



# **WESTERN TECHNOLOGIES GROUP**

## **Property PEEK Deluxe Report**

Western Technologies Group, LLC (WTG) provides two guaranteed and insured reports:

- ✓ WTG Flood Zone Determination Report
- ✓ WTG Tidelands Report

These reports can be obtained through the websites: [wtgroupllc.com](http://wtgroupllc.com), [myfloodstatus.com](http://myfloodstatus.com) and [njpropertyfax.com](http://njpropertyfax.com) (hereafter known as "WTG websites").

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As an example, information provided on wetlands is based on GIS data provided by the State of New Jersey and is an approximation of wetlands areas. Determining exact wetlands types, boundaries, buffers, etc requires a trained professional to physically walk the property and complete a detailed analysis and present a report of findings.

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**Contact Us at 855-653-5663 or [info@wtgroupllc.com](mailto:info@wtgroupllc.com)**



WESTERN TECHNOLOGIES GROUP  
[westerntechnologiesgroup.com](http://westerntechnologiesgroup.com)

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### **Disclaimer of Liability**

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**Additional reports, services  
and products can be ordered  
at [myfloodstatus.com](http://myfloodstatus.com).**

**For more information call  
855-653-5663**

- 
- Flood Determination
  - Tidelands Report
  - Property Peek: Deluxe
  - Elevation Certificate
  - Letter of Map Amendment (LOMA)
  - Electronic Letter of Map Amendment (eLOMA)
-

## SUMMARY INFORMATION

20 Astro Pl  
 Denville Township, NJ 07834  
 Morris County  
 Block 40001 Lot 6

<b>Current owner:</b>	MCL HOLDING CO LLC
<b>Zoning:</b>	Residential - RESIDENCE DISTRICT (R-1B) 98.476% and 2 other zones
<b>Wetlands:</b>	This property appears to be impacted by a Wetlands Area
<b>Soils:</b>	RkgBb - Ridgebury loam, 0 to 8 percent slopes, very stony 56.521% and 3 other types
<b>Sewer Service:</b>	Sewer Service Available: Yes Wastewater Management Planning Agency: Morris County BOCF

### FLOOD DETERMINATION

Determining a structure's flood risk has become increasingly important in recent years. A WTG Flood Determination provides a comprehensive analysis of current Flood Insurance Rate Maps along with aerial photography overlays to ensure your flood status is accurate. Representing industry best practices, our insured flood determinations offer reliability and security for individuals and professionals alike.

[Click here to order a Flood Determination from our public website www.myfloodstatus.com.](http://www.myfloodstatus.com)

### TIDELANDS REPORT

The State of New Jersey lays claim to all tidally flowed waters within the State. This "claim" is often overlooked and can prove to be costly to remove. A WTG Tidelands Report highlights any potential issues by determining if a property is subject to such a claim and by providing any claim instruments pertaining to a property. Find out if New Jersey has title interest in your land today.

[Click here to order a Tidelands Report from our public website www.myfloodstatus.com.](http://www.myfloodstatus.com)

