

OWNERS NAME & ADDRESS  
 008462 ZION BAPTIST CHURCH  
 541 BRANHALL AVE  
 JERSEY CITY, N.J.  
 07304

BLDG 2S-F-CHURCH  
 LAND COR 25X100 6975

LAND 4,500 BLDG 9,500 TOTAL 14,000

SIGNATURE:

NUMBER	DATE	AMOUNT	OPEN CODE	PURPOSE
160				
161				
162				

DATE	TYPE	AMOUNT	SOURCE	VALIDITY	DELETE
12-27-85	4	1	1	013	

LAND DATA & COMPUTATIONS

LOT	ACRES	Actual Frontage	Effective Frontage	Effective Depth	Actual Unit Price	Depth Factor	Effective Unit Price	Influence Factor	Land Value
1 Regular Lot	301	1	0.250	100				7	410%
2 1/2' x 1/2' Lot	302								
3 Apartment Site	303								
4 Waterfront	303								

LOCATION	TYPE	FRONTING	UTILITIES	ROADS	PARKING AVAILABILITY
450	0 N/A 1 Level 2 Low 3 High	451	1 All Public 2 Public Water 3 Public Sewer 4 Gas	452	0 None 1 Drive 2 Gravel 3 Paved 4 Proposed 5 Alley 6 Sidewalk 7 Rear Lot
455	1 Central Bus Dist. 2 Perm. Con. Bus. Dist. 3 Business Center 4 Major Strip 5 Secondary Strip 6 Neighborhood Spot 7 Comm./Ind. Park 8 Industrial Site	456	1 CBD Street 2 Major Thoroughfare 3 Secondary Artery 4 Median Separation 5 Frontage/Service Rd. 6 Private Road 7 One-Way Street 8 Rail Access	457	0 None 1 Near 2 Adequate 3 Abundant 4 Far 1 Near 2 Adjacent 3 On Site

ACREAGE	Soil Type	INFLUENCE FACTORS
1 Waterfront	321	1 Unimproved 2 Excessive Front 3 Topography 4 Shape or Size 5 Economic 6 Misimprovement 7 Noncontouring 8 Corner/Alley (+) 8 View (+)
2 Tillable	322	
3 Pasture	323	
4 Woodland	323	
5 Wasteland	324	
6 Primary Site	324	
7 Secondary Site	325	
8 Underdeveloped	325	
9 Pinelands	326	
0 Other	326	

MODEL ADJ.	INC.	EXP. CAP.	825	OCCUP. OVRD.	VAL. METHOD	USE COST	USE INC.	USE OVRD.	CSST/NO I/E
820					830				
820					830				
820					830				
820					830				

LOT	ACRES	Actual Frontage	Effective Frontage	Effective Depth	Actual Unit Price	Depth Factor	Effective Unit Price	Influence Factor	Land Value
1	301	1	0.250	100				7	410%
2	302								
3	303								
4	303								

NUMBER	DATE	AMOUNT	OPEN CODE	PURPOSE
160				
161				
162				

DATE	TYPE	AMOUNT	SOURCE	VALIDITY	DELETE
12-27-85	4	1	1	013	







**CITY OF JERSEY CITY, N. J.**  
**DEPARTMENT OF REVENUE AND FINANCE**  
**OWNER'S ADDRESS**

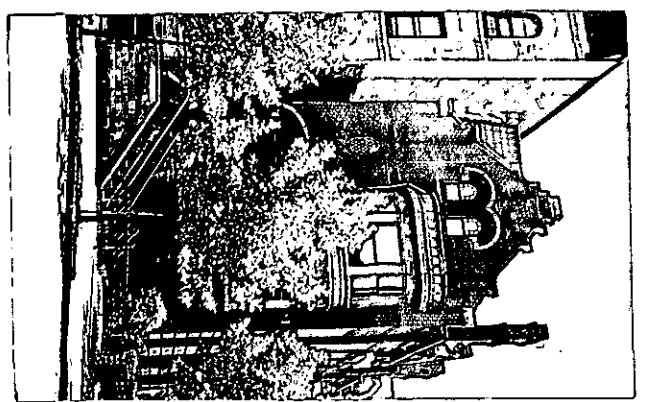
**BLOCK 1950 LOT 1A ADDRESS 2 Madison Avenue**

