11	1st OFP (Open Fr. Porch)	25	Masonry Bay
12	2nd OFP (Open Fr. Porch)	26	Masonry Overhang
13	Frame Garage	30	Carport
14	Frame Utility Building	31	Wood Deck
15	Frame Bay	32	Canopy
16	Frame Overhang	33	Concrete or Tile Patio
17	1st Frame	34	Stairs or Tilt Patio
18	Artic. - Unfinished	35	Mat. Stairs or Terrace
19	Artic. - Finished	36	Attached Greenhouse
20	1st Masonry		
21	2nd Masonry		
22	3rd Masonry		
23	4th Masonry		
24	5th Masonry		
25	6th Masonry		
26	7th Masonry		
27	8th Masonry		
28	9th Masonry		
29	10th Masonry		
30	11th Masonry		
31	12th Masonry		
32	13th Masonry		
33	14th Masonry		
34	15th Masonry		
35	16th Masonry		
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37	18th Masonry		
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39	20th Masonry		
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41	22nd Masonry		
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101	82nd Masonry		
102	83rd Masonry		
103	84th Masonry		
104	85th Masonry		
105	86th Masonry		
106	87th Masonry		
107	88th Masonry		
108	89th Masonry		
109	90th Masonry		
110	91st Masonry		
111	92nd Masonry		
112	93rd Masonry		
113	94th Masonry		
114	95th Masonry		
115	96th Masonry		
116	97th Masonry		
117	98th Masonry		
118	99th Masonry</		

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CITY OF JERSEY CITY-PROPERTY RECORD

