

# CITY OF JERSEY DIVISION OF CITY PLANNING APPEAL APPLICATION



1 Jackson Square, 2<sup>nd</sup> floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org

BE ADVISED: All items in the Submission Checklist portion of this application MUST be submitted. You will also be required to complete a public notice in accordance with N.J.S.A. 40:55D-12 of the Municipal Land Use Law. Submitting this application does not relieve you from any violations pursuant to §345-77.A of the Jersey City Land Development Ordinance. Upon receipt of your application or reasonable knowledge of your appeal, the Division of City Planning will schedule and communicate to you a default hearing date pursuant to N.J.S.A. 40:55D-73. Failure to complete public notice, or submit this application, or any item required when applying may result in a vote of dismissal by the Zoning Board of Adjustment.

### 1. Property

Street Address:	48 Clifton Place
Zip Code:	07304
Block(s):	15304
Lot(s):	9

### 2. Appeal

	APPEAL BEING SOUGHT (mark all that apply)	
<b>V</b>	Appeal of "Notice of Violation"	
	Appeal of Administrative Officer's Determination	
	Appeal of Determination of Significance	
	Certification of Non-Conformance	

### **DESCRIBE REASON FOR APPEAL:**

As the enclosed document demonstrates, the building has been registered with the Department of Community Affairs ("DCA") for over thirty (30) years. Moreover, Clifton Place Inc has been paying taxes and submitting rent rolls for both buildings 42 Clifton Place and 48 Clifton Place every single year (copy of letter with supporting documentation addressed to Eduardo Toloza, City Assessor dated May 5, 2023 enclosed herein). Furthermore, upon information and belief, the tenant currently residing in the apartment improperly made an anonymous call to the City to falsely report that the apartment is not registered as a means to circumvent and delay their obligation to pay the outstanding arrears in the amount of \$23,219.50, which matter is currently pending before the Superior Court of New Jersey, Hudson County, Special Civil Part under docket number LT-121-23.

**DESCRIBE PRESENT USE ON THE LOT(S):** 

Multiple Dwelling

Applicant Name:	Clifton Place Inc.
Street Address:	820 Morris Turnpike
City:	Short Hills
State:	NJ
Zip Code:	07078
Phone:	9734670300
Email:	markr@wilf-law.com

# 4. Owner, If Different than appellant

Owner Name:	
Street Address:	
City:	
State:	
Zip Code:	
Phone:	
Email:	

### 5. Attorney, Required for LLCs

Attorney's Name:	Mark A. Rothberg, Esq.
Firm's Name:	Wilf Law Firm LLP
Phone:	973-467-0300
Email:	markr@wilf-law.com

# 6. Plan Preparer, if applicable

	ENGINEER
Engineer's Name:	n/a
NJ License Number:	
Firm's Name:	
Email:	
	ARCHITECT
Architect's Name:	n/a
NJ License Number:	
Firm's Name:	
Email:	
	OTHER PROFESSIONAL
Professional's Name:	n/a
License Number:	
Firm's Name:	
Email:	

## 7. Approval History

List all past approvals, approvals, attach 1 co		activity for the subject proper	ty. If there are previous
	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
Planning Board:			
Zoning Board:			
Appeal:			
Building Permit:			

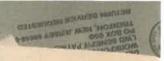
#### 10% OWNERSHIP DISCLOSURE STATEMENT FORM

A corporation or partnership submitting a development application to the Jersey City Planning Board or Board of Adjustment must list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership.

Subject	48 Clifton Place, Apt. 2A	Block(s):	15304
Property Address:	Jersey City, NJ 07304	Lot(s):	9
			-
Applicant:	Clifton Place Inc	Owner	Clifton Place Inc
	820 Morris Turnpike		820 Morris Turnpike
Applicant's Address:	Short Hills, NJ 07078	Owner's Address:	Short Hills, NJ 07078

Entity/Individual	Address	Ownership Interest (%)
Abraham Gold	33 Stony Brook Drive, Saratoga Springs, NY 12866	12.50%
Elizabeth Wilf Marital Trust	820 Morris Turnpike, Short Hills, NJ 07078	25%
Leonard A. Wilf	820 Morris Turnpike, Short Hills, NJ 07078	25%
Aline Gold Shlinger	7 Martin Court, Manalapan, NJ 07726	12.50%
Selma Levy c/o Hara Levy	6577 North Crestwood Drive, Glendale, WI, 53209	25%

Please attach additional sheet(s) if necessary.