190

TYPE OF BUILDING		2 1/2 story and basement - brick - 1 fam.	
<input checked="" type="checkbox"/> SINGLE DWLG.	STORES	<input type="checkbox"/> LOFT BLDG.	<input type="checkbox"/> DEPT. STORE
<input type="checkbox"/> DOUBLE DWLG.	OFFICE BLDG.	<input type="checkbox"/> FACTORY	<input type="checkbox"/> CLUB
<input type="checkbox"/> DUPLEX DWLG.	HOTEL	<input type="checkbox"/> WAREHOUSE	<input type="checkbox"/> BANK
<input type="checkbox"/> TENEMENT	THEATRE	<input type="checkbox"/> PUBLIC GARAGE	<input type="checkbox"/> 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.	<input checked="" type="checkbox"/> FLAT
ROOMS 1,2	CONC. BL.	SIDING	<input checked="" type="checkbox"/> PEAKED
2 BASEMENT	BRICK	STUCCO	<input checked="" type="checkbox"/> ROOFING
4 FIRST FLOOR	STONE	FACE BRICK	<input checked="" type="checkbox"/> COMPOSITION
3 SECOND FLOOR	PIPING	COM. BRICK	<input checked="" type="checkbox"/> SHINGLES, WD.
THIRD FLOOR	BASEMENT CELLAR	VEN. BRICK	<input checked="" type="checkbox"/> SHINGLES, COMP.
FOURTH FLOOR	NONE	STONE	SLATE
FIFTH FLOOR	PART	CONC.	SLAG
SIXTH FLOOR	FULL	CONC. BLOCK	TILE
SEVENTH FLOOR	<input checked="" type="checkbox"/> FLOOR CONC.	METAL	TIN
3 ATTIC	NO FLOOR	TERRA COTTA	<input checked="" type="checkbox"/> ATTIC
			<input checked="" type="checkbox"/> FINISHED
			UNFINISHED

OBS'VD. PHYS. COND.	STREET	GARAGE	REMARKS
EXCELLENT	WIDTH	No. CARS	Basement used as Funeral Parlor. Owner occupies. Bramhall Avenue, 50' - -Asph. - -Conc. Madison Avenue, -35' - -Asph. - -Conc.
GOOD	PAVG. WDH.	DETACHED	
FAIR	PAVG. TYPE	BASEMENT	
POOR	MARKS	BRICK	
BARELY USEFUL	24" CB	FRAME	
BUILT Abt. 1893	3" W	CONC. BL.	
REMOD.	Endres	HOLLOW TILE	
	WATER	METAL	
	ZONED	CONC. ROOF	
		HOLLOW TILE	
		DRIVEWAY TYPE	

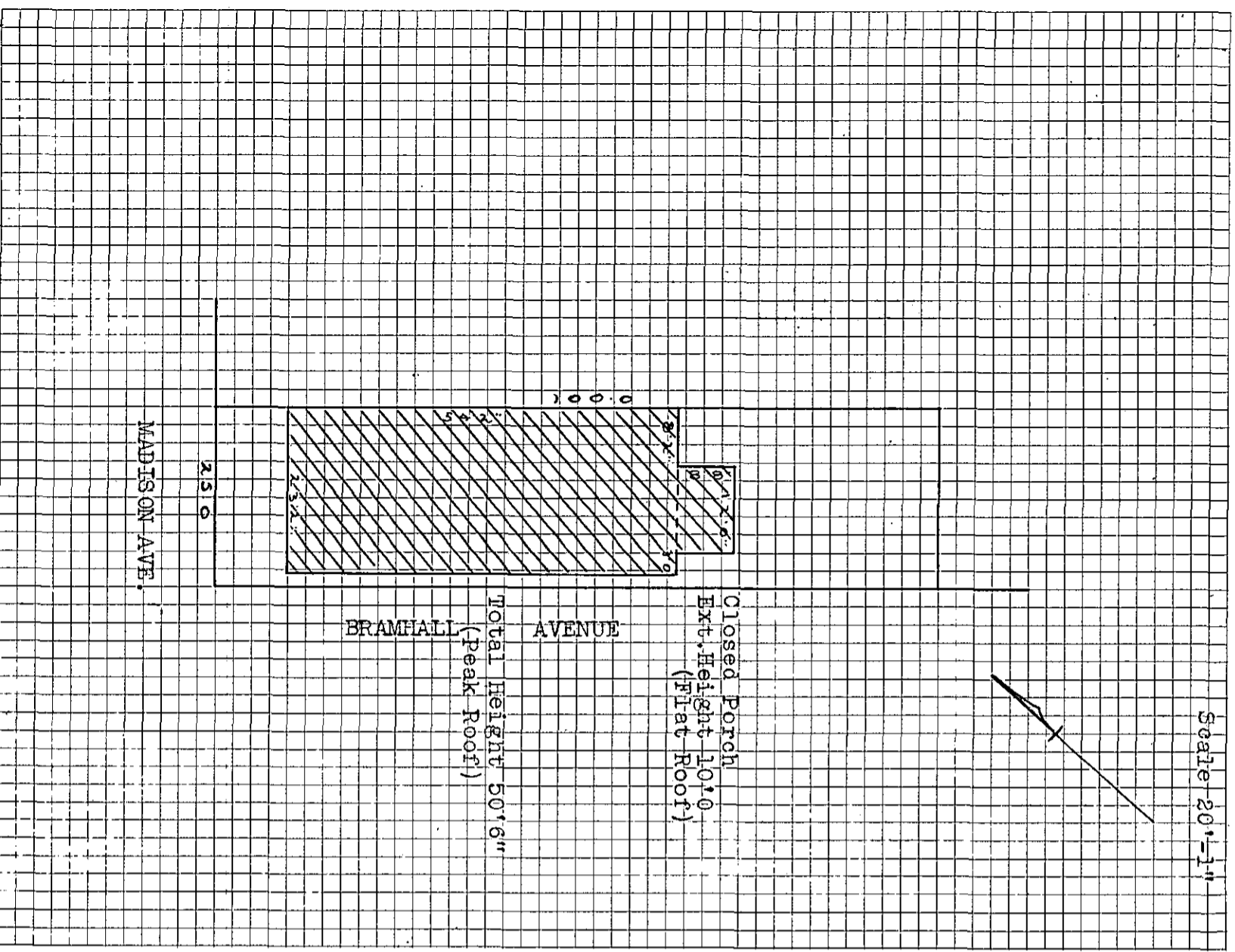
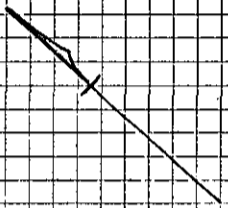
YEAR	LAND	IMPROVEMENT	TOTAL	CHANGE IN ASSESSMENT		REASON	ADJUSTED TOTAL
				INCREASE	REDUCTION		
1940	46000	9300	13300	49	1900	1900	9300
41	40000	9300	13300	50	1900	1900	9300
42	40000	9300	13300	51	1900	1900	9300
43	40000	9300	13300				
44	40000	9300	13300				
45	40000	9300	13300				
46	40000	9300	13300				
47	40000	9300	13300				
48	40000	9300	13300				