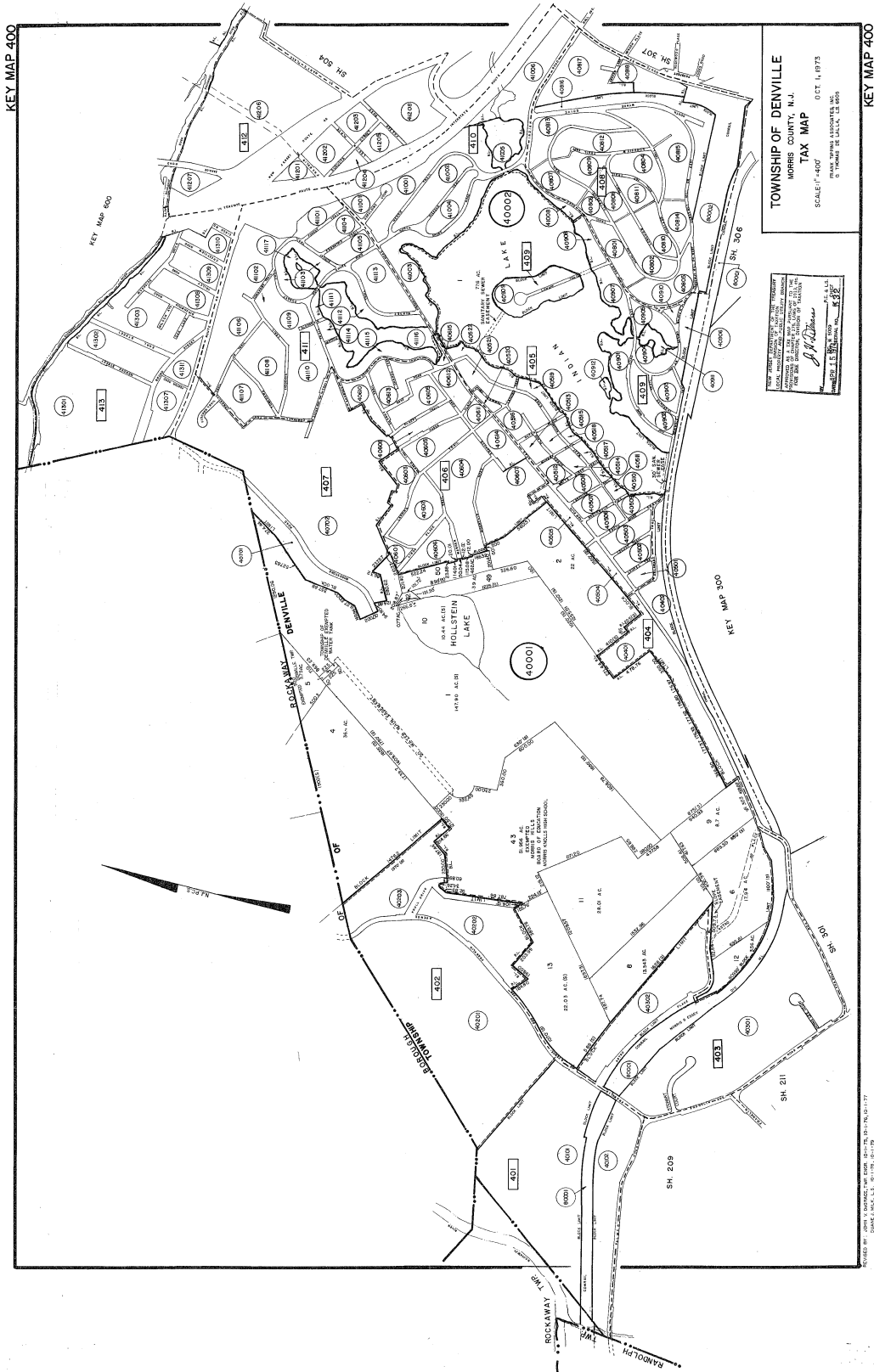


PROPERTY PEEK REPORT



Property data + Tax Map snippet

<b>Property Location</b>			
20 ASTRO PL, DENVILLE 07834-1408 (Denville Township), Block: 40001, Lot: 6			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$448,500.00	
Additional Lots:		Land Value: \$448,500.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 17.940 AC		% Improvement: 0.0	
Acreage: 17.94		Special Tax Codes:	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: I-2, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2018 Rate: 2.463; 2018 Ratio: 93.07%; 2018 Taxes: \$11,046.55	
# Dwellings: 0		2019 Rate: 2.486; 2019 Ratio: 93.01%; 2019 Taxes: \$11,149.71	
Census Tract: 414		2020 Rate: 2.512; 2020 Ratio: 93.24%; 2020 Taxes: \$11,266.32	
<b>Current Owner</b>		<b>Sale Data</b>	
MCL HOLDING CO LLC		Date: 01/09/2012	
91 MELROSE RD		Price: \$1.00	
Mountain Lakes, NJ 07046-1132		Ratio: 448500.0%	
Previous Owner:		Deed Book: 21945	
		Deed Page: 00757	
<b>Latest Sales Detail</b>			
Recorded: 01/09/2012	Sales Price: \$1.00	Recorded: 08/14/2002	Sales Price: \$1.00
Sales Date: 01/09/2012	Sales Ratio: 66320000.0%	Sales Date: 07/08/2002	Sales Ratio: 53820000.0%
Deed Book: 21945	Use Code:	Deed Book: 56800	Use Code:
Deed Page: 75700	Not Usable:	Deed Page: 13100	Not Usable: 25
<b>Buyer</b>		<b>Buyer</b>	
MCL HOLDING CO LLC		MAGLIONE, THEODORE J	
91 MELROSE RD		285 PASSAIC AVENUE	
Mountain Lakes, NJ 07046-1132		Fairfield, NJ 07004-2503	
<b>Seller</b>		<b>Seller</b>	
ROCHFORD EDWARD V SHERIFF		TELTSER, HAROLD R	
MT LAKES, NJ		164 FRANKLIN AVENUE	
		Rockaway, NJ 07866-3408	





# Tax Map + Aerial

Elevation: 2,400 feet (scale: 1" = 200 feet)