CARD OF CARDS

BLOCK	LOT	PAGE	ADDRESS
1487	6A	8-16	738 GARFIELD AVENUE

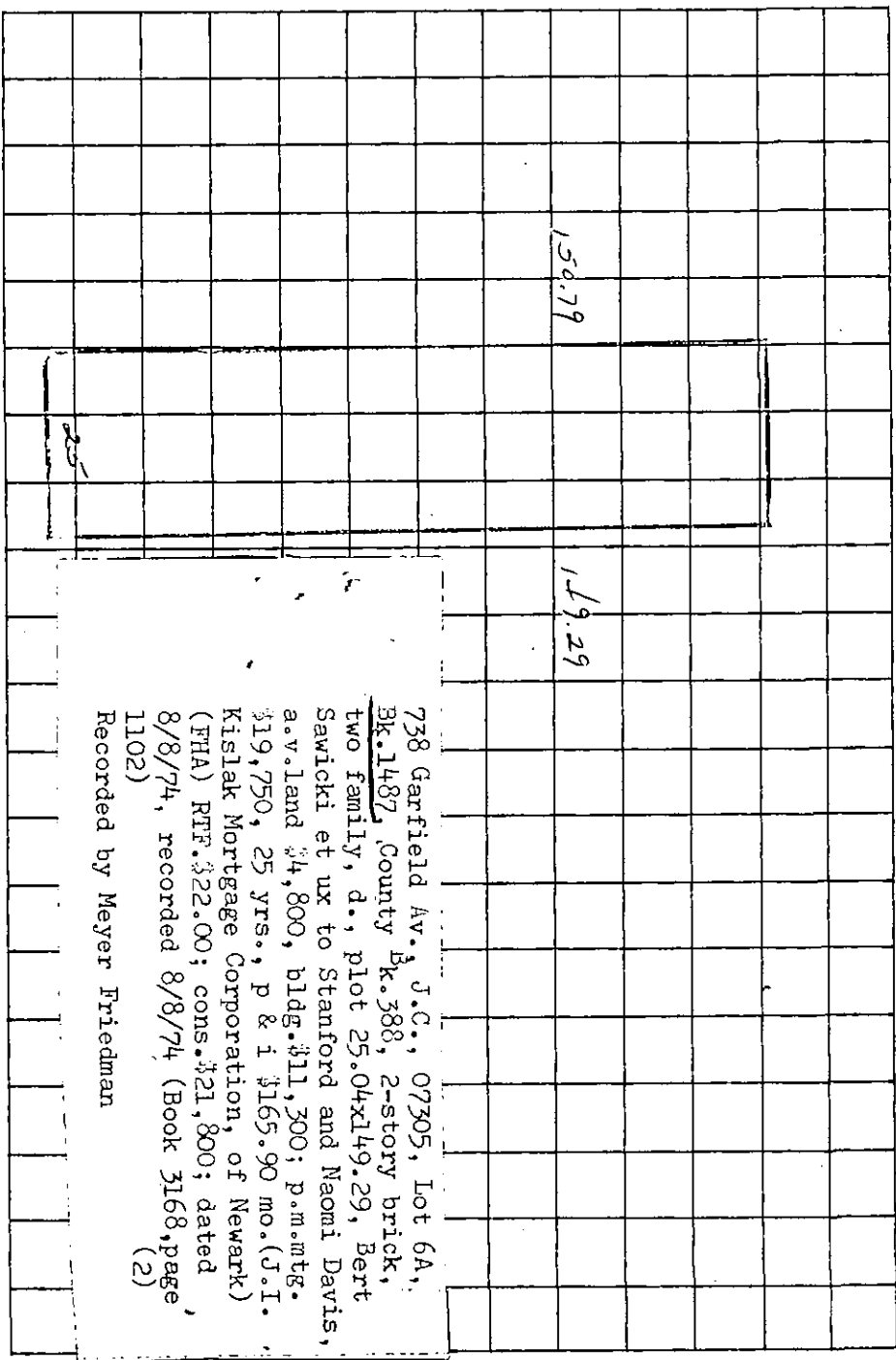
PHOTOGRAPH

RECORD OF OWNERSHIP

SALES DATA

DATE	CONSIDERATION
DANIEL SEGA, ETUX	
Boat & Car Swicki	2/73 8,000
DAVIS	

PLOT DIAGRAM



LAND VALUE COMPUTATIONS

LOT SIZE OR ACREAGE	UNIT FRONT FOOT PRICE	CORNER INFLUENCE	DEPTH FACTOR	% DEPR.	EFF. FR. FT.	VALUE
25 x 149	80 180		1.173		29.32	2,609
						5228

CONSTRUCTION NOTES Good

12-10-73 1974

14, 4800

NO ANSWER

180. 11300

16100

NO CHANGE

NO CHANGE

16600

APPROXIMATE

APPROXIMATE

16600

RENTAL

RENTAL

16600

[illegible]