INSPECTED BY  
 F. J. Menadier 4/7/38

LAND APPRAISED BY  
 [Signature] DATE NOV 14 1938

Scale 20'-1"



**REMARKS**

Land Area: 23.17 x 54.17 x 50.5  
 Cube: 8.67 x 12 x 10  
 Total 63,383.56 cu. ft.  
 1,040.40  
64,423.96 cu. ft.

**COMPUTATIONS**

Base \$120.00 Depth 100.0' (100.0%)  
 \$120.00 x 100.0% x 25.0'  
 Plus Cor. Val. 25% x 25.0' x \$120.00 = \$750.00  
 Total Land Value \$3750.00

Imp. Val. 64 42.4 x .34 x .65 \$14 237.70

35%

ASSESSORS

# This Indenture,

Made the 24th day of July, in the year of our Lord  
One Thousand Nine Hundred and Seventy-Nine

Between Fred M. Conwell, Jr. and his wife, Ruth Conwell, residing  
at 2 Madison Avenue

COUNTY OF HUDSON	
CONSIDERATION	63,000.00
REALTY TRANSFER FEE	220.00
DATE	7-27-79 BY <i>J.C.</i>

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

And Zion Baptist Church, Post Office Address 521 Bramhall Avenue,  
Jersey City, New Jersey

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 Sixty-Three  
Thousand 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 es give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said  
party of the second part, and to  
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 Jersey City

FIRST PARCEL: Beginning at the easterly corner of Madison and Bramhall  
Avenues and running (1) thence northeasterly along the southeasterly  
side of Madison Avenue twenty five feet (2) thence southeasterly and  
parallel with Bramhall Avenue one hundred feet; (3) thence southwesterly  
twenty five feet to a point on the northeasterly side of Bramhall Avenue;  
(4) thence northwesterly one hundred feet along Bramhall Avenue to the  
point or place of beginning.

SECOND PARCEL: Which on Map of J. M. Barrows, Surveyed by J. W. Soper  
is known and designated as part of lot number forty two (42) in block  
number one hundred (100) and is bounded and described as follows:

Beginning at the corner formed by the northerly line of Ocean Avenue  
(now Grand Street) with the northeasterly line of Bramhall Avenue and  
running thence (1) northwesterly along Bramhall Avenue fifty one (51)  
feet, two and three quarters (2 3/4) inches; thence (2) northeasterly  
at right angles to Bramhall Avenue sixty six (66) feet and seven (7)  
inches; thence (3) southerly eighty (80) feet ten and a half (10 1/2)  
inches to a point in the northerly line of Ocean Avenue (now Grand Street)  
distant twenty two (22) feet, then and three quarters (10 3/4) inches  
easterly from the place of beginning; thence (4) westerly along Ocean  
Avenue (now Grand Street) twenty two (22) feet and ten and three  
quarters (10 3/4) inches to the place of beginning.

The above premises are known as lot 1A in City Block 1950 and as lot 42B  
in City Block 1950 on the official assessment map of Jersey City.

Being the same premises conveyed to the Grantors herein by deed of Mary A. Quinn, Widow by deed dated July 1, 1969, recorded on July 15, 1969 in Book 3060, page 702 in the records of Hudson County.

The deed from the former grantor is Mary A. Quinn, widow, individually, and Mary A. Quinn, executrix of the estate of Lawrence G. Quinn, deceased, and Ann Christian, trustee under the LWT of Lawrence G. Quinn, deceased

LIBER 3281 PG 639

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_  
before me, the subscriber, \_\_\_\_\_  
personally appeared

who, I am satisfied, \_\_\_\_\_ the grantor mentioned in the within Deed, and thereupon  
acknowledged that \_\_\_\_\_ signed, sealed and delivered the same as \_\_\_\_\_ act and deed,  
for the uses and purposes therein expressed.