# 20 Year Tax Assessment History



Subject Property				
20 ASTRO PL, DENVILLE 07834-				
Year	Property Info	Owner Info	Validation	Sales
2020	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	MCL HOLDING CO LLC 91 MELROSE RD Mountain Lakes, NJ 07046-1132	Land Value: \$448,500.00 Improvement Value: \$0.00 Total Value: \$448,500.00	Date: 01/09/2012 Price: \$1.00
2019	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	MCL HOLDING CO LLC 91 MELROSE RD Mountain Lakes, NJ 07046-1132	Land Value: \$448,500.00 Improvement Value: \$0.00 Total Value: \$448,500.00	Date: 01/09/2012 Price: \$1.00
2018	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	MCL HOLDING CO LLC 91 MELROSE RD Mountain Lakes, NJ 07046-1132	Land Value: \$448,500.00 Improvement Value: \$0.00 Total Value: \$448,500.00	Date: 01/09/2012 Price: \$1.00
2017	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	MCL HOLDING CO LLC 91 MELROSE RD Mountain Lakes, NJ 07046-1132	Land Value: \$448,500.00 Improvement Value: \$0.00 Total Value: \$448,500.00	Date: 01/09/2012 Price: \$1.00
2016	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	MCL HOLDING CO LLC 91 MELROSE RD Mountain Lakes, NJ 07046-1132	Land Value: \$448,500.00 Improvement Value: \$0.00 Total Value: \$448,500.00	Date: 01/09/2012 Price: \$1.00
2015	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	MCL HOLDING CO LLC 91 MELROSE RD Mountain Lakes, NJ 07046-1132	Land Value: \$663,200.00 Improvement Value: \$0.00 Total Value: \$663,200.00	Date: 01/09/2012 Price: \$1.00
2014	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	MCL HOLDING CO LLC 91 MELROSE RD Mountain Lakes, NJ 07046-1132	Land Value: \$663,200.00 Improvement Value: \$0.00 Total Value: \$663,200.00	Date: 01/09/2012 Price: \$1.00
2013	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	MCL HOLDING CO LLC 91 MELROSE RD Mountain Lks, NJ 07046-1132	Land Value: \$663,200.00 Improvement Value: \$0.00 Total Value: \$663,200.00	Date: 01/09/2012 Price: \$1.00
2012	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	MCL HOLDING CO LLC 91 MELROSE RD MT LAKES, NJ-1638	Land Value: \$663,200.00 Improvement Value: \$0.00 Total Value: \$663,200.00	Date: 01/09/2012 Price: \$1.00
2011	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	MCL HOLDING CO LLC 91 MELROSE RD MT LAKES, NJ-1638	Land Value: \$663,200.00 Improvement Value: \$0.00 Total Value: \$663,200.00	Date: 01/09/2012 Price: \$1.00
2010	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	DI MARCO HOLDINGS LLC 15 COVE PL Mountain Lks, NJ 07046-1638	Land Value: \$663,200.00 Improvement Value: \$0.00 Total Value: \$663,200.00	Date: 10/18/2001 Price: \$250,000.00





