



LEGEND
PROPERTY APPEALED
SALES

COMPARISON OF REAL ESTATE SALES IN
HOBOKEN WITH ASSESSED VALUATION
AT DATE OF SALE.

O.S. Payson & Consulting Engrs.



LEGEND
 [Green Box] = PROPERTY APPEALED
 [Pink Box] = SALES

COMPARISON OF REAL ESTATE SALES IN
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O. S. Payzant Consulting Engr.

Per [Redacted]

Comparison of Real Estate Sales in Hoboken with Assessed Valuation at Date of Sale

Grantor Grantee	Date of Sale	Block No.	Lot No.	Size of Lot	Location	Consideration	Assessed Value year of sale			Sale Price % of Assessed Value
							Land	Building	Total	
1) Chas. Noeding to Harper & Wieboldt	4/28/33	25	21-22	50 x 100	124-126 Harrison St.	5,000.	3,200.	2,500.	5,700.	87.72
(2) Hoboken Bank for Savings to James Ronga	9/18/31	46	18-19	50 x 100	330-332 Jackson St.	10,000.	5,000.	12,700.	17,700.	56.50
(3) Henry Brutzer to Victor Tipula	11/13/33	37	9	25 x 100	217 Jackson St.	4,800.	1,600.	4,400.	6,000.	80.00
(4) Estate Adam Krausser to Kate Bjellis	2/20/32	17	24	25 x 100	513 First St.	12,000.	5,900.	11,600.	17,500.	68.57
(5) Thomas Cooney to Kate Bjellis	3/ 31	49	9	25 x 100	317 Madison St.	6,500.	2,100.	6,000.	8,100.	80.25
(6) Anthony Coppola to Carmine Pasquale	5/26/34	68	21	25 x 100	526 Jefferson St.	6,000.	2,100.	9,000.	11,100.	54.05
(7) Anna & Ed. Venson to Stephen J. Cavanaugh	3/ 30	30	2	25 x 80	462 First St.	9,500.	6,100.	6,500.	12,600.	75.40
(8) Esenbe B. & L. Assn. to Louis & Sam Lehman	5/1 /34	60	1-3	75 x 100	401-405 Jefferson St.	10,500.	7,400.	8,400.	15,800.	66.46
(9) Arthur T. Vanderbilt, et al to Premium Realty Co.	12/ 9/33	19	27	25 x 85	403 First St.	8,500.	7,500.	8,000/	15,500.	54.84
(10) Hudson Trust Co. to Condenser Service Co.	2/16/34	109	24/14/6	200 x 100	1208-1222 Grand St.	33,000.	22,400.	15,000.	37,400.	88.24
(11) Esenbe B. & L. Assn. to R. Neumann & Co.	8/25/34	2	26/27	irregular	321 Newark St.	45,000.	10,400.	81,000.	91,400.	49.23
(12) Wente Corp. to Schock Guemer & Co., Inc.	7/29/33	153	2/3	325 x 200	800 Clinton St.	130,000.	58,500.	65,000.	123,500.	89.07
(13) Tobias Wangan to Margaret Rumba	12/ 9/33	161	6	21 x 100	934 Willow Av.	5,800.	2,300.	5,500.	7,800.	74.36
(14) William Carroll to Lucy Connors	8/25/34	162	5	18.91x 100	1034 Willow Av.	8,000.	2,000.	11,100.	13,100.	61.07

Comparison of Real Estate Sales in Hoboken with Assessed Valuation at Date of Sale - Sheet #2