BLOCK 1487

LOT 6-A

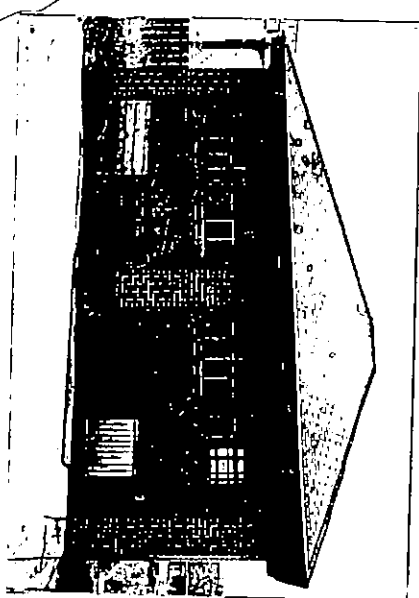
ADDRESS

738 Garfield Ave.

CITY OF JERSEY CITY, N. J.  
DEPARTMENT OF REVENUE AND FINANCE  
OWNER -- Joseph Masenick et ux.  
OWNER'S ADDRESS 849

TYPE OF BUILDING		2 sty br. dwl.	
SINGLE DWLG.	STORES	LOFT BLDG.	DEPT. STORE
DOUBLE DWLG.	OFFICE BLDG.	FACTORY	CLUB
DUPLEX DWLG.	HOTEL	WAREHOUSE	BANK
TENEMENT	THEATRE	PUBLIC GARAGE	FILLING STA.
CONSTRUCTION			
WOOD	CONC. BLOCK	STEEL & WOOD	REINF. CONC.
BRICK	HOLLOW TILE	STEEL & BRICK	MILL
ARRANGEMENT		WALLS	
No. STORES	PIERS	SHINGLES, WD.	ROOF
No. APARTS	CONC.	SHINGLES, COMP.	FLAT
ROOMS	CONC. BL.	SIDING	PEAKED
BASEMENT	BRICK	STUCCO	ROOFING
FIRST FLOOR	STONE	FACE BRICK	COMPOSITION
SECOND FLOOR	PLING	COM. BRICK	SHINGLES, WD.
THIRD FLOOR	BASEMENT CELLAR	VEN. BRICK	SHINGLES, COMP.
FOURTH FLOOR	NONE	STONE	FLOORING
FIFTH FLOOR	PART	CONC.	SINGLE
SIXTH FLOOR	FULL	CONC. BLOCK	DOUBLE
SEVENTH FLOOR	FLOOR CONC	METAL	HARDWOOD
ATTIC	NO FLOOR	TERRA COTTA	CEMENT
OBS'VD. PHYS. COND.		FINISHED	
EXCELLENT	STREET	UNFINISHED	MARBLE
GOOD	WIDTH	REMARKS	
FAIR	PAVG. WDTH.	2 Ideal Furnaces.	
POOR	PAVG. TYPE	Tile in vestibule.	
BARELY USEFUL	CONC. SIDEWALK	Rent: 1st fl. \$35.00	
BUILT abt. 1926	8" WATER	2nd " owner occupies	
REMOD.	Comm. ZONED	New asphalt pvt & concrete walk completed by W.P.A. 11-17-38	
	Light Ind.		
CONC. DRIVEWAY TYPE			

YEAR	LAND	IMPROVEMENT	TOTAL	CHANGE IN ASSESSMENT				ADJUSTED TOTAL
				DATE	LAND	IMPROVEMENT	REASON	
1940	1400	7600	8400					
1941	1400	7000	8400					
1943	1400	7000	8400					
1944	1400	7000	8400					
1945	1400	7000	8400					
1947	1400	4500	5900					
1948	1400	4500	5900					