# 20 Year Tax Assessment History

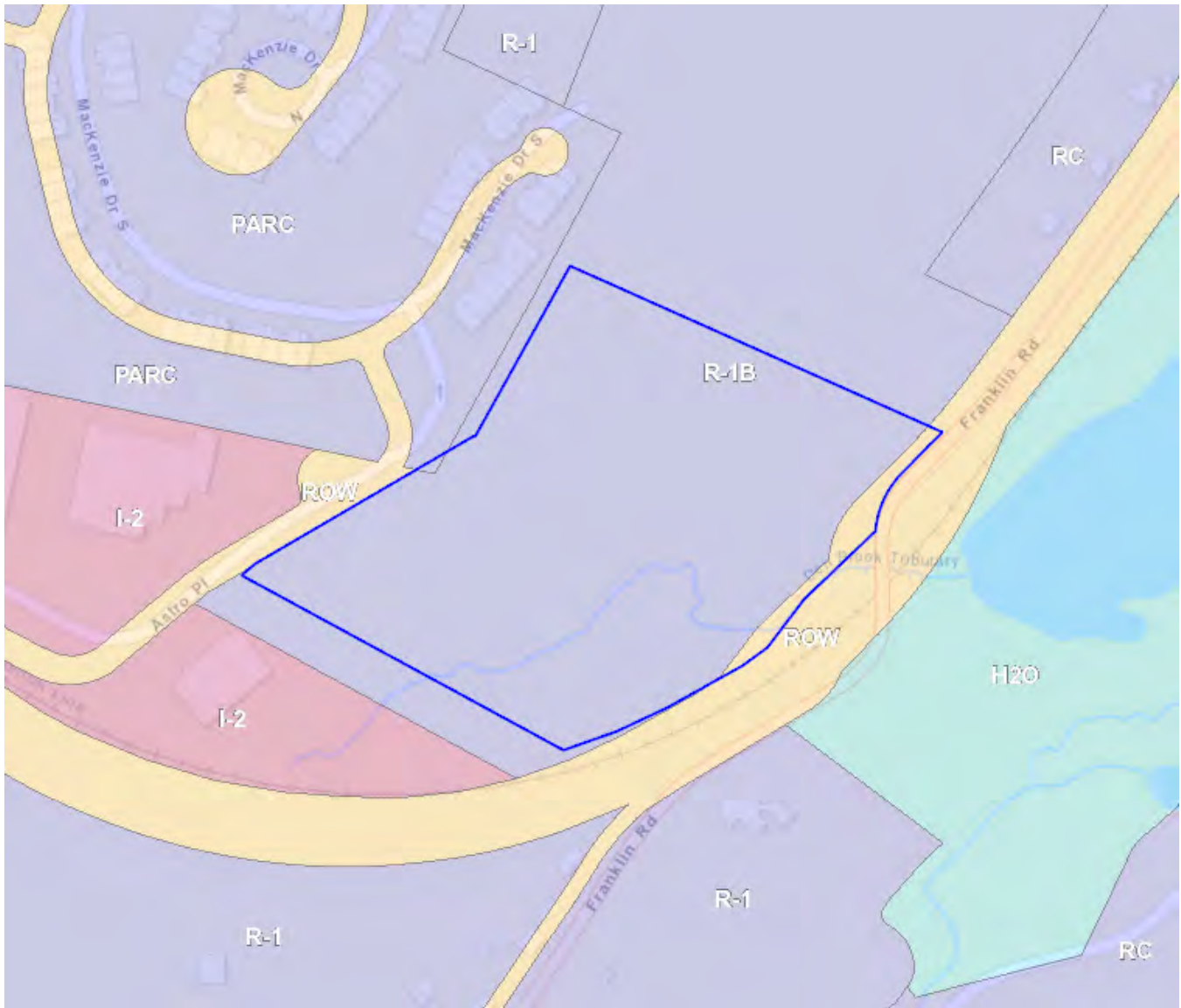


Year	Property Info	Owner Info	Validation	Sales
2009	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	DI MARCO HOLDINGS LLC 15 COVE PL Mountain Lakes, NJ 07046-1638	Land Value: \$663,200.00 Improvement Value: \$0.00 Total Value: \$663,200.00	Date: 10/18/2001 Price: \$250,000.00
2008	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	DI MARCO HOLDINGS LLC 11 NORTH POCONO RD Mountain Lakes, NJ 07046-1508	Land Value: \$663,200.00 Improvement Value: \$0.00 Total Value: \$663,200.00	Date: 10/18/2001 Price: \$250,000.00
2007	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	DI MARCO HOLDINGS LLC 11 NORTH POCONO RD Mountain Lakes, NJ 07046-1508	Land Value: \$663,200.00 Improvement Value: \$0.00 Total Value: \$663,200.00	Date: 10/18/2001 Price: \$250,000.00
2006	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	DI MARCO HOLDINGS LLC 11 NORTH POCONO RD Mountain Lakes, NJ 07046-1508	Land Value: \$538,200.00 Improvement Value: \$0.00 Total Value: \$538,200.00	Date: 10/18/2001 Price: \$250,000.00
2005	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	DI MARCO HOLDINGS LLC 11 NORTH POCONO RD Mountain Lakes, NJ 07046-1508	Land Value: \$538,200.00 Improvement Value: \$0.00 Total Value: \$538,200.00	Date: 10/18/2001 Price: \$250,000.00
2004	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	DI MARCO HOLDINGS LLC 11 NORTH POCONO RD Mountain Lakes, NJ 07046-1508	Land Value: \$538,200.00 Improvement Value: \$0.00 Total Value: \$538,200.00	Date: 10/18/2001 Price: \$250,000.00
2003	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	DI MARCO HOLDINGS LLC 164 FRANKLIN AVENUE Rockaway, NJ 07866-3408	Land Value: \$538,200.00 Improvement Value: \$0.00 Total Value: \$538,200.00	Date: 10/18/2001 Price: \$250,000.00
2002	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 17.94	MAGLIONE, THEODORE J 285 PASSAIC AVENUE FAIRFIELD, NJ 07004-1506	Land Value: \$538,200.00 Improvement Value: \$0.00 Total Value: \$538,200.00	Date: 07/08/2002 Price: \$1.00
2001	Block: 40001 Lot: 6 Class: Class: 1 - Vacant Land Acreage: 18.72	DI MARCO HOLDINGS LLC 164 FRANKLIN AVENUE ROCKAWAY, NJ 07866-1506	Land Value: \$170,300.00 Improvement Value: \$0.00 Total Value: \$170,300.00	Date: 10/18/2001 Price: \$250,000.00



# Zoning

Elevation: 3,600 feet (scale: 1" = 300 feet)



