

OWNERS NAME & ADDRESS
008090
DESMOND, ROBERT & EVELYN LA ROCC
121 SHERMAN PL.
JERSEY CITY, N.J.
07307

OLD PROPERTY ID

00852. 00035.

NEW PROPERTY ID

NEW BLOCK

NEW LOT

QUALIFIER

CARD CARD

BLDG 1S-F-B-D-1U-H
LAND 25X100

SALE DATA
11/09/84 \$60,000

LAND 6,000 BLDG 9,000 TOTAL 15,000

SIGNATURE:

NUMBER	DATE	AMOUNT	OPEN CODE	PURPOSE
160				
161				
162				

DATE	TYPE	AMOUNT	SOURCE	VALIDITY	DELETE
11/84	2	60,000	4	0	
251					
252					

299 DELETE 300335 LAND ENTRIES

LAND DATA & COMPUTATIONS

LOT	ACREAGE	Actual Frontage	Effective Frontage	Effective Depth	Actual Unit Price	Depth Factor	Effective Unit Price	Influence Factor	Land Value
1 Regular Lot	301	1	0.850	0.85	100			[]	%
2 Minus Lot	302							[]	%
3 Apartment Site	303							[]	%
4 Waterfront	304							[]	%
1 Primary Site	311							[]	%
2 Secondary Site	312							[]	%
3 Undeveloped								[]	%
4 Residential								[]	%
5 Waterfront								[]	%
1 Waterfront	321							[]	%
2 Tillable	322							[]	%
3 Pasture	323							[]	%
4 Woodland	324							[]	%
5 Wasteland	325							[]	%
6 Primary Site	326							[]	%
7 Secondary Site								[]	%
8 Underdeveloped								[]	%
9 Ponds								[]	%
0 Other								[]	%
0 TOTAL ACRES	330								
1 Irregular	335								
2 Site Value									
3 Residential									
4 Homeite									
5 Minus R.O.W.									

2 = Ld. & Bldg.		2 = Seller		4 = Other		1 = Invalid				
PROPERTY FACTORS										
450	1	451	1	452	36	453	1	454	2	
TOPOGRAPHY		UTILITIES		ROADS		TRAFFIC		LANDSCAPE		
0 N/A	4 Rolling	1 All Public	5 Well	0 None	4 Proposed	0 N/A	1 Inferior	1 Inferior	1	
1 Level		2 Public Water	6 Septic	1 Dirt	5 Alley	1 Light	2 Typical	2 Typical	3	
2 Low		3 Public Sewer		2 Gravel	6 Sidewalk	2 Medium	3 Superior	3 Superior		
3 High		4 Gas		3 Paved	7 Rear Lot	3 Heavy				
Val No	Letter Information (LSTIME)	Time	Entry (ENTRY)	Source (INFOCE)						
(VIST)	Collector	Date (MMDDYY)								
1	040	01/24/86	3:50 AM	4	4					
2	040	01/25/86	10:15 AM	4	4					
3										
Quality Control (DCBY)					AUDIT CONTROL CODES					
Quality Control	Entry (ENTRY)	Source (INFOCE)								
Reviewer	1=Interior Inspection	4=Estimate								
	2=Interior Refusal	5=No Entry								
	3=Total Refusal									
ASSESSORS FINAL REPORT										
EFF. DATE	REASON	LORI	+	AMOUNT						
901										
902										
REASON CODES										
01 Gain due to annexation	06 Shift in class to	11 Gain due to split								
02 Higher land use, M/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 Rival increase	10 Rival decrease									
DEACTIVATE										
910										
960	VALUE OVRD.	VALUE	RGN	DATE	ID					

PRC-173B

CARD OF CARDS



SALES DATA

CONSIDERATION

Andrew P. Del Negro, Etux.