The full and actual consideration paid or to be paid for the transfer of title to realty evidenced  
by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$

STATE OF NEW JERSEY, }  
COUNTY OF } ss.:

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
before me, the subscriber, a  
personally appeared

who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the  
of \_\_\_\_\_

that \_\_\_\_\_ the grantor named in the within Deed,  
is the

of said corporation; that the execution as well as the making of this Deed, has been duly authorized by a  
proper resolution of the Board of \_\_\_\_\_ of the said corporation; that deponent  
well knows the corporate seal of said corporation; and the seal affixed to said Deed is such corporate seal  
and was thereto affixed, and said Deed signed and delivered by said \_\_\_\_\_ President,  
as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon sub-  
scribed his name thereto as witness.

The full and actual consideration paid or to be paid for the transfer of title to realty evidenced  
by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$

Sworn to and subscribed before me,  
at \_\_\_\_\_  
the date aforesaid.

4105  
12.26

DEED

FRED M. CONWELL, et UX

X  
TO

ZION BAPTIST CHURCH

Dated, July 24, 1979

Retrieved in the Office of  
the County of \_\_\_\_\_, N. J.,  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock, in the \_\_\_\_\_ noon and  
Recorded in Book \_\_\_\_\_ of DEEDS for  
said County, on page \_\_\_\_\_

RETURNABLE TO: George R. Wiggs, Esq.  
921 Bergen Avenue  
Jersey City, N.J. 07305

RECEIVED

JUL 27 1 30 PM '79

HUDSON COUNTY  
REGISTER OF DEEDS

LIBER 3281 PG 641

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To have and to Hold all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, the Grantees, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their successors heirs, and assigns forever:

And the said Party Party of the first part

for themselves, their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, their heirs, successors and assigns that they have not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the party of the first part have set their hands and seal or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereunto affixed, the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Fred M. Conwell, Jr. L.S.  
Fred M. Conwell, Jr.

Darryl M. Trimiew, Esq.  
an attorney at Law IN NEW JERSEY

Ruth Conwell L.S.  
Ruth Conwell  
R.C.

An attorney-at-law of the State of New Jersey

STATE OF NEW JERSEY, COUNTY OF ESSEX } ss.:

BE IT REMEMBERED, that on this 24th day of July 19 79 before me, the subscriber, an attorney at Law in New Jersey personally appeared Fred M. Conwell, Jr. and Ruth L. Conwell, his wife

who, I am satisfied; are the grantor mentioned in the within Deed, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed.

The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$ 63,000.00

Prepared by:

Darryl M. Trimiew, Esq.

DARRYL M. TRIMIEW, Esq.

an attorney at law of New Jersey

3281 040

ASSESSOR 2

# This Indenture,

Made the 1<sup>st</sup> day of July, in the year of our Lord  
One Thousand Nine Hundred and Sixty-Nine,

Between MARY A. QUINN, widow, individually and MARY A. QUINN, Execu-  
trix of the Estate of Lawrence G. Quinn, Deceased, and ANN CHRISTIAN,  
Trustee under the Last Will and Testament of Lawrence G. Quinn, Deceased,  
all of 96 Gifford Avenue, in Blk 1950 Lot 1A-42B

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

And FRED M. CONWELL, JR. and RUTH CONWELL, his wife, of 2 Madison  
Avenue,

CONSIDERATION \$20,000.00  
REALLY \$20.00  
DATE 7/15/69 P. 9.

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  
TWENTY THOUSAND (\$20,000.)----- 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 those certain lots,  
tracts or parcels 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, and more particularly described as follows:

FIRST PARCEL: Beginning at the easterly corner of Madison and  
Bramhall Avenues and running (1) thence northeasterly along the south-  
easterly side of Madison Avenue twenty five feet (2) thence southeast-  
erly and parallel with Bramhall Avenue one hundred feet (3) thence  
southwesterly twenty five feet to a point on the northeasterly side  
of Bramhall Avenue (4) thence northwesterly one hundred feet along  
Bramhall Avenue to the point or place of beginning.

SECOND PARCEL: Which on Map of J.M. Barrows, Surveyed by J. W.  
Soper is known and designated as part of lot number forty two (42)  
in block number one hundred (100) and is bounded and described as follows:

BEGINNING at the corner formed by the northerly line of Ocean  
Avenue (now Grand Street) with the northeasterly line of Bramhall Avenue  
and running, thence (1) northwesterly along Bramhall Avenue Fifty one

629  
629

(51) feet, two and three quarters (2 3/4) inches, thence (2) northeasterly at right angles to Bramhall Avenue sixty six (66) feet and seven (7) inches, thence (3) southerly eighty (80) feet ten and a half (10 1/2) inches to a point in the northerly line of Ocean Avenue (now Grand Street) distant twenty two (22) feet, ten and three quarters (10 3/4) inches easterly from the place of beginning, thence (4) westerly along Ocean Avenue (now Grand Street) twenty two (22) feet ten and three quarters (10 3/4) inches to the place of beginning.

