

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) 103
Lot(s) 127
Acreage (by lot) .138 Acres / 6,000 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> </u> ac.	C1 Streams	<u> </u> ac.
Tidelands	<u> </u> ac.	Steep Slopes	<u> </u> ac.
Other	<u> </u> ac.	Other	<u> </u> ac.

5. Physical Constraints

Legal access N/A
Landlocked N/A

6. Value Information

Assessed Value 3,316,600 Director's Ratio 3882

7. Estimated Market Value

Intended Use 8,543,500
Highest and best use 900,000

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

3/14/2022
Date

PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen ** 1: prc file**

-----Screen:1 of 5

0908 Block: 103 Lot: 127 Q: X M
Prior Block: Lot: Q: 03/11/22
Loc: 1812 43RD ST 08 NORTH BERGEN, NJ 07047
Owner: HUDSON COUNTY IMPROVEMENT AUTHORITY Billing Code: 00000
Street: 2 JOURNAL SQUARE 8TH FL Account Num: 00208400
Town: JERSEY CITY, NJ Zip: 07306 Mtg Acct#:
Class: 15F Deductions:S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
SaleD: 10/01/99 Bk: 5520 Pg: 125 Price: 0 NU#: 15 Cd: R: 0.00

	2022	2023	Taxes	2021	Exemptions/Abatements
Land:	994000	994000	(57):	0.00	1 0
Impr:	2322600	2322600		2022	2 0
	0	0	(58):	0.00	3 0 NetCalc
Net:	3316600	3316600	Partial:		4 0 0

Land Dim: 30X200	Class4Cd: 191	YrBlt: 1995	Neigh: 502
Bldg Desc: 2S-B-A	BldgClass:	SF: 2857	
Addl Lots:	Type/Use: 1	PrcSF 0	UCd: 2
	Style:	Zone: C2	Map: 26

1 record(s) found

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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 1.339 Acres
Vacant ☐ Improved* ☒

*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	<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>Lake 17 Acres</u> ac.

5. Physical Constraints

Legal access _____
Landlocked _____

6. Value Information

Assessed Value 2,003,368 Director's Ratio 100

7. Estimated Market Value

Intended Use 2,003,368
Highest and best use 2,003,368

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

Signature by Tax Assessor (print name)

3/29/2022

Date

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-----Screen: 1 of 5

0908 Block: 437.02 Lot: 1 Q: M
 Prior Block: 437.B Lot: 1 Q: 04/08/13
 Loc: BOULEVARD EAST 08 NORTH BERGEN, NJ 07047
 Owner: COUNTY OF HUDSON Billing Code: 00000
 Street: LINCOLN PARK Account Num: 01099600
 Town: JERSEY CITY, NJ Zip: 07304 Mtg Acct#:
 Class: 15F Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
 SaleD: 00/00/00 Bk: Pg: Price: 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 NetCalc
Net:	17583100	17583100	Partial:		4 0 0

Land Dim: 174 ACRES
 Bldg Desc: BRADDOCK PARK
 Addl Lots:

Class4Cd: 629 YrBlt: Neigh:
 BldgClass: SF: 0
 Type/Use: 1 ProSF 0 UCd: 2
 Style: Zone: P2 Map: 96

17 Classrooms

Approximately 1200 sq ft