[illegible]

LAND VALUE COMPUTATIONS

LOT SIZE OR ACREAGE	UNIT FRONT FOOT PRICE	CORNER INFLUENCE	DEPTH FACTOR	% DEPR.	EFF. FR. FT.	VALUE
25 x 100	120.240				25.	3,000

NOTES

Sale to owner \$11.00
4-5-74 A 30000

NOTES:

APPRAISED VALUE

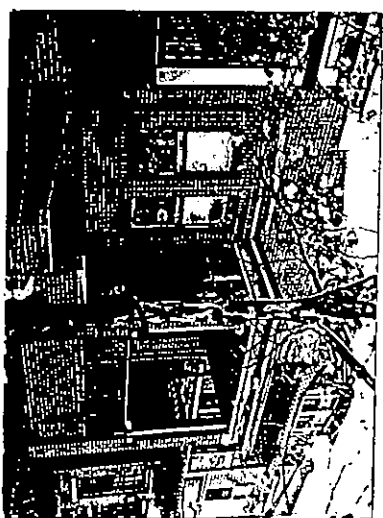
5000	LAND	3,000
3600	BUILDINGS	8,300
9600	TOTAL VALUE	11,300
1969		
mg		

[illegible]

OWNER'S ADDRESS

BLOCK 852 LOT 35 ADDRESS 121 Sherman Place

TYPE OF BUILDING		1 Sty Frame	
☒ 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		FOUNDATIONS	
☐ No. STORES	☐ PIERS	☒ SHINGLES, COMP.	☒ SHINGLES, COMP.
☐ No. APARTS.	☐ CONC. BL.	☐ SIDING	☐ STUCCO
ROOMS 6	☐ BRICK	☒ FACE BRICK	☐ FILLING
☐ BASEMENT	☒ STONE	☐ COM. BRICK	☐ VEN. BRICK
☐ FIRST FLOOR	☐ CELLAR	☐ STONE	☐ CONC.
☐ SECOND FLOOR	☐ NONE	☐ CONC. BLOCK	☐ METAL
☐ THIRD FLOOR	☐ PART	☐ TERRA COTTA	☐ ATTIC
☐ FOURTH FLOOR	☐ FULL	☐ UNFINISHED	☐ MARBLE
☐ FIFTH FLOOR	☐ NO FLOOR		
☐ SIXTH FLOOR			
☐ SEVENTH FLOOR			
☐ ATTIC			
OBSVD. PHYS. COND.		STREET	
☒ EXCELLENT	☐ 30' 0"	WIDTH	
☐ GOOD	☐ 20' 0"	PAVG. WDH.	
☐ FAIR	☐ 15' 0"	PAVG. TYPE	
☐ POOR	☐ 10' 0"	SIDEWALK	
☐ BARELY USEFUL	☐ 5' 0"	SEWER	
	☐ 4' 0"	WATER	
	☐ 3' 0"	ZONED	
	☐ 2' 0"	METAL	
	☐ 1' 0"	CONC. ROOF	
	☐ 0' 0"	DRIVEWAY TYPE	
REMARKS			
Owner occupant.			



YEAR	LAND	IMPROVEMENT	TOTAL	CHANGE IN ASSESSMENT				ADJUSTED TOTAL
				DATE	LAND	IMPROVEMENT	REASON	
1940	2400	1400	3800					
1941	2400	1400	3800					
1942	2400	1400	3800					
1943	2400	1400	3800					
1944	2400	1400	3800					
1945	2400	1400	3800					
1946	2400	1400	3800					
1947	2400	1400	3800					
1948	2400	1400	3800					

INSPECTED BY	DATE
D. J. Coylen	8/31/38
LAND APPRAISED BY	DATE
W. J. Coylen	DEC 5 1938

852

35 101688

012791

01 DEC -6 AM 9:07

RECEIVED
AND
RECORDED

Deed

Barbara A. Wm...
HUDSON COUNTY
REGISTER OF DEEDS

This Deed is made on November 30, 2001,
BETWEEN
EVELYN LaROCCA, now known as EVELYN LaROCCA-INGERSOLL,

whose post office address is
74 Colby Avenue, Mannasquan, N.J.

referred to as the Grantor,
AND
CLAUDE E. CHASSAGNE and SHINAKO SUDO-CHASSAGNE, his wife,
whose post office address is
about to be 121 Sherman Place, Jersey City,
N.J.