The above premises are known as Lot 1A in City Block 1950 and as Lot 42B in City Block 1950 on the official assessment map of Jersey City, and are the same premises conveyed to Lawrence G. Quinn, now deceased, by deed dated December 11, 1928 and recorded in the Office of the Register of Hudson County in Book 1702 of Deeds at page 64.

ASSESSOR



CITY OF JERSEY CITY  
 30 MONTGOMERY STREET-SUITE 411  
 JERSEY CITY NJ 07302  
 201-547-5055

**CERTIFICATE  
 IDENTIFICATION**

1950-1.1A

Date Issued: 04/12/2002  
 Control #: 16077  
 Permit #: 20013037

Block: 1950 Lot: 1.1A Qual: \_\_\_\_\_  
 Work Site: 2 MADISON AVE.

Owner in Fee: ZION BAPTIST CHURCH  
 Address: 541, BRAMHALL AVE.  
 JERSEY CITY, N.J., NJ 07304

Telephone: \_\_\_\_\_  
 Agent/Contractor: Omega Electric  
 Address: 751 Garfield Avenue  
 Jersey City, NJ -

Telephone: 201 860-9248  
 Lic. No./Bids. Reg. No.: 9502 Federal Emp. No.: \_\_\_\_\_  
 Social Security No.: 434-96-9494

Home Warranty No: \_\_\_\_\_  
 Type of Warranty Plan: [ ] State [ ] Private:  
 Use Group: R-3

Maximum Live Load: 0  
 Construction Classification:  
 Maximum Occupancy Load:

Certificate Exp Date: \_\_\_\_\_  
 Description of Work/Use: Electrical Service

[ ] **CERTIFICATE OF OCCUPANCY**  
 This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

[ ] **CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17**  
 This serves notice that based on eritten certification, lead abatement was performed as per NJAC 5:17 to the following extent:

[ X ] **CERTIFICATE OF APPROVAL**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

[ ] Total removal of lead-based paint hazards in scope of work  
 [ ] Partial or limited time period(\_\_\_\_ years); see file

[ ] **CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

[ ] **TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**

If this is a temporary Certificate of Occupancy or Compliance the following conditions must be met no later than \_\_\_\_\_ or the owner will be subject to fine or order to vacate.

[ ] **CERTIFICATE OF COMPLIANCE**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until \_\_\_\_\_

*Michael J. Regan*  
 MICHAEL J. REGAN, Construction Official

U.C.C 360 (rev. 3/96)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

Fees \$0.00

Paid [ X ] Check No. \_\_\_\_\_  
 Collected by js \_\_\_\_\_

GEORGE R. WIGGS  
ATTORNEY AT LAW

CITY OF JERSEY CITY

'94 SEP 29 P3:38

DIV. OF ASSESSMENTS

921 BERGEN AVENUE  
P. O. BOX 6450  
TRUST CO. OF N. J. BLDG.  
JERSEY CITY, NEW JERSEY 07306  
AREA CODE 201 • 653-3088  
FAX NO. 201 • 653-8520

September 28, 1994

1950/1A

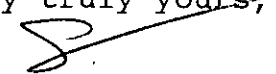
Tax Assessor of Jersey City  
City Hall  
280 Grove Street  
Jersey City, NJ 07302

RE: Zion Baptist Church, 831 Ocean Avenue 512-521 Bramhall Avenue, 2 Madison Avenue, Ocean Avenue, Jersey City NJ. Initial statements for tax exemption.

Enclosed please find further tax exemption application in triplicate. As to the follow:

1. 831 Ocean Ave. Lot # 57.F, Block # 1961
2. Grand Street Lot # 1A.Dup., Block # 1950
3. 515-521 Bramhall Lot # 57.G, Block # 1961
4. 2 Madison Ave. Lot # 1A Cor., Block # 1950
5. Ocean Ave. Lot # 57.G, Block # 1961

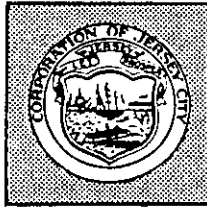
Would you please acknowledge receipt of the same on the lower portion of the copy of this letter.

Very truly yours,  
  
George R. Wiggs

GRW:mc  
Encls.

I, Nydia Batista, of the office of the Jersey City Tax Assessor do hereby acknowledge receipt of the foregoing this 9/29/94 day of September, 1994.

(HAND DELIVERED)



CITY OF  
**JERSEY CITY**  
CITY HALL · JERSEY CITY, N. J. 07302  
(201) 547-5131

DEPARTMENT OF FINANCE  
ASSESSMENT DIVISION

June 1, 1983

Zion Baptist Church  
541 Bramhall Avenue  
Jersey City, N.J. 07304

Re: Block 1950 Lot 1.A  
Address: 2 Madison Avenue

The above property is listed as tax exempt on the official tax rolls of Jersey City.

