

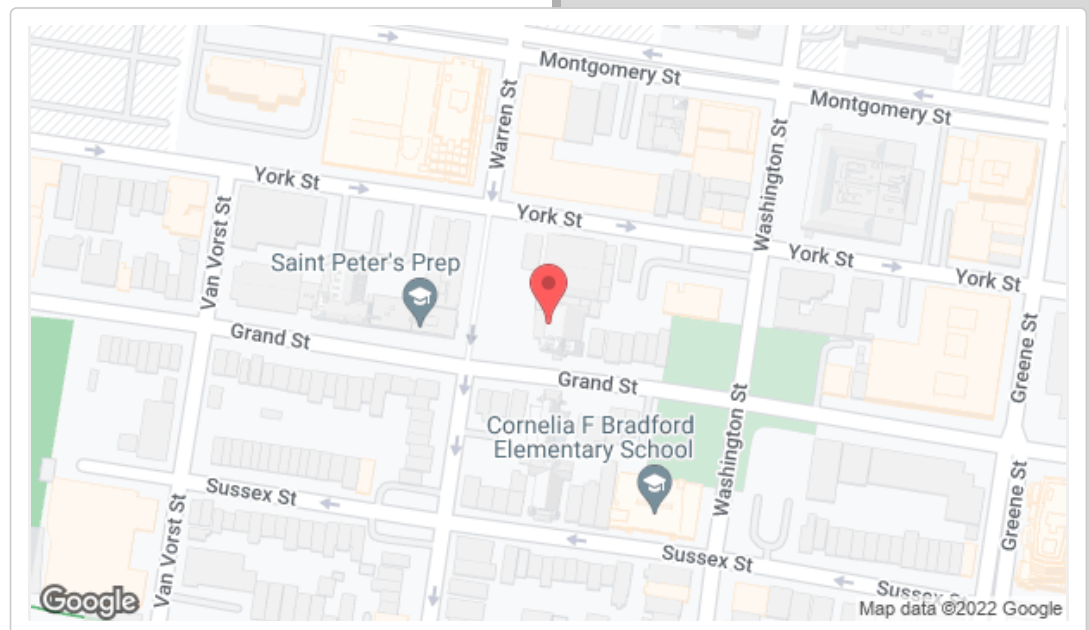
Building Fundamentals

About This Report

Building Fundamentals delivers five core property attributes—ISO Construction Class, year built, number of stories, square footage, and primary building use—gathered and verified using advanced analytical models. The report also provides LOCATION data, business information, and property characteristics.

Risk Id: **N/A**



1 Grand St
ANYWHERE USA



PROPERTY CHARACTERISTICS

Public record information on properties is available from most municipalities or counties in the United States. However, the availability, precision, and currency of the key property characteristics—such as land use, reported construction type, square footage, year built, and number of stories—vary widely in these records. In Building Fundamentals, we make all five core property characteristics available to you all the time by using the power of predictive modeling and defining occupancy and construction using the ISO industry standard codes and definitions.

Property characteristics modeling incorporates insights from a wide range of sources, built against ProMetrix's robust site-verified data.

Property Characteristic	Value	ISO Code	
ISO Construction Class	Joisted Masonry	2	
Building Square Footage	17,673		
Year Built	1989		
Number of Stories	4		
Occupancy	Schools, Academic	1052	

 This icon identifies where modeled data has been used in this report.

ISO Construction Class

Categories of building construction established by Insurance Services Office, Inc. (ISO), in its Commercial Lines Manual (CLM) for purposes of developing rates for insuring commercial property, based on susceptibility to damage by fire. The six ISO CLM building construction categories and the associated ISO construction codes, from the least fire-resistive category to the most fire-resistive category, are as follows.

- *Frame* — Exterior walls of wood, brick veneer, stone veneer, wood ironclad, or stucco on wood. (Construction Code 1)
- *Joisted Masonry* — Exterior walls of masonry material (adobe, brick, concrete, gypsum block, hollow concrete block, stone, tile, or similar materials) with combustible floor and roof. (Construction Code 2)
- *Noncombustible* — Exterior walls, floor, and supports made of metal, asbestos, gypsum, or other noncombustible materials. (Construction Code 3)
- *Masonry Noncombustible* — Same as joisted masonry except that the floors and roof are of metal or other noncombustible materials. (Construction Code 4)
- *Modified Fire Resistive* — Exterior walls, floors, and roof of masonry or fire-resistive material with a fire resistance rating of at least 1 hour but less than 2 hours. (Construction Code 5)
- *Fire Resistive* — Exterior walls, floors, and roof of masonry or fire-resistive materials with a fire resistance rating of at least 2 hours. (Construction Code 6)

Occupancy

Occupancy has been defined from public record Land Use Codes and translated into ISO industry standard Commercial Statistical Plan (CSP) classification codes. The four-digit ISO CSP Classification Code identifies the type of business conducted by the building's occupants. These risks are grouped into categories based on statistics, including losses, occupant types, premiums, exposures and many other factors.

DETAILED LOCATION[®] DATA

PUBLIC PROTECTION CLASSIFICATION

Public Protection Class: **2**

ISO conducts detailed on-site assessments of municipal fire-protection capabilities and collects information for more than 45,000 fire districts across the United States. ISO then analyzes the relevant data and assigns a PPC from 1 to 10. Class 1 represents exemplary public protection, and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum evaluation criteria.

TERRITORY CODES

ISO Commercial Territory Code: **092**

ISO Group II Zone - Commercial: **TERRITORY I**

ISO Commercial Auto Territory Code: **101**

BUILDING CODE EFFECTIVENESS GRADING SCHEDULE (BCEGS®) - COMMERCIAL

Year	Jurisdiction	BCEGS Grade
1997	JERSEY CITY	99
2007	JERSEY CITY	04
2017	JERSEY CITY	99

WIND - DETAILED

Distance to Ocean or Gulf: **10 miles to less than 15 miles to Atlantic Ocean**

Distance to Nearest Body of Water: **2501 feet to less than 1 mile to Upper New York Bay**

PROPERTY CHARACTERISTICS

Gross Area: **N/A**

Year Built: **1989**

Stories: **4**

Construction: **Brick**

Heat Type: **N/A**

Exterior Wall: **Brick**

Foundation: **N/A**

Roof Type: **N/A**

Roof Material: **N/A**

Quality Grade: **N/A**

Condition: **N/A**

OWNER INFORMATION

Owner Name: **ST MARYS SCHOOL**

Mailing Address: **1 GRAND ST, ANYWHERE USA**

LAST MARKET SALE INFORMATION

Recording - Sale Date:

Sale Price: **N/A**

SITE INFORMATION

Acres: **0.2**
Land Use: **Parochial School, Private School**
Building Class: **N/A**
County: **HUDSON**
Lot Width/Depth (Ft): **872 - 1,000**
Lot Area: **8,700**
Total Units: **0**
of Buildings: **1**

TAX INFORMATION

Total Value: **\$8,140,400.00**
Land Value: **\$1,645,000.00**
Improvement Value: **\$6,495,400.00**
Market Value: **\$8,140,400.00**
Assessed Year: **2021**
Improve %: **80%**

BUSINESSES AT ADDRESS

Data provided by infogroup®

POLICY#/INSURED: **N/A**

ORDERED BY:

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