Residential - RESIDENCE DISTRICT (R-1B) 98.476%  
 Residential - PLANNED AGE-RESTRICTED COMMUNITY DISTRICT (PARC) 1.319%  
 Other - RIGHT OF WAY (ROW) 0.204%

Legend			
	Agriculture		Mixed Use
	Commercial/Business		Other
	Industrial		Parks / Conservation
	Public / Institutional		Residential
	Transportation		Water
	Overlay Zone		



# Aerials: 2015

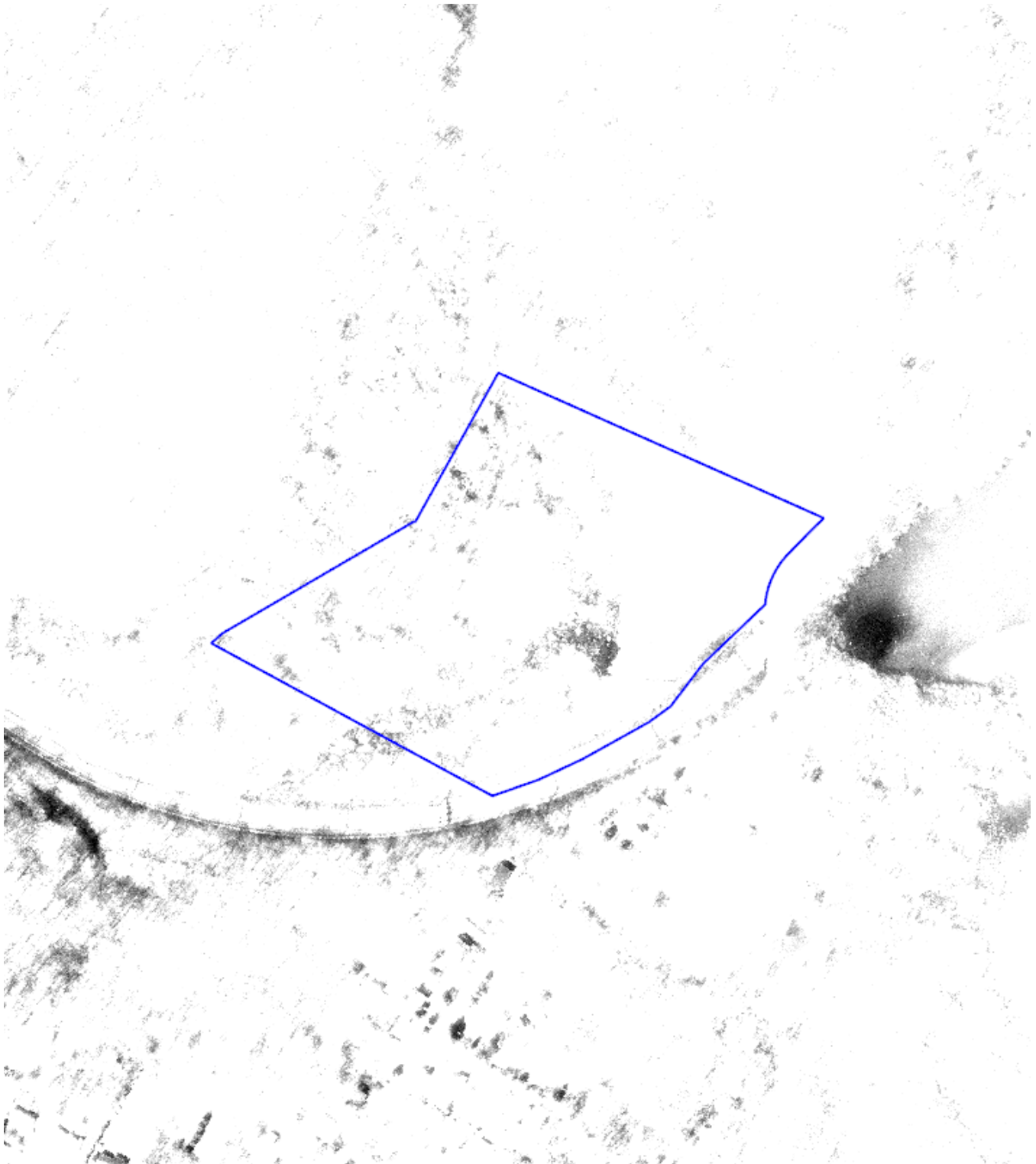
Elevation: 8,400 feet (scale: 1" = 700 feet)





**Aerials: 1974**

**Elevation: 8,400 feet (scale: 1" = 700 feet)**





**Aerials: 1930**

**Elevation: 8,400 feet (scale: 1" = 700 feet)**





# Topography (20' contours)

Elevation: 7,200 feet (scale: 1" = 600 feet)





# Wetlands

Elevation: 2,400 feet (scale: 1" = 200 feet)