According to our records you did not file a Further Statement. These statements must be filed every third year.

We are enclosing the proper forms. Please execute and return as soon as possible.

Very truly yours,

*Margaret Jeffers*  
Margaret Jeffers  
Assessor

MJ:er  
enc.

GEORGE R. WIGGS  
ATTORNEY AT LAW

921 BERGEN AVENUE  
P. O. BOX 6450  
TRUST CO. OF N. J. BLDG.  
JERSEY CITY, NEW JERSEY 07306  
AREA CODE 201 • 653-3088

August 30, 1982

Ms. Margaret Jeffries  
Tax Assessor of Jersey City  
Jersey City City Hall  
280 Grove Street  
Jersey City, New Jersey 07302

1970  
A  
1

Re: Zion Baptist Church  
Premises: 2 Madison Avenue  
Jersey City, New Jersey  
Lots 1A, Cor. 42B, 1A dup. Block 1950

Dear Ms. Jeffries:

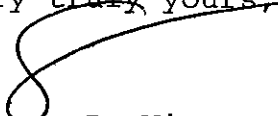
I am in receipt from my client notice from the tax collector that the above stated property still remain on the tax rolls.

If you may recall, that a resolution was to pass some years ago removing the said property from the tax rolls, apparently same has not been done.

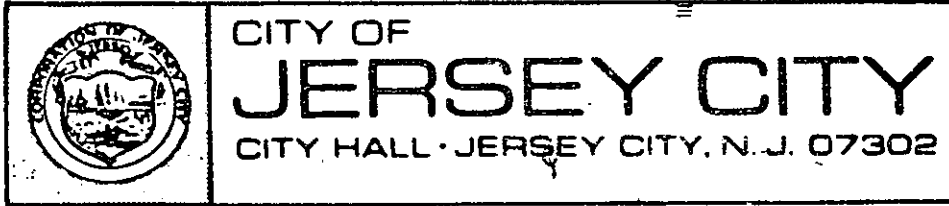
Would you please give this matter your immediated attention and if you have any questions please do not hesistate to advise.

Thanking you, I am,

Very truly yours,

  
George R. Wiggs

GRW:MR



DEPARTMENT OF FINANCE  
ASSESSMENT DIVISION

DATE: 9-8-88

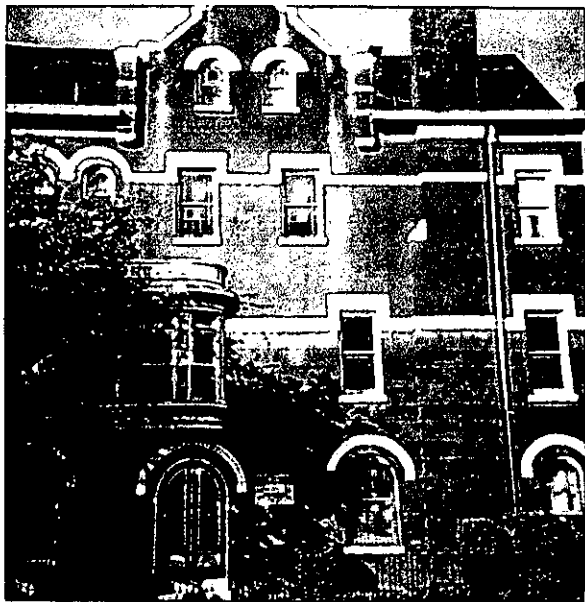
BLOCK	LOT	ADDRESS
<u>1950</u>	<u>1.A</u>	<u>2 MADISON AVE</u>

**Description of property :**

Subject property is a 2½ story w/ bsmt, brick, detached, in fair cond. Bsmt is used for a church (Church doors face out on Bramhall Ave). Top 2½ stories look like occupied residences. (One of the neighbors informed me that it was being used for music lessons)

No entry, left notice

INSPECTOR : John Chapin



1950

2 Madison Ave

1A

GEORGE R. WIGGS  
ATTORNEY AT LAW

921 BERGEN AVENUE  
P. O. BOX 6450  
TRUST CO. OF N. J. BLDG.  
JERSEY CITY, NEW JERSEY 07306  
AREA CODE 201 • 653-3088

March 12, 1981

Ms. Margaret Jeffries  
Tax Assessor of Jersey City  
Jersey City City Hall  
280 Grove Street  
Jersey City, New Jersey 07302

Re: Zion Baptist Church  
Premises: 2 Madison Avenue  
Jersey City, N.J.  
Lots 1A, Cor. 42B, 1A dup. Block 1950

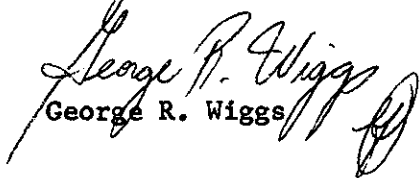
Dear Ms. Jeffries:

With reference to my letter of November 24, 1980, of which I enclose a xerox copy, I received delinquent tax notices.

Would you kindly advise me when the resolution may be passed and accordingly my clients will not honor the said tax delinquency notices.

