

SPOTSWOOD

1 and Desc: 5 AC

Owners Name: THOMAS - ABRAHAM & SUSANO

Land: 46,700

REALTY APPRAISAL COMPANY

Block: 8

Bida Desc: RC

Street Address: 321 MANALAPAN RD.

Imp: 63,600

Reval Date: 2004/10/01

Lot: 1

Add! Lots:

City & State: SPOTSWOOD NJ **Zip:** 08884

Total: 110,300

Map: 2

Qual:

Acreage: 4

Property Location: 321 MANALAPAN ROAD

Exempt:

Seq#: 138

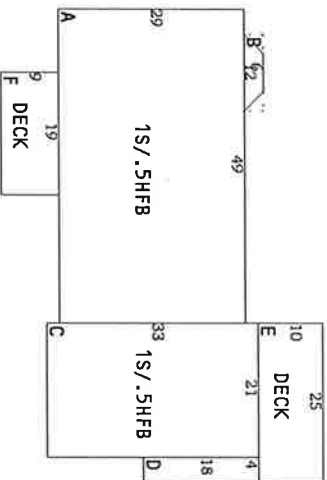
(#1 of 1)

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LAND CALCULATIONS						
Frt	Eft D	Back L	Tri	Dpf	FFF	Dep Reason Value
4,700 AC	a	75000	+	0	70% TOPO	246750
VCS:	AC27	Front Ft Value:				
Zone:	R-10	Acre Value:		75000		
Mfn Front:	100	Lot Value:				
Sld Depth:	100	Land Value:		246,800		
BUILDING SKETCH						
Class:						

SITE INFORMATION			
Road:	PAVED	Util:	SEM/WATER
Curbs:	NO	Gas:	YES
Sidewalk:	NO	Elec:	YES
Loc:	WATER		
	Topo:	LEVEL	
STAFF CONTROL			
Info By:	ESTIMATED Date: 4/17/04		
Visits:	4 Collector: 19		
Old B:	Prd: 10/29/04		
Old L:	Card: M LG		
BUILDING INFORMATION			
Roof Type:			

RESIDENTIAL COST APPROACH				
Basement	Area	Rate	Const Q/F	Mult Value
BASEMENT	2141 x	9,560 +	2100 x1.00	x1.00= 22568
BASEMENT FINISH	1058 x	13,420 +	1260 x1.00	x1.00= 15458
Main Bldg	2141 x	49,050 +22660	x1.00	x1.00=127676
FIRST STORY	680 x	10,180 +	168 x1.00	x1.00= 7090
BRICK SF				
Heat/AC	2141 x	3,310 +	1080 x1.00	x1.00= 8166
HV BASEBOARD				



16		FLAT	
Age/Eff Age: 49 / 30 (Y)		Roof Material: SHINGLE	
Exterior Walls: FRAME BRICK		Room Count: Total Rooms: 6 Bed Rooms: 3	
Style: RANCH		Row/End: N.A.	
Story Height: ONE STORY		Conversion:	
Exterior Condition: NORMAL		Number of Units: 1	
Interior Condition: NORMAL		Heat Source: GAS	
Foundation: CONCRETE BLOCK		Livable Area: 2141 SF	
DEPRECIATION			
Physical:	28 %	Auto: Y	
Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%
		Final Net:	0.72
Baths:	M: 1	A: 3	O: 0
Kitchens:	M: 1	A:	O:
NOTES			
Detached Items:			
SHED 1STY	308 x	14.410 + 1092 x1.00 x0.25 x1.50=	2074
SHED 1STY	308 x	14.410 + 1092 x1.00 x0.25 x1.50=	2074
1998: TFF			
Land: 246,800 Impr: 208,400 Total: 455,200			