 Wetlands

### Legend

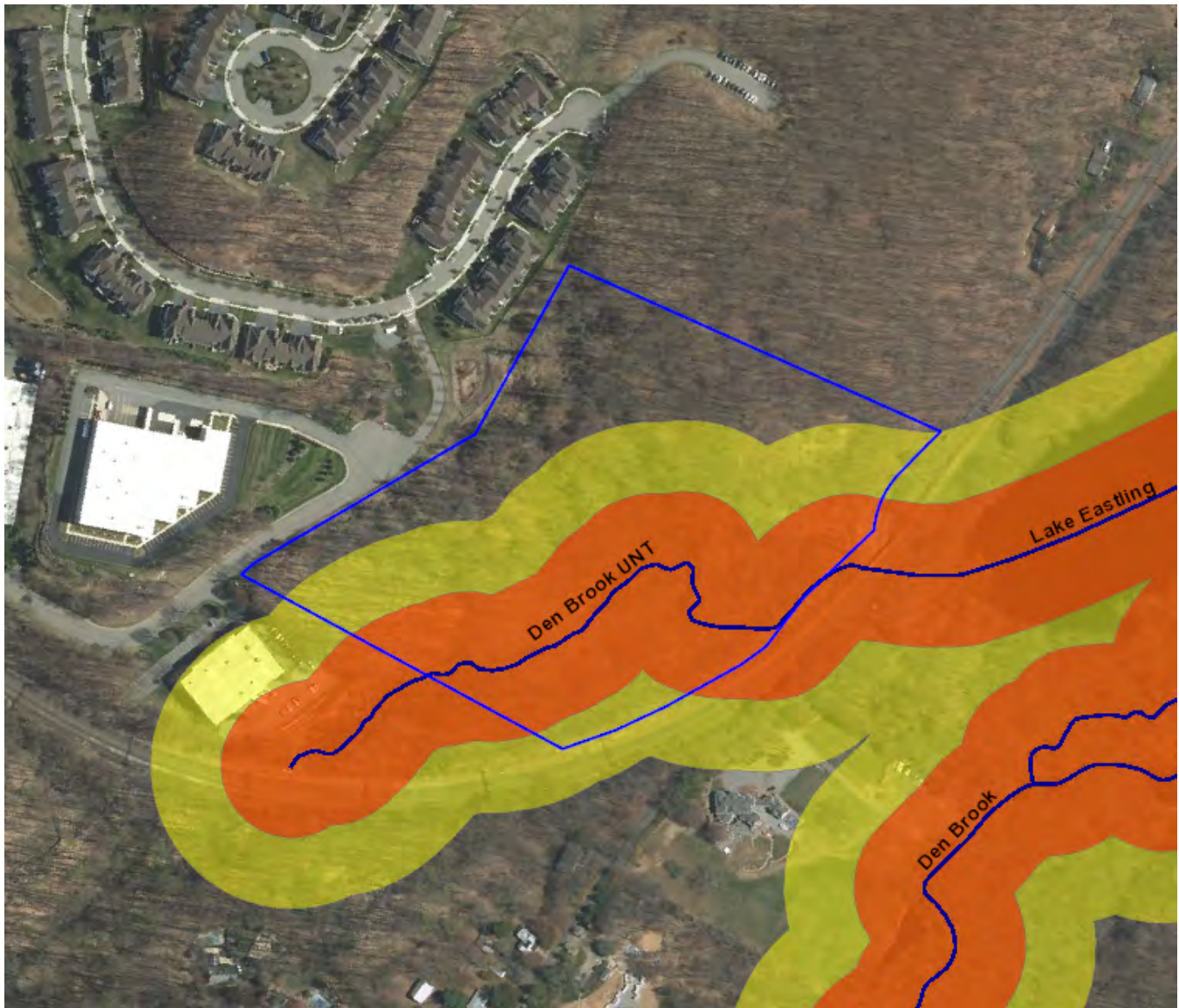
This property appears to be impacted by a Wetlands Area as designated by the State of New Jersey. However, for more information contact Western Technologies Group (908-725-1143). Wetlands on the property:

DWM-DECIDUOUS WOODED WETLANDS 33.1%



# Category One Streams

Elevation: 2,400 feet (scale: 1" = 200 feet)



## Legend

### 300' Buffer sub-divisions



= CAT 1 water



= 0-150' buffer  
(most restrictive)



= 151-300' buffer  
(less restrictive)

Not all Category 1 streams are shown on this map. Upstream tributaries of Category 1 streams within the same HUC14 watershed are also considered Category 1 streams. The NJDEP Category 1 streams dataset used in this report does not include all upstream tributaries. If you have any questions please call Western Technologies Group (908) 725 1143.