Thanking you, I am,

Very truly yours,

  
George R. Wiggs

GRW/lf  
Enclosure

November 24, 1980

Ms. Margaret Jeffries  
Tax Assessor of Jersey City  
Jersey City City Hall  
280 Grove Street  
Jersey City, New Jersey 07302

Re: Zion Baptist Church  
Premises: 2 Madison Avenue  
Jersey City, New Jersey  
Lots 1A Cor, 42B Cor, 1A dup, Block 1950

Dear Ms. Jeffries:

Enclosed please find an Affidavit submitted by the Secretary of the Zion Baptist Church with attached documents. Said Affidavit is being submitted in support of the Church's application for real estate tax exemption. Please advise when the resolution submitted to the City Council has been granted authorizing said exemption.

Thanking you, I am,

Very truly yours,

George R. Wiggs

GRW:i

Enclosure

GEORGE R. WIGGS  
ATTORNEY AT LAW

921 BERGEN AVENUE  
P. O. BOX 6450  
TRUST CO. OF N. J. BLDG.  
JERSEY CITY, NEW JERSEY 07306  
AREA CODE 201 • 653-3088

November 24, 1980

Ms. Margaret Jeffries  
Tax Assessor of Jersey City  
Jersey City City Hall  
280 Grove Street  
Jersey City, New Jersey 07302

Re: Zion Baptist Church  
Premises: 2 Madison Avenue  
Jersey City, New Jersey  
Lots 1A Cor, 42B Cor, 1A dup, Block 1950

Dear Ms. Jeffries:

Enclosed please find an Affidavit submitted by the Secretary of the Zion Baptist Church with attached documents. Said Affidavit is being submitted in support of the Church's application for real estate tax exemption. Please advise when the resolution submitted to the City Council has been granted authorizing said exemption.

Thanking you, I am,

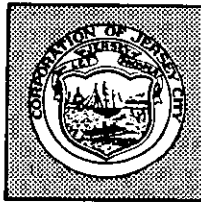
Very truly yours,

*George R. Wiggs*  
George R. Wiggs

GRW:i

Enclosure

1981  
Make it "exempt"  
Inf des.  
2 S F Church



CITY OF  
**JERSEY CITY**  
CITY HALL · JERSEY CITY, N. J. 07302  
(201) 547-5131

DEPARTMENT OF FINANCE  
ASSESSMENT DIVISION

January 8, 1980

Mr. Samuel Sutphen  
753 Montgomery Street  
Jersey City, New Jersey

Re: Block 1950 - Lot 1A  
2 Madison Avenue

Dear Mr. Sutphen:

The Zion Baptist Church has filed an Initial  
Statement.

Please inspect.

Very truly yours,

*Margaret Jeffers*

Margaret Jeffers  
Assessor

MJ:ad

*Repairs now being made to build  
for future use by church  
now vacant  
1/9/80 Sutphen*

Should be ready Feb 1st 1980

Cellar-	Kitchen
1st fl	Chapel
2nd fl	Dining area
3rd fl	Class rooms
4th fl	Class rooms.

GEORGE R. WIGGS  
ATTORNEY AT LAW

921 BERGEN AVENUE  
P. O. BOX 6450  
TRUST CO. OF N. J. BLDG.  
JERSEY CITY, NEW JERSEY 07306  
AREA CODE 201 • 653-3088

August 17, 1979

*att 1980*

Tax Assessor  
City Hall  
280 Grove Street  
Jersey City, New Jersey

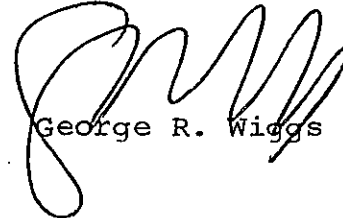
Re: Zion Baptist Church  
2 Madison Avenue  
Lots 1A, Cor. 42B Cor, 1A dup Block 1950

Dear Mrs. Jefferies:

Enclosed please find an original and copy of application for exemption of the above stated property. Will you kindly file same.

Thanking you I am,

Very truly yours,

  
George R. Wiggs

GRW:mpb  
Enclosures

c.c. Rev. Charles T. Epps  
521 Bramhall Avenue  
Jersey City, New Jersey 07304

January 8, 1980

Mr. Samuel Sutphen  
753 Montgomery Street  
Jersey City, New Jersey

Re: Block 1950 - Lot 1A  
2 Madison Avenue

Dear Mr. Sutphen:

The Zion Baptist Church has filed an Initial  
Statement.

Please inspect.

Very truly yours,

Margaret Jeffers  
Assessor

MJ:ad

August 6, 1980

George R. Wiggs, Esq.  
P. O. Box 6450  
Trust Co. of New Jersey Building  
Jersey City, New Jersey 07306

Re: Zion Baptist Church  
Block 1950 - Lots 1A & 42B  
2 Madison Avenue & Grand Street

Dear Sir:

Application for exemption was made on the above property for the year 1980. However, it was not granted because an inspection revealed that the property was not in church use as of January 9, 1980.