### CITY OF JERSEY CITY

Division of Zoning Housing, Economic Development and Commerce

ONE JACKSON SQUARE • JERSEY CITY, N.J 07305 PHONE: (201) 547-4832

NOTICE OF VIOLATION ORDER TO REMEDY PURSUANT TO CHAPTER 345 ZONING CODES

Case Number: ZCODE2310-0129

Case Type: Zoning Code Case

Date Case Established 10/12/2023

Compliance Due Date: Forthwith

Mailing Address

CLIFTON PLING. 820 MORRIS TNPKE., #301 SHORT HILLS, NJ 07078

Notice of Violation for the following location:

Zone

Ward

48 Clifton Pl. APT # 2A Jersey City, NJ 07304

0906\_15304\_9 Lot: 9 Block: 15304 NOT IN OVERLAY

WARD F

Pursuant to Chapter 345, Article I, Section 4, Jersey City Zoning Code, all uses not expressly permitted in a zoning district are prohibited.

TAKE NOTICE that you have been found in violation of The Jersey City Zoning Code, Chapter 345:

Violation: V-41-B: ILLEGAL UNIT MUST BE REMOVED

As per N.I.S.A., C-40: 550-70, Paragraph A and C-40: 550-72 - You may appeal this notice of violation to The Jersey City Board of Adjustn within (wenty (20) days.

If you have any questions concerning this matter, please call: (201) 547-4832.

Tanya R. Marione, AICP, PP Acting Zoning Officer

Tanya Marione



### State of New Jersey DEPARTMENT OF COMMUNITY AFFAIRS

CERTIFICATE OF REGISTRATION



### REGISTRATION NUMBER:

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BUILDINGS:	1 TO 2	BUILDING USE:	Multiple Dwelling
TOTAL NUMBER OF UNITS ON PROPERTY:	34	OWNERSHIP TYPE:	Corporation
DATE OF TRANSFER OF OWNERSHIP:	9/6/2017	CERTIFICATE PRINTED ON:	2/13/2023
CERTIFICATE EXPIRATION DATE:	2/13/2025	ORIGINAL CERTIFICATE ISSUED ON:	2/13/2023
PROPERTY MAIN ADDRESS:	42 CLIFTON PL		S-100
	JERSEY CITY, HUDSON COU	JNTY	

PRIMARY PROPERTY OWNER	AUTHORIZED AGENT
CLIFTON PL INC C/O c/o Anthony, super	CLIFTON PL INC C/O c/o Anthony, super
820 MORRIS TPK STE 301	820 MORRIS TFK STE 301
ascony1@gmail.com	ascony1@gmail.com
SHORT HILLS, NJ 07078	SHORT HILLS, NJ 07078

DE MAINTENANCE SERVICE PROVIDER
ANTHONY CONYERS
26 WATERSIDE DRIVE
LITTLE FERRY, NJ 07643
OFFICER OR GENERAL PARTNER
ZYGMUNT WILF
820 MORRIS TURNPIKE
SHORT HILLS, NJ 07078
_

THE LAW REQUIRES THAT THIS CERTIFICATE OF REGISTRATION BE POSTED IN A CONSPICUOUS LOCATION AT THE REGISTERED PREMISES. THIS CERTIFICATE IS NOT TRANSFERRABLE. IN THE CASE OF ANY TRANSFER OF TITLE, IT SHALL BE THE DUTY OF THE NEW OWNER;S) TO FILE WITH THE COMMISSIONER WITHIN 20 DAYS OF SUCH TRANSFER AN APPLICATION FOR A NEW CERTIFICATE OF REGISTRATION. IN THE CASE OF ANY CHANGE IN THIS INFOMATION IT SHALL BE THE DUTY OF THE OWNER TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS WITHIN 30 DAYS OF SUCH CHANGE. THE LAW ALSO REQUIRES OWNERS TO RECERTIFY THIS INFORMATION ANNUALLY BEFORE THE CERTIFICATE EXPIRATION DATE.