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$150,000.00
One Hundred Fifty Thousand Dollars and No Cents
The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Jersey City
Block No. 852 Lot No. 35 Qualifier No. Account No.
☐ No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in
the City of Jersey City
County of Hudson and State of New Jersey. The legal description is:

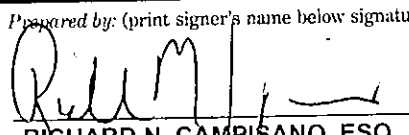
☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEING the same premises conveyed to the Grantor herein by Deed from Lila V. Del Negro, widow, to Robert J. Desmond, single, and Evelyn LaRocca, single, dated November 9, 1984, recorded November 20, 1984, in Book 3433, page 860, and by Deed from Robert J. Desmond, married, dated March 3, 1989, recorded March 14, 1989, in Book 4112, page 279, in the Hudson County Register's Office.

POSTING DATE: 12-14-01
POSTED BY: E.C.
FIELD (S) CHANGED:
1-2-41-42-43

3

A COPY OF THIS DEED HAS
BEEN SENT TO ASSESSOR'S OFFICE

Prepared by: (print signer's name below signature)

RICHARD N. CAMPISANO, ESQ.

(For Recorder's Use Only)

Consideration : 9 150000.00 Exempt Code: S
County 150.15 State 374.85 N.P.N.R.F 0.00 Total 525.00
fee2 Date: 12/06/2001

R.C. Search Co., Inc.

Since 1972

4 Erie Street

Montclair, New Jersey 07042

(800)622-1146 or (973)748-2989 Fax: (973)748-7672

RC#597146

*Description of Property Known as Tax Map Lot 35 in Block 852,
City of Jersey City, Hudson County,
New Jersey*

BEGINNING at a point in southwesterly line of Sherman Place, (60' wide), therein distant 87.67 feet, as measured northwesterly along the same, from its intersection with the northwesterly line of Sanford Place (variable width), and from said point of **BEGINNING**, thence running,

1. S.45°00'00"W., a distance of 100.00 feet to a point, thence,
2. N.44°21'00"W., a distance of 25.00 feet to a point, thence,
3. N.45°00'00"E., a distance of 100.00 feet to a point in the southwesterly line of Sherman Place, thence,

4. along the southwesterly line of Sherman Place, S.44°21'00"E., a distance of 25.00 feet to the point and place of **BEGINNING**.

Commonly known as 121 Sherman Place, Jersey City, New Jersey.

This description is in accordance with a survey made by Advance Land Services, Inc., dated 11/16/01.

ALS 1013938

A COPY OF THIS DEED HAS
BEEN SENT TO ASSESSOR'S OFFICE

BK5905PG253

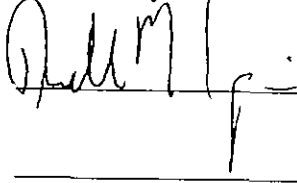
A COPY OF THIS DEED HAS
BEEN SENT TO ASSESSOR'S OFFICE

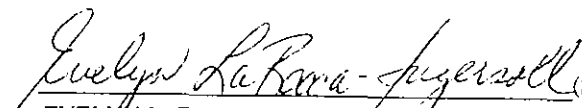
The street address of the Property is:
121 Sherman Place

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:




EVELYN LaROCCA, now known as
EVELYN LaROCCA-INGERSOLL (Seal)

(Seal)

(Seal)

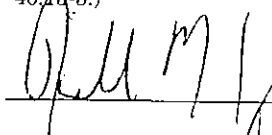
STATE OF NEW JERSEY, COUNTY OF HUDSON COUNTY
I CERTIFY that on November 30, 2001,

SS:

EVELYN LaROCCA, now known as **EVELYN LaROCCA-INGERSOLL**,
personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of this Deed;
(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ **150,000.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:25-5.)