915

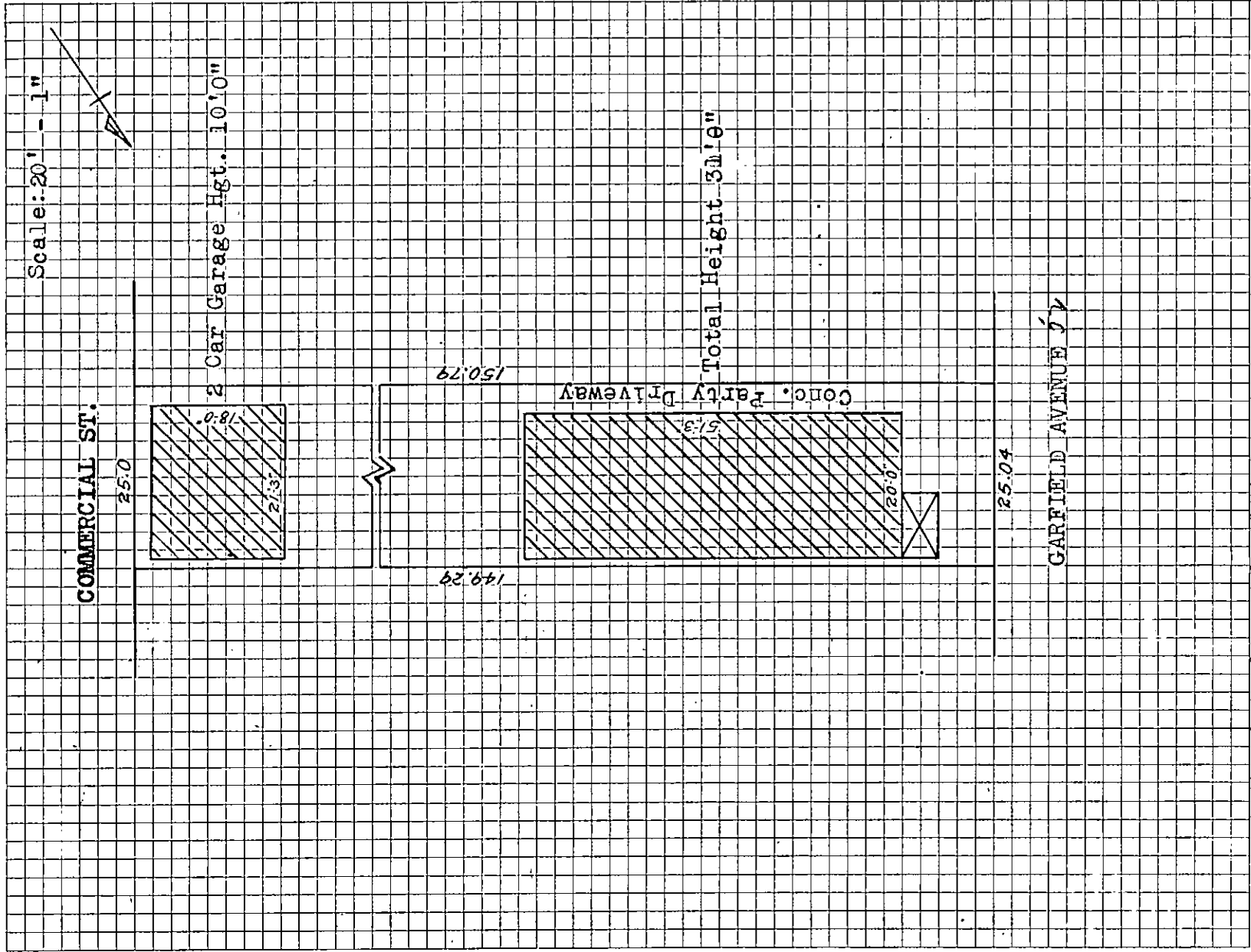
INSPECTED BY  
Wm. C. Farmer 3/28/38

LAND APPRAISED BY

NAME DATE

IMPROVEMENT APPRAISED BY OCT 12 1938

NAME DATE



## REMARKS

Land Area: .5x300.08x25 ..... 3 751.0 sq.ft.

Ground " : 20x51.25 ..... 1 025.0 sq.ft.

Cube: 31x1 025.0 ..... 31 775.0 cu.ft.

## COMPUTATIONS

33% Imp. Val. 31 775 x .33 x .90 \$9 437.18

10% Garage 500.00

Total \$9 937.18

*See 8500*

Base \$52.00 Average Depth 150.04' (120.0%)

\$52.00 x 120.0% x 25.0' \$1,560.00 Land Value

1487—6A

ASSESSOR

# This Indenture,

Made the 18th day of June, in the year of our Lord  
One Thousand Nine Hundred and Seventy-seven

Between STANFORD DAVIS and NAOMI DAVIS, his wife

COUNTY OF HUDSON	
CONSIDERATION	<u>19,109.84</u>
REALTY TRANSFER FEE	<u>68.33</u>
DATE	<u>8-30-77</u> BY <u>JS</u>

in the City of Jersey City County of Hudson  
and State of New Jersey party of the first part;

And MARY ELIZABETH BAKER and BENNIE BAKER, her husband

in the City of Jersey City County of Hudson  
and State of New Jersey party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of Nineteen thousand one hundred nine and 84/100 (\$19,109.84) Dollars

lawful money of the United States of America, to them in hand well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to their heirs and assigns, forever,

All that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the City of Jersey City County of Hudson and State of New Jersey