May I suggest that you appeal this matter to the Hudson County Board of Taxation on or before August 15th.

Very truly yours,

MJ:dbs

Margaret Jeffers  
Assessor

26

# SAMUEL G. SUTPHEN

*Licensed Real Estate Broker*

753 MONTGOMERY STREET  
JERSEY CITY 6, NEW JERSEY  
HEnderson 3-2667

July 13th 1970

Miss Margaret Jeffers  
Chief Assistant Assessor  
City of Jersey City

Dear Miss Jeffers:

Re: Block 1950 Lot 1A  
2 Madison avenue

Please be advised that I have inspected the above property and I am prepared to testify to a value of:-

Land	4,500.00
Building	13,100.00
Total	17,600.00

Very truly yours,

*Samuel Sutphen*  
Samuel Sutphen

DEPARTMENT OF FINANCE  
DIVISION OF ASSESSMENTS



THOMAS J. WHELAN

MAYOR

MARGARET JEFFERS  
SUPERVISOR OF ASSESSMENTS  
AND TAX COLLECTIONS

CITY HALL  
JERSEY CITY, N. J. - 07302

ANTHONY FERRARA  
DIRECTOR

July 7, 1970

Mr. Samuel Sutphen  
753 Montgomery Street  
Jersey City, New Jersey

Block: 1950 Lot: 1A Location: 2 Madison Ave.

Owner: Fred Conwell Jr.

Attorney:

Dear Sir:

An appeal has been filed for 1970 with the Hudson County Board of Taxation upon the above property and you are hereby assigned to report upon Form # 4 as soon as possible, together with a letter stating the value to which you are prepared to testify.

Copy of appeal attached.

Very truly yours,

*Margaret Jeffers*  
Margaret Jeffers  
Supervisor of Assessments  
and Tax Collections

CITY OF JERSEY CITY  
DIVISION OF ASSESSMENTS

DATE: Sept. 22, 1969

Honorable James F. Ryan  
Corporation Counsel  
City Hall  
Jersey City, New Jersey

Dear Mr. Ryan:

A tax settlement has been arrived at upon the 1969 taxpayer's appeal before the Hudson County Board of Taxation with respect to the following:

Block 1950 Lot 1A Address 2 Madison Ave.  
Owner Frederick M. Conwell, Jr. Attorney Abraham Lightdale  
1969 Appeal # 892

A reduction of \$ 1400 is to be granted so as to reflect the following adjusted assessment for 1969.

REAL ESTATE

Land	\$ <u>1900</u>
Building	<u>7100</u>
Vet. or S. C. Ded.	<u>          </u>
Total	<u>9000</u>

Case listed for hearing before Part III of Hudson County Board of Taxation on 9/17/69 as Case # 8


County Board stipulation annexed ( )

Stipulation executed by taxpayer (x)

Will you please take all necessary steps to effectuate the foregoing settlement before the Hudson County Board of Taxation.

Very truly yours,

APPROVED:

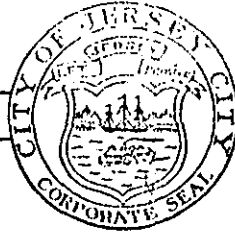
  
Anthony J. Ferrara

Margaret Jeffers  
Supervisor of Assessments  
and Tax Collections

DEPARTMENT OF FINANCE

DIVISION OF ASSESSMENTS

225  
900



THOMAS J. WHELAN

MAYOR

CITY HALL  
JERSEY CITY, N. J. 07302

MARGARET JEFFERS  
SUPERVISOR OF ASSESSMENTS  
AND COLLECTIONS

Anthony J. Ferrara  
~~XXXXXXXXXXXX~~  
DIRECTOR

August 22, 1969

1400 fl

Mr. Samuel Sutphen  
753 Montgomery St.  
Jersey City, N.J.

La. 1900  
Be 7100  
-----  
9000

Block 1950 Lot 1A Location 2 Madison Ave.

Owner: Frederick M. Conwell, Jr.

Attorney: Abraham Lightdale  
921 Bergen Ave.  
Jersey City, N.J.

Dear Sir:

An appeal has been filed for 1969 with the Hudson County Board of Taxation upon the above property and you are hereby assigned to report upon Form #4 as soon as possible, together with with a letter stating the value to which you are prepared to testify.

A copy of the appeal is attached.

Very truly yours,

Margaret Jeffers  
Supervisor of Assessments  
and Tax Collections

# SAMUEL G. SUTPHEN

*Licensed Real Estate Broker*

753 MONTGOMERY STREET  
JERSEY CITY 6, NEW JERSEY  
HEnderson 3-2667

September 10, 1969

Miss Margaret Jeffers  
Chief Assistant Assessor  
City of Jersey City

Dear Miss Jeffers:

Re: Block 1950 Lot 1A  
Location - 2 Madison Avenue

Please be advised that I have inspected the above  
property and I am prepared to testify to a value of:-

Land	1,900.00
Building	13,100.00
	<hr/>
Total	15,000.00

Very truly yours,

Samuel Sutphen