REGISTRATIONS AND RECERTIFICATIONS MAY BE SUBMITTED ONLINE AT THE DIVISION OF CODES AND STANDARDS WEBSITE (www.n).gov/dca/divisions/code\$/) UNDER THE DCA SERVICE PORTAL LINK. QUESTIONS MAY BE DIRECTED TO THE BUREAU OF HOUSING INSPECTION BY PHONE TO \$09-633-6216 OR BY EMAIL TO BHIREGISTRATIONS@DCA.NJ.QOV.

FAILURE TO COMPLY WITH THESE REQUIREMENTS CONSTITUTES A VIOLATION OF P.L. 1987, C. 76 OF THE LAWS OF NEW JERSEY AND SUBJECTS THE PARTY SO VIOLATING TO THE PENALTIES THEREIN.



For social service assistance dial 2-1-1 or visit nj211.org Para asistencia social marcar 2-1-1 o visitor nj211.org. Lt. Governor Sheila Y. Oliver Commissioner, Community Affairs By:

Bureau Chief Carmine Giangeruso Bureau of Housing Inspection

### WILF LAW FIRM, LLP

ZYGMUNT WILF NJBAR MARK WILF NJBAR LEONARD WILF\* NJANY BARS SIDNEY WILF (1955-1989) ATTORNEYS AT LAW
820 MORRIS TURNPIKE.SUITE 201
SHORT HILLS, NEW JERSEY 07078
PHONE (973) 467-0300.FAX (973) 467-4628

May 5, 2023

MARK A. ROTHBERG
NJANY BARS
MARK D. DAHN
NLNY & PA BARS
JONATHAN Z. WILF
NJANS BRETT E. TANZMAN
NJ BAR
YUDIANA I. GONZALEZ
NJ BAR & NY BARS
COREY T. KATZELNICK
NJ BAR
OF COUNSEL
MARK A. HOFFMAN
NJANY HARS
SCOTT T. LOVENTHAL
NJANY BARS

Via UPS Ground

Eduardo Toloza, City Assessor Office of the City Assessor 280 Grove Street, Room 116 Jersey City, New Jersey 07302

Re:

Clifton Place, Inc. 44-48 Clifton Place Block 15304, Lot 8 and 9 MAY 2023 City Assessor Jersey City

Dear Mr. Toloza:

Our office represents Clifton Place, Inc. with regard to the above-referenced property.

In response to your request for information, enclosed please find an income and expense statement as of December 31, 2022, and a rent roll as of December 31, 2022.

If you require any additional information, kindly contact the undersigned.

Thank you for your courtesies.

Very truly yours, WILF LAW FIRM, LLP

Mark A. Rothberg

Mark A. Rothberg

MAR/sdd encl.

cc: Clifton Place, Inc.



### State of New Jersey DEPARTMENT OF COMMUNITY AFFAIRS

CERTIFICATE OF REGISTRATION



#### **REGISTRATION NUMBER:**

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PROPERTY MAIN ADDRESS:	42 CLIFTON PL JERSEY CITY, HUDSON COU	NTY	

PRIMARY PROPERTY OWNER	AUTHORIZED AGENT
CLIFTON PL INC C/O c/o Anthony, super	CLIFTON PL INC C/O c/o Anthony, super
820 MORRIS TPK STE 301	820 MORRIS TPK STE 301
asconyl@qmail.com	ascony1@gmail.com
SHORT HILLS, NJ 07078	SHORT HILLS, NJ 07078

EMERGENCY REPAIR EXPENDITURE AUTHORIZER / AU	
REPARACIONES DE EMERGENCIA	ANTHONY CONYERS
LEIZER BROYN	26 WATERSIDE DRIVE
26 WATERSIDE DRIVE	LITTLE FERRY, NJ 07643
LITTLE FERRY, NJ 07643	
2106413133	
MANAGER / GERENTE	OFFICER OR GENERAL PARTNER
LEIZER BROYN	ZYGMUNT WILF
26 WATERSIDE DRVE	820 MORRIS TURNPIKE
LITTLE FERRY, NJ 07643	SHORT HILLS, NJ 07078
REGISTERED AGENT	
WILF LAW FIRM C/O MARK DAHN	
820 MORRIS TPK	
SHORT HILLS, NJ 07078	

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Lt. Governor Sheila Y. Oliver Commissioner, Community Affairs By:

> Bureau Chief Carmine Giangeruso Bureau of Housing Inspection

<u>2020</u> 48	<u>2021</u> 48	<u>2022</u> 48	Year Prope 2023 48 I	្ត ប្រ	Sale Date:	Zone:	Prior Qual:	Prior Block: Prior Lot:	, (c)	Lot:	Block:	New Search
48 CLIFTON PL.	48 CLIFTON PL.	48 CLIFTON PL.	Property Location (L 48 CLIFTON PL.	Date	00/00/00	00/27/21	08/29/21	1916 18.C		9	15304	Assessment Postcard
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			MARREN CURTIS WEIRTISCO JONE 531-226-068	) ) 8 (1) (0)		Taxes:	Initial:	Statute:		Style:	Square ft:	
			MARREN CURTIS WEIRTISCO J CANTORS 531-226-0689	Grantee		25119.21 / 0.00	000000 Further: 000000				0	

\*Click Here for More History

\*Click on Underlined Year for Tax List Page

### CLIFTON PLACE, INC.

## STATEMENT OF REVENUES, EXPENSES AND STOCKHOLDERS' EQUITY (Income Tax Basis)

### YEAR ENDED MAY 31, 2022

REVENUES:		
Rental income	<b>\$</b> \$	325,915
Interest income	[i	14
		325,929
EXPENSES:		
Accoutning	The same of	3,000
Advertising	1	720
Auto and travel		5,416
Computer maintenance		2,348
Fire protection		4,535
Insurance		16,678
Legal		13,375
Licenses and permits		1,380
Management fees		11,982
Office expenses		2,577
Real estate tax		34,534
Repair and maintenance		146,200
Security		1,095
Utilities		92,209
Ottitues		336,049
EXCESS OF TPENSES OVER REVENEDS		
BEFORE EPRECIATION		(10,120)
BEFORE		
DEPRECIATION		7,389
DEPRECIATION		
EXCESS OF EXPENSION OF REVENUES NJ PASS-THROUGH	1	
BUSINESS ALTERNATIVE INCOME TAX		(17,509)
BOSINESS ALTERIALITY INCOME.	ì	
NJ PASS-THROUGH BUSINESS ALTERNATIVE INCOME TAX	-	2,500
M LV90-TUKOOGU BOOMBOO VA LWA	1	
EXCESS OF EXPENSES OVER REVENUES		(20,009)
EVERS OF THE PROPERTY.		

See independent accountants' compilation report.



### CITY OF JERSEY CITY

Office of the City Assessor
City Hall Annex
364 Martin Luther King Dr., 3<sup>rd</sup> Floor
Jersey City, New Jersey 07305
Telephone: (201) 547-5131

E-mail: [ccityassessor@lcni.org

February 10, 2023

CLIFTON PLINC. 820 MORRIS TNPKE.#301 SHORT HILLS, N.J. 07078

8: 15304 E/9 48 CUFTON PL

To Income-Producing Property Owner:

In accordance with N.J.S.A. 54:4-34, you are requested to submit the appropriate income and expense data for the tax year ending December 31, 2022.

This request for the income and expense data is made via CERTIFIED MAIL, and includes the statutory language of N.J.S.A. 54:4-34 below. The statute provides that any property owner who fails to comply with this request within 45 days shall lose their right to be heard in a tax appeal challenging the tax assessment placed on their property. Please review this statute carefully and submit the completed income /expense form to the above address no later than 45 days from the date of this letter.

Please include any other relevant documents, such as: leases, rent rolls, etc.; including any land, cellular tower, billboard or commercial pad rentals.

Please provide the tenant/business name(s) that occupy the property in the highlighted section of your form.

If your property is not rented, but is owner-occupied, please state that, verify property data and business name on your form and return to this office.

If you have any questions concerning this request, kindly contact the Assessment Office at the above number for further assistance.

Sincerely,

Ed Toloza City Assessor

N.J.S.A. 54:4-34. Statement by owner; written request; refusul to render; valuation of property by agressor; denial of

Every owner of real property of the taxing district shall, on written request of the assessor, made by certified mall, render a full and true account of his name and real property and the income therefrom, in the case of income-producing property, and and true account of his name and real property and the income therefrom, in the case of income-producing property, and produce his title papers, and he may be examined on both the testify on oath when required, or shall render a false or froudulent request of the assessor within 45 days of such request, or to testify on oath when required, or shall render a false or froudulent account, the assessor shall value his property at such amount as he may. From any information in his possession or available to account, the assessor's valuation and ussessment with respect to income-producing property where the owner has failed or refused to respond to such written request for information within 45 days of such request or to testify on oath when required, or shall have rendered a false or fraudulent account. The county board of taxation may impose such terms and conditions for furnishing the requested information where it appears that the owner, for good cause shown, could not furnish the Information within the required period of time. In making such written request for information pursuant to this section the assessor shall enclose therewith a copy of this section.

