

# Town of Mont Vernon

## RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 7/13/2026  
Assessment Year: 2025

Map & Lot: 0009-0050-0000

Location: 9 GRAND HILL ROAD

Parcel ID:

Card: 1 of 1

| Owner Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |                      |            |            | Current Assessment Summary |             | Parcel Data      |                    |                      |                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------|------------|------------|----------------------------|-------------|------------------|--------------------|----------------------|------------------|
| GRAMATGES, DAVID<br><br>975 WOODLAND AVE<br>ORADELL, NJ 07649                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |                      |            |            | NICU Acres                 | 3.1000      | Neighborhood     | HISTORIC           | Electric             | Electric         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            | CU Acres                   |             | Property Class   | Residential        | Water                | Well             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            | Total Acres                | 3.1000      | Prime Use        | One Family         | Waste                | Septic           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            | Living Area Sq. Ft.        | 2,494       | Zone             | Residential        | P/U Year             |                  |
| Sale History                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |                      |            |            | Assessed Values            |             | Topography       | Rolling            |                      |                  |
| Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Grantor          | Q/U/Class            | Sale Price | Bk/Page    | NICU Land                  | \$160,500   | Road Surface     | Paved              |                      |                  |
| 8/03/2012                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | GRAMATGES, DAVID | U/ Family/Affiliates | \$2,667    | 8455/1190  | Current Use                |             | Special District |                    |                      |                  |
| 2/07/2008                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PANZER, RANDY C. | Q/ Valid             | \$342,000  | 7947/1197  | Total Land                 | \$160,500   |                  |                    |                      |                  |
| 9/29/2004                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | HICKS, JAMES F.  | Q/ Valid             | \$110,000  | 7327/1839  | Improvements               | \$477,100   |                  |                    |                      |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            | Total Assessment           | \$637,600   |                  |                    |                      |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            | Total Market Value         | \$637,600   |                  |                    |                      |                  |
| Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |                      |            |            |                            |             |                  |                    |                      |                  |
| BUILDING - 2019: ALSO USES WOOD FURNACE FOR HEAT; FIN AREAS ABV GAR HAVE ELECTRIC HEAT<br>2019 Phone Interior - ADJD RM CT & SKTCH LABELS FOR FINISHED AREAS ABOVE GAR<br>CONTACT # ON FILE -<br>2017 Pick Up - EP#1613 ROUGH WIRE 1 BDRM & EXERCISE RM; ADD 2 SMOKE DETECTORS BSMNT ROUGHWIRE FOR FAMILY RM/SEWING RM & 1 BTHRM ROUGH WIRE FOR RECESSED LIGHTING, BP #1606 1-11-16 FINISH BASEMENT/ROOM OVER GARAGE - NOAH - LEFT MESSAGE FOR OWNER; PER CALL WITH OWNER (DG) ROOM ABOVE GARAGE COMPLETE - ADJSTD SKETCH, ALSO BASEMENT IS FINISHED - ADDED FIN BSMNT<br>2016 Pick-up - NOH AT VISIT, SENT LETTER-NO RESPONSE<br>LAND - FRONTAGE ON BOUTWELL & GRANDHILL ROAD.<br>2007 Pick-up - NEW HOUSE. MIN FINISH IN BSMT=N/V.<br>2006 Pick-up - SITEWORK STARTED. |                  |                      |            |            |                            |             |                  |                    |                      |                  |
| Assessed Land Valuation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                      |            |            |                            |             |                  |                    |                      |                  |
| Land Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Area             | #Units               | Frontage   | Base Value | Adjustments                | Adj. Factor | Final Value      | Visit History      |                      |                  |
| HOMESITE IMPROV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1.000            |                      |            | 150,000    |                            |             | \$150,000        | Date               | Reason               | By               |
| REAR ACRES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2.100            |                      |            | 10,500     |                            |             | \$10,500         | 2/07/19            | Info Over Phone      | RZ               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  | 5/09/17            | Pick-up - Phone Info | RC               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  | 4/21/17            | Pick-up Exterior     | JMH              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  | 5/18/16            | Pick-up Exterior     | JMH              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  | 3/01/04            | Measure Exterior     | JMH              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  | Assessment History |                      |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  | Date               | Land                 | Curr. Use        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    | Improvements         | Total            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  | 1/16/26            | 160,500              | 477,100          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  | 12/06/24           | 160,500              | 477,100          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  | 12/06/24           | 160,500              | 477,100          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  | 12/31/23           | 116,300              | 275,500          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  | 12/31/22           | 116,300              | 275,500          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      |                  |
| Current Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |                      |            |            |                            |             |                  |                    |                      |                  |
| Land Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acres            | Location             | Grade      | Site       | CU Rate/SPI                | Rate/Acre   | Rec/Adj          | Ratio              | CU Value             | Building Permits |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      | Date             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      | Type             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      | Number           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      | Status           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      | 2/08/2016        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      | Elec Permit      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      | 1613             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      | 1/11/2016        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      | Building         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      | 1606             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      | CONS             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                      |            |            |                            |             |                  |                    |                      | BLDG             |