# DEP Contaminated Sites

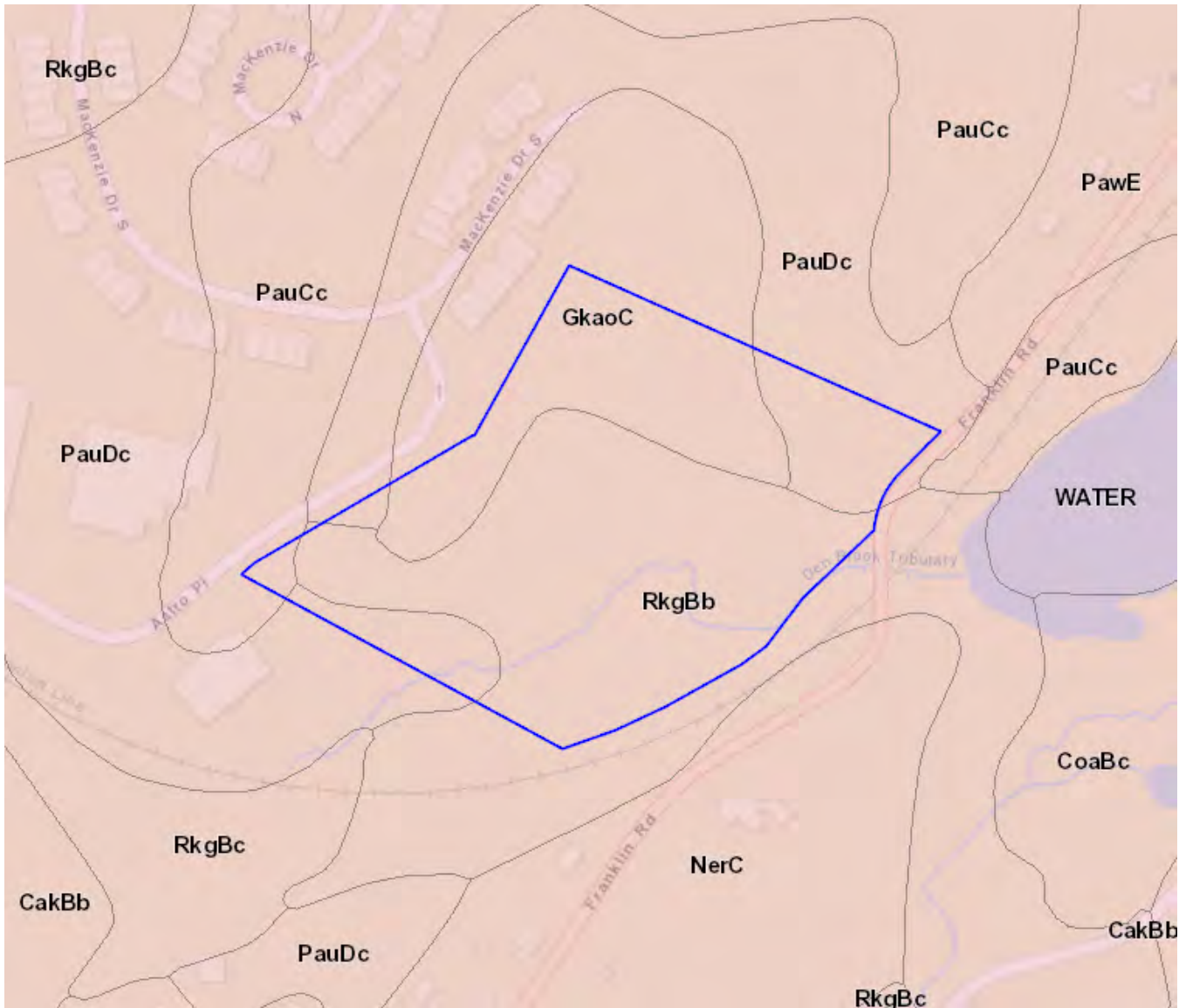
Elevation: 8,400 feet (scale: 1" = 700 feet)





# Soils

Elevation: 7,200 feet (scale: 1" = 600 feet)



**Legend**

- RkgBb - Ridgebury loam, 0 to 8 percent slopes, very stony 56.521%
- GkaoC - Gladstone gravelly loam, 8 to 15 percent slopes 26.619%
- PauDc - Parker-Gladstone complex, 15 to 25 percent slopes, extremely stony (SSURGO1 15.805%)
- PauCc - Parker-Gladstone complex, 0 to 15 percent slopes, extremely stony 1.055%



# Farmland Preserved + NJ Open Spaces

Elevation: 7,200 feet (scale: 1" = 600 feet)



## Legend



= Open Spaces, State



= Open Spaces, County



= Preserved Farmland



# Pinelands Management Area

Elevation: 7,200 feet (scale: 1" = 600 feet)