Amended by L.1960, e. 51, s. 29; L.1979, e. 91, s. 1, cfll May 16, 1979.

- APARTMENT	Meas, By
<b>3SNOH</b>	
RECORD	Date
CARD	
	:1

Insp. By

	TOTAL BUILD.										+	_		-	+	1		-
	Accessory Building Value																	11
101667	Principal Building Value																	
PRAISED VALUE	SUMMARY OF APPRAISED VALUE	Value	Cond. %	ment Cost		Adds and Deducts	Adds	Control	Area	Plbg. Age	Light	Missing Heat	Walls	Plear Raof	Foun- dation	Dimensions Depth Height	Width D	Bldg. Class Ident. No.
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		T	-							1	ITEMS	ER		TILING	111			Flat
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		T	=							1	Wood	Apartment %	F A Par		ster.	Plaster		Brick, Veneer
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LATIONS	BUILDING VALUE CALCULATIONS	-		KETCH	OUND PLAN												١	

Priced By:

Checked, By:

As of Date: 12/31/2022 **Unit Rent Roll** 

10/31/2023 06/30/2023 08/31/2023 10/31/2023 05/31/2023 12/31/2023 07/31/2023 06/30/2023 12/01/2022 11/30/2023 02/29/2024 09/30/2023 02/28/2023 09/30/2023 08/31/2023 01/31/2024 03/31/2024 02/29/2024 12/31/2023 12/31/2023 04/30/2024 12/31/2023 11/30/2023 04/30/2024 04/30/2024 United Type of Tickde Transfer William Reserved To Soft & Maries Reint Active Fund Conference Con Marie For Lange Ed. 03/01/2023 01/01/2023 01/01/2023 05/01/2023 01/01/2023 05/01/2023 11/01/2022 07/01/2022 09/01/2022 11/01/2022 06/01/2022 01/01/2023 08/01/2022 03/01/2023 10/01/2022 05/01/2023 07/01/2022 04/01/2023 12/01/2022 05/01/2023 1,038.04 09/15/2018 10/01/2022 03/01/2023 10/01/2022 05/01/2023 03/01/2022 07/01/2012 10/01/2022 10/01/2022 03/01/2023 09/01/2022 02/01/2023 0202/21/21 25:6/0,1 1,140.00 11/15/2021 1,073,54 06/01/2019 1,016.27 01/15/2016 826.29 08/01/2014 979.26 03/15/2015 577.69 06/01/1981 824.66 09/01/2014 697.85 01/01/1992 1,052.55 12/01/2019 1,060.30 05/01/2011 1,067.62 07/01/2016 1,073.28 09/01/2020 732.13 11/01/2000 685.78 10/01/1994 841,84 05/01/2014 669.15 12/01/1999 1,071.42 03/01/2020 1,047.48 10/14/2019 764.11 05/01/2005 0.00 03/01/2022 840,95 07/01/2016 793.59 09/15/2008 793.59 10/01/2009 608.79 03/01/1985 643.72 02/01/1987 664.06 04/01/1995 600.06 03/01/1993 1,240.00 05/01/2022 1,040.00 12/16/2021 829.60 05/01/2008 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.8 80 0,00 0.0 00.0 0.00 0.0 0.00 0.00 0.00 0.00 1,240.00 1,040.00 829.60 759,23 826.29 965.54 841.84 577.69 28,991.23 664.06 1,067.62 1,116.21 713.21 1,240.00 608.79 643.72 600.08 1,079.52 1,060.30 1,185.60 1,073.54 1,016.27 1,071.42 764.11 840.95 825.33 825.33 857.64 597.85 1,094.65 1,089.37 1,440.00 1,440.00 1,440.00 1,440.00 ,440.00 1,440.00 1,440.00 440.00 1,440,00 440.00 1,440.00 1,440.00 1,440,00 ,440.00 ,440,00 00.080,01 ,440.00 1,440.00 1,440.00 1,440.00 440.00 ,440.00 1440,00 1,440.00 1,440.00 1,440.00 1,440.00 1,440.00 1,440.00 1,440.00 1,440.00 1,440.00 1,440.00 653 645 645 645 645 645 645 25 \$ 645 645 645 645 645 645 645 545 645 8 645 Sub Total: Unknown Unknown Unknown t0818570 Unknown Unknown Unknown Unknown Unknown Unknown Unknown Unknown Unknown t0748760 Unknown Underown Unknown Unknown Property: CLIFTON PLACE APARTMENTS 2020 2007 2007 2004 2006 2007 2003 2007 10098976 2007 2005 2004 0086175 100007216 10109506 t0064190 68506801 0858208 10165948 0026468 t0998372 62289103 10163650 0872821 10600475 0163515 0114560 10952534 0011251 10114945 10092507 VACANT c06014 c06024 c05011 506012 506013 c0604 6090 N/A N/A N/A N/A A/A N/A N/A N/A ¥,N N/A N/A N/A XX XX Α× Ϋ́ September 1 - Se Basement/1 Bed/Small Bed/Small/Renov 3 Bed/Small/Renov 1 Bed/Small/Renov Bed/Small/Renov 1 Bed/Small/Renov 1 Bed/Small/Renov 1 Bed/Smail/Renov 1 Bed/Small/Renov L Bed/Small/Renov , Bed/Small/Renov 1 Bed/Small/Renov Bed/Small Bed/Small 1 Bed/Small 1 Bed/Small Bed/Small 1 Bed/Small Bed/5mall 1 Bed/Small 1 Bed/Small 1 Bed/Small 1 Bed/Small 1 Bed/Small 1 Bed/Small cpisr cpb1s cabls cpbls cpb1s cpb1s cp1sr cplsr cplsr cp1sr cplsr cptsr cpls cpbls cppls cplsr cplsr cpis cp1s cpls cp3sr cpls cp1s cp1s cp1s cpts cpls 42-C-6 48-9-6 48-A-6 48-B-4 48-8-5 48.C-2 48-C-3 48·C·5 42-8-6 42-C-2 42°C-4 42-C-5 cliftonp 48.4-3 48-A-S 48-6-1 48-8-3 48-C-4 42-8-3 42-B-4 42-8-5 42-C-1 48-A-1 cliftonp - 48-A-2 48-8-3 42-A-3 42-8-2 42-C-3 42-A-4 42-B-1 42-A-2 cliftonp diftonp cliftonp cliftonp cliftonp liftonp Hiftonp diftonp cliftonp cliftonp cliftonp liftonp. cliftonp cliftonp Liftenp cliftenp cliftonp cliftonp cliftonp Cliftonp cliftonp cliftonp cliftorp diftenp cliftonp cliftonp ciftonp cliftonp cliftonp Current/Notice Residents Current/Natice Residents Current/Notice Residents VACANT UNIT

STATUS	# OF UNITS UNIT OCCUPAT	NIT-OCCUPAN	MARKET RENT	Actual Rent	MARKET RENT ACTUAL RENT SECURITY DEPOSIT
Current/Notice Residents	32	76'96	46,080.00	28,991.23	27,373.16
VACANT UNIT	eri	3.03	1,440.00	00'0	00'0
TOTAL	33	100.00	47,520.00	28,991.23	27,373.16

Current Date & Time: 05/05/2023 15:38:58

27,373.16

47,520,00

Net Total: 21,285

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VACANT UNIT	T	3.03	1,440.00	000	00'0
TOTAL	33	190.00	47,520.00	28,991.23	27,373.16
Summary of Unit Type					
JNITTYPE	TOTAL COUNT	NU %	%CURRENT	% FUTURE	% VACANT
l Bed/Small	13	39.39	92.31	0.00	7.69
Bed/Small/Renov	11	33.33	100,00	00:0	00:00
Basement/1 Bed/Small	6	12.72	100.00	00.0	00'0
TOTAL:	33	100.00			

8EDROOMS	TOTAL COUNT	W UNIT	%CURRENT	% FUTURE	% VACANT
-	33	100.00	76.96	00.0	3.03
TOTAL	33	100.00			

[hallos]