RECORD AND RETURN TO:
NICHOLAS P. CORRADO, ESQ.
CORRADO & MARTELLA, P.C.
921 Summit Avenue
Jersey City, N.J. 07307



(Print name and title)

RICHARD N. CAMPISANO, ESQ.
Attorney-at-Law of New Jersey

852

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002352

DEED

Prepared by: (Print signer's name below signature)

Arthur E. Balsamo

Arthur E. Balsamo

This Deed is made on ~~February~~ MARCH 3, 19 89

BETWEEN

ROBERT J. DESMOND, married

whose address is 10 Huron Avenue, Jersey City, New Jersey
referred to as the Grantor,

AND ASSESSORS COPY

EVELYN LaROCCA, single

whose post office address is 121 Sherman Place, Jersey City, New Jersey
referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of NINE THOUSAND FIVE HUNDRED AND NO/100 (\$9,500.00) DOLLARS - - - - -
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Jersey City
Block No. 852 Lot No. 35 Account No. _____
☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Jersey City
County of Hudson and State of New Jersey. The legal description is:

BEGINNING at a point in the southwesterly side or line of Sherman Place, said point being distant therein 87.67 feet north-west of the intersection formed with the northwesterly side or line of Sanford Place; thence:

- (1) South 45 degrees 00 minutes West 100.00 feet to a point, thence;
- (2) North 44 degrees 21 minutes West 25.00 feet to a point, thence;
- (3) North 45 degrees 00 minutes East 100.00 feet to a point in the southwesterly side or line of Sherman Place, thence;
- (4) Along the same South 44 degrees 21 minutes East 25.00 feet to the point and place of Beginning.

THE above description is drawn in accordance with a survey made by Statewide Surveying and Land Development Co. dated September 18, 1984.

BEING commonly known as 121 Sherman Place, Jersey City, New Jersey.

BEING the same premises conveyed to Robert J. Desmond, Single, and Evelyn LaRocca, Single, by deed from Lila V. Del Negro, widow, which deed was dated November 9, 1984 and was recorded November 20, 1984 in the Hudson County Register's Office in Book 3433 of Deeds at page 860.

Consideration	\$ <u>9,500.00</u>	R.F.	<u>33.25</u>
Realty Transfer Fee	<u>87.57</u>	Rec.	<u>22.00</u>
Add'l. Fee	<u>3.14</u>		
Add'l. N.C.	<u>2.15</u>		
By: <u>EL</u>	Total \$ <u>33.25</u>	Amt. Rec.	<u>55.25</u>

AGS:ggg

DEED

COUNTY OF HUDSON	
CONSIDERATION	60,000.00
REALTY TRANSFER TAX	1,200.00
DATE	11-20-84 BY [Signature]

852

This Deed is made on NOVEMBER 9, 19 84.

BETWEEN LILA V. DEL NEGRO, WIDOW

35

whose address is 121 Sherman Place, Jersey City, NJ referred to as the Grantor,

AND ROBERT J. DESMOND, Single and EVELYN LaROCCA, Single

whose post office address is 283 Harrison Avenue, Jersey City, NJ referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$60,000.00-----

-----SIXTY THOUSAND AND 00/100 DOLLARS-----

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Jersey City
Block No. 852 Lot No. 35 Account No.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Jersey City and State of New Jersey. The legal description is:
County of Hudson

BEGINNING at a point in the southwesterly side or line of Sherman Place; said point being distant therein 87.67 feet northwest of the intersection formed with the northwesterly side or line of Sanford Place; thence:

- (1) South 45 degrees 00 minutes West 100.00 feet to a point, thence;
- (2) North 44 degrees 21 minutes West 25.00 feet to a point, thence;
- (3) North 45 degrees 00 minutes East 100.00 feet to a point in the southwesterly side or line of Sherman Place; thence;
- (4) Along the same South 44 degrees 21 minutes East 25.00 feet to the point and place of Beginning.

THE above description is drawn in accordance with a survey made by Statewide Surveying and Land Development Co. dated September 18, 1984.

BEING commonly known as 121 Sherman Place, Jersey City, NJ.

BEING the same premises conveyed to Lila V. Del Negro, Widow originally with Andrew P. Del Negro, her husband by deed of Gertrude H. Whitelock, Widow, dated November 27, 1950 and recorded November 28, 1950 in the Office of the Hudson County Register in Deed book 2437 Page 56.

PREPARED BY:

JAMES J. TOTAK, ESQ.

985
Lo. 600 0
Bl 400 0
15000
MB

3433 860