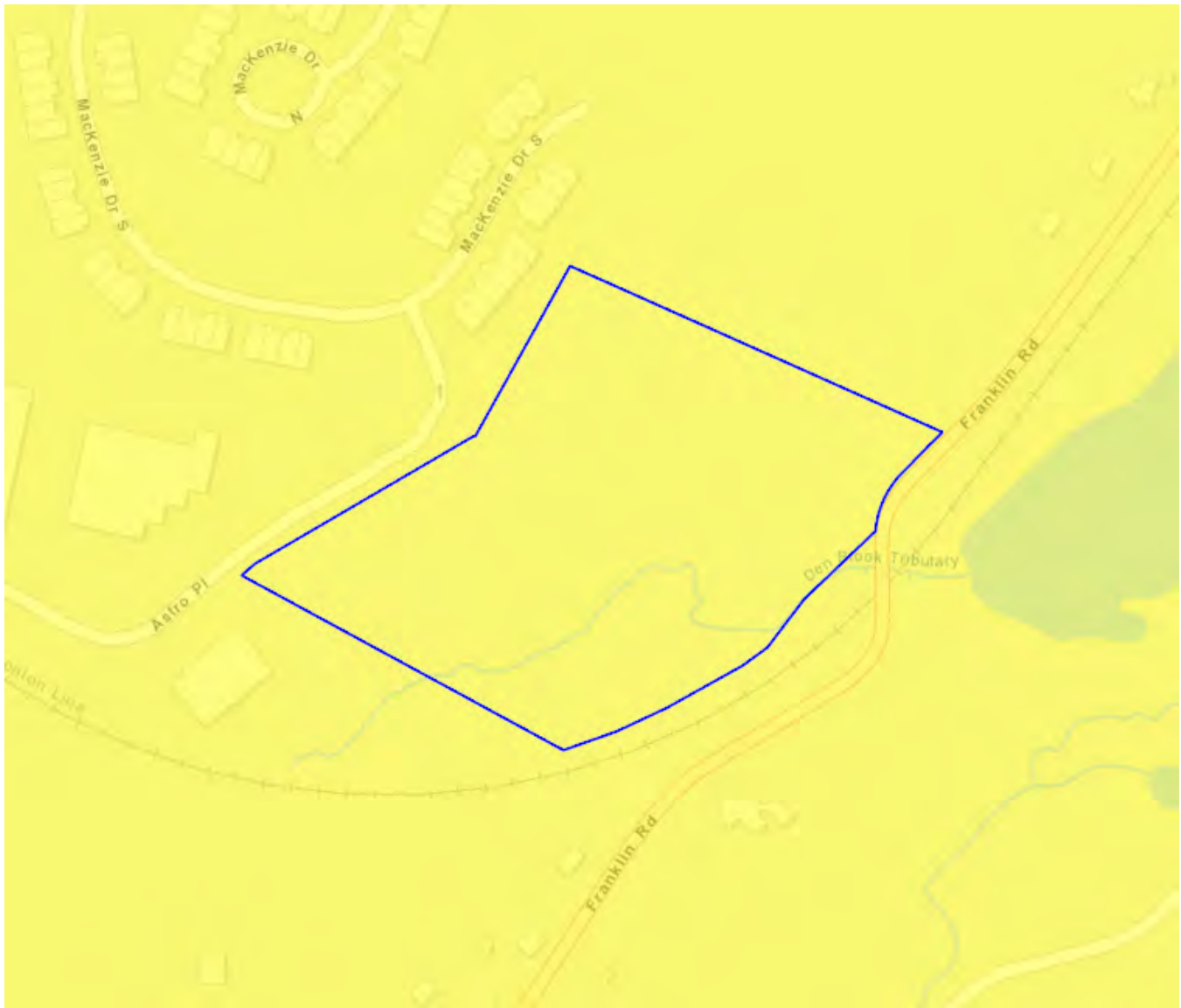


Legend							
	Agricultural Production		Forest Area		Preservation Area		Special AG Production Area
	Federal or Military		Pinelands Town		Regional Growth Area		
			Pinelands Village		Rural Development Area		






# Highlands Designated Areas

Elevation: 7,200 feet (scale: 1" = 600 feet)



**Legend**

	Highland Planning Areas		Highlands Preservations Areas		= Highland Centers
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# CAFRA (Coastal Area Facility Review Act)

Elevation: 3,600 feet (scale: 1" = 300 feet)



**Legend**

 CAFRA Center	 CAFRA node	 Non-Mainland Coastal Center
 CAFRA Core	 Mainland Coastal Center	 CAFRA Planning Area



# Sewer Services Areas

Elevation: 7,200 feet (scale: 1" = 600 feet)



Sewer Available

Legend		Sewer Service Available: Yes (shaded in light blue).	
Wastewater Treatment Plant	Wastewater Management Planning Agency	Service Discharge Type	NJPDES Permit