BEGINNING at a point on the southeasterly line of Garfield Avenue distant southwesterly along the same five hundred and forty-one and fifty-six one-hundredths (541.56) feet from the corner formed by the intersection of the southeasterly line of Garfield Avenue and the southwesterly line of Caven Point Avenue; thence running (1) southeasterly one hundred and forty-nine and twenty-nine one-hundredths (149.29) feet to the northwesterly line of Commercial Street, which point is distant southwesterly five hundred and twelve and eighty one-hundredths (512.80) feet from the corner formed by the intersection of the northwesterly line of Commercial Street and the southwesterly line of Caven Point Avenue; thence running (2) southwesterly and along the northwesterly line of Commercial Street twenty-five (25) feet, which point is distant one hundred and fifty and seventy-nine one-hundredths (150.79) feet southeasterly from the southeasterly line of Garfield Avenue; thence running (3) northwesterly and at right angles to Commercial Street one hundred and fifty and seventy-nine one-hundredths (150.79) feet to the southeasterly line of Garfield Avenue; thence running (4) northeasterly along the southeasterly line of Garfield Avenue twenty-five and four one-hundredths (25.04) feet to the point and place of BEGINNING.

BEING also known as Lot 6-A in Block 1487 as shown on the Official Assessment Map of Jersey City, made by L. D. Fowler, 1894 as now amended.

BEING commonly known and designated as 738 Garfield Avenue, Jersey City, New Jersey

BEING the same premises conveyed to the Grantors herein by Deed of Bert Sawicki and Eva Sawicki, his wife, dated August 8, 1974 and recorded August

388

LIBER 3235 PG 1137

This Deed, made the 8<sup>th</sup> day of AUGUST, 19 74 ,

Between BERT SAWICKI and EVA SAWICKI, his wife,

Block 1487 - Lot 6A

738 Garfield Ave.

ASSESSOR

residing at 18 Kenzel Avenue  
in the Town of Nutley in the County of  
Essex and State of New Jersey herein designated as the Grantors,  
And STANFORD DAVIS and NAOMI DAVIS, his wife,

COUNTY OF HUDSON	
CONSIDERATION	21,800.00
REALTY TRANSFER FEE	22.00
DATE	8/8/74 BY JN

about to reside  
~~residing~~ at 738 Garfield Avenue  
in the City of Jersey City in the County of  
Hudson and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of -----

TWENTY-ONE THOUSAND EIGHT HUNDRED & No/100 (\$21,800.00) DOLLARS

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the  
City of Jersey City in the  
County of Hudson and State of New Jersey, more particularly described as follows:

BEGINNING at a point on the southeasterly line of Garfield Avenue distant southwesterly along the same five hundred and forty-one and fifty-six one-hundredths (541.56) feet from the corner formed by the intersection of the southeasterly line of Garfield Avenue and the southwesterly line of Caven Point Avenue; thence running (1) southeasterly one hundred and forty-nine and twenty-nine one-hundredths (149.29) feet to the northwesterly line of Commercial Street, which point is distant southwesterly five hundred and twelve and eighty one-hundredths (512.80) feet from the corner formed by the intersection of the northwesterly line of Commercial Street and the southwesterly line of Caven Point Avenue; thence running (2) southwesterly and along the northwesterly line of Commercial Street twenty-five (25) feet, which point is distant one hundred and fifty and seventy-nine one-hundredths (150.79) feet southeasterly from the southeasterly line of Garfield Avenue; thence running (3) northwesterly and at right angles to Commercial Street one hundred and fifty and seventy-nine one-hundredths (150.79) feet to the southeasterly line of Garfield Avenue; thence running (4) northeasterly along the southeasterly line of Garfield Avenue twenty-five and four one-hundredths (25.04) feet to the point and place of BEGINNING.

BEING also known as Lot 6-A in Block 1487 as shown on the Official Assessment Map of Jersey City, made by L.D. Fowler, 1894 as now amended.

BEING the same premises conveyed to the Grantors herein by Deed of Joe Perlman, et al., dated February 17, 1973 and recorded on March 19, 1973 in the Hudson County Register's Office in Book 3138 at Page 37, et seq.