| General Information  |                  |                  | Building Computation    |                   |            |                      |         |        |       |
|----------------------|------------------|------------------|-------------------------|-------------------|------------|----------------------|---------|--------|-------|
| Prop. Class          | Residential      |                  | Base Value              | \$416,800         |            |                      |         |        |       |
| Building Style       | Colonial (1)     |                  | Size Adj. Factor        | 1.00              |            |                      |         |        |       |
| Year Built           | 2006             |                  | Building Adj.           | \$6,300           |            |                      |         |        |       |
| Effective Year       | 2006             |                  | Grade Adj. Factor       | 1.15              |            |                      |         |        |       |
| Grade/Quality        | Avg+             |                  | Extra Features          | \$26,460          |            |                      |         |        |       |
| Condition            | Very Good        |                  | Replacement Cost        | \$513,025         |            |                      |         |        |       |
| # of Rooms           | 8                |                  | Influences/Obsolescence |                   |            |                      |         |        |       |
| #of Bedrooms         | 4                |                  | Depreciation %          | 7                 |            |                      |         |        |       |
| Color                | YELLOW           |                  | Functional Obs %        | 0                 |            |                      |         |        |       |
| Foundation           | Concrete         |                  | External Infl. %        | 0                 |            |                      |         |        |       |
| Framing              | Wood frame       |                  | % Unfinished            | 0                 |            |                      |         |        |       |
| Insulation           | Yes              |                  | Depreciated Value       | 477,113           |            |                      |         |        |       |
| Roof Type            | Gable            |                  | Location Adj.           |                   |            |                      |         |        |       |
| Roof Material        | Asphalt shingles |                  | Building Value          | \$477,100         |            |                      |         |        |       |
| Exterior Siding      | Vinyl            |                  | Plumbing Fixtures       |                   |            |                      |         |        |       |
| Flooring             | Carpet/Hardwood  |                  | # 2-Fixture Baths       | 1                 |            |                      |         |        |       |
| Interior Walls       | Drywall          |                  | # 3-Fixture Baths       | 2                 |            |                      |         |        |       |
| Heating Fuel         | Propane          |                  | # 4-Fixture Baths       | 1                 |            |                      |         |        |       |
| Heating Type         | Forced hot air   |                  | # 5-Fixture Baths       | 0                 |            |                      |         |        |       |
| Cooling Type         | None             |                  | # Extra Fixtures        | 0                 |            |                      |         |        |       |
|                      |                  |                  | # Kitchen Sinks         | 1                 |            |                      |         |        |       |
|                      |                  |                  | # Hot Water             | 1                 |            |                      |         |        |       |
| Building Adjustments |                  |                  | Extra Features          |                   |            |                      |         |        |       |
| Description          | #/sf             | Amount           | Description             | #/sf              | Amount     |                      |         |        |       |
| EXTRA FIXTURES       | 7                | \$6,300          | Basement Finish Avg     | 1,008             | \$26,460   |                      |         |        |       |
|                      |                  |                  |                         |                   |            |                      |         |        |       |
| Building Segments    |                  |                  |                         |                   |            |                      |         |        |       |
| Segment              | Area             |                  |                         | Rate /<br>Sq. Ft. | Base Value | % Unf                |         |        |       |
|                      | Sketch           | Living           | Effective               |                   |            |                      |         |        |       |
| .50ST/Gar            | 448              | 224              | 672                     | 63.18             | \$42,459   |                      |         |        |       |
| .75ST/Gar            | 338              | 254              | 592                     | 74.49             | \$44,099   |                      |         |        |       |
| 2ST/B                | 1,008            | 2,016            | 3,024                   | 107.30            | \$324,476  |                      |         |        |       |
| OP                   | 50               |                  | 50                      | 49.10             | \$2,455    |                      |         |        |       |
| Wd Dk                | 168              |                  | 168                     | 19.71             | \$3,311    |                      |         |        |       |
|                      |                  |                  |                         |                   |            |                      |         |        |       |
| Outbuildings         |                  |                  |                         |                   |            |                      |         |        |       |
| Description          | Year             | Size or<br>Units | Base Value              | Size<br>Adj.      | Grade/Adj. | Condition<br>/ Depr. | FO<br>% | % Unf. | Value |

16'

13'

2'

16'

12'

.50ST/Gar  
[Area: 448 ft²]

.75ST/Gar  
[Area: 338 ft²]

28'

26'

28'

36'

5'

10'

OP

[Area: 50 ft²]

12'

Wd Dk 14'

[Area: 168 ft²]