Grantor Grantee	Date of Sale	Block No.	Lot No.	Size of Lot	Location	Consideration	Assessed Value year of sale			Sale Price % of Assessed Value
							Land	Building	Total	
(15) Bertha Breckwoldt to Henry Bunker	1/15/31	176	3-4-5-6	95 x 75	208-210-212-214 Newark St.	15,000.	11,900.	5,500.	17,400.	86.21
(16) Bertha Breckwoldt to Jacob Beck	1/10/31	176	13-14 7-8-9- 10-11	42.9/64 25/64 95/75 }	96-98 Garden St. 207-209-211-213-215 First St.	12,500. 60,000.	12,500. 42,800.	8,200. 15,700.	20,700. 58,500.	75.76
(17) Bertha Breckwoldt to Henry Bunker	1/15/31	176	15-16	43 x 16	92-94 Garden St.	7,000.	5,700.	4,400.	10,100.	69.31
(18) J. E. Thorley to Fendert Holman	2/ 9/31	176	18-19 22	44 x 63 12 x 44	233-235 Park Av. 215 Third St.	7,000.	5,700. 900.	11,000. 900.	16,700. 1,800.	37.84
(19) C. Henry Offerman to Mary Miller	1/ 1/32	181	12	16.6 x 49	209 Seventh St.	3,500.	1,100.	2,500.	3,600.	97.22
(19) Lulu Sydon to Helen Kala	5/27/33	181	13	16.6 x 49	207 Seventh St.	2,600.	1,100.	2,500.	3,600.	72.22
(21) Mile Square B. & L. Assn. to Raphael Manzi	2/ 5/32	187	9	17.5 x 75	93 Garden St.	5,000.	2,100.	5,000.	7,100.	70.42
(22) Arthur Ritter to Bay Jay Realty Co.	9/16/32	205	44	20 x 75	606 Washington St.	15,000.	13,500.	6,800.	20,300.	73.89
(23) Louis Bitman to John Muller	7/19/32	208	31	21.6 x 75	926 Washington St.	12,000.	7,300.	6,800.	14,100.	85.11
(24) Trust Co. of N.J. to Max Pineless	2/ 9/31	208	25	25 x 75	938 Washington St.	19,000.	18,000.	17,500.	35,500.	53.52
(25) G. Louis Nichols to Catherine Selck	11/ 9/31	218	6	25 x 110	723 Washington St.	16,000.	7,500.	9,600.	17,100.	93.57
(26) Hoboken Bank for Savings to Irene Duncan	7/26/33	219	2	22 x 109	60 Eighth St.	6,100.	2,400.	6,000.	8,400.	72.62
(27) B.P.O.E. #74 to Isobel Cheaton	4/14/34	221	1	21. x 65	64 Tenth St.	4,000.	1,500.	4,500.	6,000.	66.67
(28) B.P.O.E. #74 to Abraham Schiessel, et ux	3/31/34	221	2	21 x 65	66 Tenth St.	4,000.	1,300.	4,500.	5,800.	68.97
(29) B.P.O.E. #74 to Chester Banstelle, et ux	3/10/34	221	3	21 x 65	68 Tenth St.	4,000.	1,500.	4,500.	6,000.	66.67

Comparison of Real Estate Sales in Hoboken with Assessed Valuation at Date of Sale - Sheet #3

Grantor Grantee	Date of Sale	Block No.	Lot No.	Size of Lot	Location	Consideration	Assessed Value year of Sale			Sale Price % of Assessed Value
							Land	Building	Total	
(30) Mutual Realty Co. to 54-56 Eleventh St. Corp.	6/ 6/31	243	28	27.6 x 90	54 Eleventh St.	12,000.	4,400.	24,500.	28,900.	62.28
(31) Mutual Realty Co. to 54-56 Eleventh St. Corp.	6/ 6/31	243	29	27.6 x 90	56 Eleventh St.	18,000.	4,400.	24,500.	28,900.	62.28
(32) Urless Realty Co. to Mary Clow	5/30/31	243	11	20.6 x 100	1121 Washington St.	14,500.	6,200.	9,400.	15,600.	92.95
(33) John Shen to J. G. Holding Co.	5/30/31	214	22	25 x 75	334 Hudson St.	16,000.	5,500.	11,600.	17,100.	93.57
(34) Louis Reingold to Catarina Greel	9/11/34	172	23	21.6 x 95	226 Garden St.	4,500.	2,600.	3,500.	6,100.	73.77
(35) The Irving Trust Co., Trustees to Weehawken Lumber Co.	2/ 5/35	120	1-13	325 x 100	Southeast corner 15th & Jefferson Sts.	15,000.	19,500.		19,500.	76.92
(36) First National Bank of Jersey City to Roscoe Gratale	2/ 9/35	84	6-13	200 x 100	Southeast corner 8th & Jefferson Sts.	6,000.	18,000.	2,500.	20,500.	29.27
(37) Seeves Realty Co. to S. B. Penick & Co.	2/21/35	131	1-6 27-32	150 x 200	150' of entire southerly end of Block 131	12,150.	21,400.	5,000.	26,400.	46.02
(38) Arthur K. Woodman indivi- dually and as Executor to S. B. Penick & Co.	2/21/35	131	7-9 23-26	75 x 100 100 x 100	3 lots on Grand St. between 15th & 16th Sts. 4 lots on Clinton St. between 15th & 16th Sts.	3,000.	10,600.	-0-	10,600.	28.30