BEING commonly known and designated as 738 Garfield Avenue, Jersey City, New Jersey.

SUBJECT to restrictions of record, if any, zoning ordinances and such state of facts as an accurate survey may disclose.



ASSESSOR

**This Deed**, made the 17 day of February, 1973,

Between JOE PERLMAN, PAULA PERLMAN, VINCENT MARRONE, ROSE MARRONE,  
JOHN BORDACK, ANNE BORDACK, DOMINICK CALABRO, RENE LUSSI,  
MARIANNE LUSSI, BERT SAWICKI, EVA SAWICKI, MAE LEGA, CHARLES LEGA,  
KATHERINE LEGA, NICHOLAS LEGA, ANASTAZIA MARTELLE, LAWRENCE MARTELLE,  
ROSE LEGA, n/ka/ ROSE RISPOLI and ANTHONY RISPOLI, her husband  
and HELEN CALABRO

located at  
residing at 629 Caruso Lane  
in the Township of River Vale  
Bergen and State of New Jersey herein designated as the Grantors,

BL. 1487

LCA

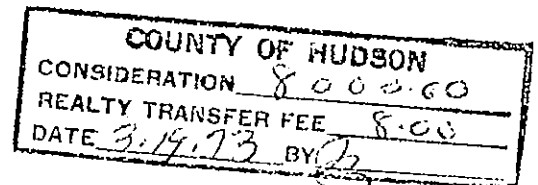
738

Garfield Ave

in the County of

And

BERT SAWICKI and EVA SAWICKI, his wife



residing or located at 738 GARFIELD AVE.  
in the City of Jersey City, in the County of  
HUDSON and State of NEW JERSEY herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of  
EIGHT THOUSAND and no/100-----(\$8,000.00)-----DOLLARS

lawful money of the United States of America, to the Grantors in hand well and truly paid by the  
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-  
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and  
convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the  
City of Hudson and State of New Jersey, more particularly described as follows:

BEGINNING at a point on the southeasterly line of Garfield Avenue  
distant southwesterly along the same five hundred and forty-one and  
fifty-six one-hundredths (541.56) feet from the corner formed by the  
intersection of the southeasterly line of Garfield Avenue and the  
southwesterly line of Caven Point Avenue, thence running (1)  
southeasterly one hundred and forty-nine and twenty-nine one-hundredths  
(149.29) feet to the northwesterly line of Commerical Street, which  
point is distant southwesterly five hundred and twelve and eighty-one  
hundredths (512.80) feet from the corner formed by the intersection of  
the northwesterly line of Commercial Street and the southwesterly line  
of Caven Point Avenue; thence running (2) southwesterly and along the  
northwesterly line of Commercial Street twenty-five (25) feet, which  
point is distant one hundred and fifty and seventy-nine one-hundredths  
(150.79) feet southeasterly from the southeasterly line of Garfield  
Avenue, thence running (3) northwesterly and at right angles to  
Commercial Street one hundred and fifty and seventy-nine one-hundredths  
(150.79) feet to the southeasterly line of Garfield Avenue; thence  
running (4) northeasterly along the southeasterly line of Garfield  
Avenue twenty-five and four one-hundredths (25.04) feet to the point  
and place of BEGINNING.

BEING also known as Lot 6-A in Block 1487 as shown on the Official  
Assessment Map of Jersey City, made by L. D. Fowler, 1894 as  
now amended.

BEING also known as street number 738 Garfield Avenue, Jersey City,  
New Jersey.

SUBJECT to zoning ordinances, restrictions and easements of record,  
and such state of facts as an accurate survey may disclose.

BEING the same premises owned by Daniel Lega, who died intestate  
February 6, 1966 leaving the grantors as the sole surviving heirs-at-law.

THESE premises are sold subject to the terms and conditions of the  
Judgment for Partition and Sale entered by the Superior Court of New  
Jersey, Hudson County, Chancery Division, under ordered dated  
June 13, 1969 and as amended by order confirming said sale dated  
November 20, 1972.