

BLK: 2420

LOT: 8

CARD 01 OF 01

4013 BROADWAY AVENUE

EGG HARBOR TWP

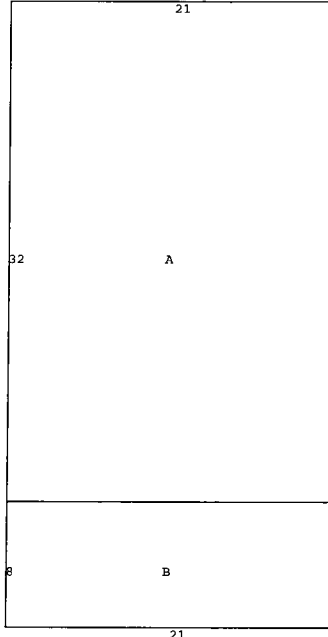
US BANK TRUST % RESICAP
3630 PEACHTREE RD NE,1500
ATLANTA, GA 30326

Class: 2
Zone: RG2
Map: 9C
VCS: 12RG

--Curr. Values--
Land: 44,800
Impr: 52,400
Net: 97,200

--Sales History--
05/08/2018 1,000
11/28/2007 163,000
01/12/2007 88,634

EHLERT, DENNIS G.
GROEN & MINCER LLC

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 16	1st Story 672	FRONT FEET	50	Main Bldg Replacement Cost 53,928
ONE FAMILY 1SCB	Upper Stories 0	HOMESITE	1	CCF:1.30,NetCond:.730,MktAdj:1.00 * .94900
1 STORY / BUNGALOW	Half Stories 0			Main Bldg Appraised Value = 51,178
Built: 1950 Eff Yr: 1985	Attic Area 0			Total Detached Item Value + 1,222
Fndatn: BLK/CONCRT	Basement Area 0			Total Improve Value (rounded) = 52,400
Roof: GABLE / ASPH SHNGL	Sq. Foot Living 672			Total Land Value + 44,800
ExtFin: STUCCO	ATTACHED ITEMS			TOTAL NET VALUE: 97,200
Heat: ELECTRIC	WOOD DECK 168	A: 1S-CR	672sf	
ELECTRC BB 672	DETACHED ITEMS	B: WD	168sf	
Air: NONE 672	SHED 1STY 60			
IntFin: DRYWALL				
FlrFin: MIXED				
Plumb: 3FIX BATH 1				
OTHER ITEMS				
* BEDROOMS 2				
* BATHROOMS 1.0				
* TOTAL ROOMS 4				
CONDITION				
INT.: AVERAGE				
EXT.: AVERAGE				
LAYOUT: AVERAGE				
INFOBY: OWNER				
* For Informational Purposes Only				



PROP LOC 4013 BROADWAY AVENUE
TAX MAP
ZONING
PROP CLS 2
LAND DES 75 X 130
BLDG DES 1SCB

KRONK, THOMAS JR. & SHARON
4013 BROADWAY AVENUE
PLEASANTVILLE, NJ

08232

SALE HIST
SALE DATE
SALE PRICE

CURRENT 1ST PREV 2ND PREV
08-26-94
64,900

VAL IVAL

CURRENT ASSESSED - LAND VAL 5,000
IMPR VAL 20,900
TOTL VAL 25,900

50.00 NEIGHBORHOOD

- ___ 01 TYPICAL
___ 02 INFERIOR
___ 03 SUPERIOR
___ 04 STABLE
___ 05 DECLINING
___ 06 IMPROVING
___ 07 RURAL
___ 08 CROSSROADS
___ 09 SUBURBAN
___ 10 URBAN
___ 11 SUBDIVISION
___ 12 MIXED

51.00 VIEW

- ___ 01 TYPICAL
___ 02 DETRIMENTAL
___ 03 ENHANCING
___ 04 LAKE VIEW

52.00 UTILITIES

- ___ 01 ALL
___ 02 ELECTRIC
___ 03 GAS
___ 04 WATER
___ 05 SEWER
___ 06 WELL
___ 07 SEPTIC
___ 08 SUMP/SEW CONN
___ 09 SUMP/NO SEW
___ 90 NONE

53.00 INFO. BY

- ___ 01 OWNER
___ 02 SPOUSE
___ 03 TENANT
___ 04 AGENT
___ 05 AT DOOR
___ 06 REFUSED
___ 07 ESTIMATED

54.00 ROAD QF

- ___ 01 PAVED
___ 02 GRAVEL
___ 03 DIRT
___ 04 PRIVATE
___ 90 NONE

55.00 CURBING QF

- ___ 01 YES
___ 90 NONE

56.00 SIDEWALK QF

- ___ 01 YES
___ 90 NONE

62.00 LAND COND.

- ___ 01 NO RIGHT TO BLDG
___ 02 ALLEY SHAPE
___ 03 FLAG LOT
___ 04 SEVERE EASEMENTS
___ 05 UNIMPV ROAD
___ 06 SLOPE
___ 07 LAND LOCKED
___ 08 FLOOD PLAIN
___ 09 SHARED DRIVEWAY
___ 10 POOR LOCATION
___ 11 TOPOGRAPHY
___ 12 TRIANGLE
___ 13 IRREGULAR
___ 14
___ 15

61.00 MARKET INFLUENCE

- ___ 01 OVERBUILT
___ 02 UNDERIMPROVED
___ 03 POOR LAYOUT
___ 04 NEXT COMM.
___ 05 TRANSITIONAL
___ 06 NO PARKING
___ 07 POOR STYLE
___ 08 NO GARAGE
___ 09 INDUS. LOC.
___ 10 POWER LINES
___ 11 NO STR. LIGHT
___ 12 INFERIOR SERV
___ 13 SUPERIOR SERV
___ 14 HEAVY TRAFFIC
___ 15 LIGHT TRAFFIC
___ 16 UNDERGRD UTIL
___ 17 FUNC OBSOL.
___ 18 ECON OBSOL.

63.00 LAND INFLUENCE

- ___ 01 COMMERCIAL
___ 02 VIEW
___ 03 MISC.
___ 04
___ 05
___ 06
___ 07
___ 08
___ 09
___ 10
___ 11
___ 12
___ 13
___ 14
___ 15
___ 16

15.00 ACCESSORY & FARM BUILDINGS

CODE	SIZE/AREA	QUALITY FACTOR	NET CONDITION	FIELD PRICE
03	6 X 10		50%	

CODE LEGEND:

01=DET. GARAGE	09=POOL VINYL	17=FARM SHED
02=DET. CARPORT	10=POOL ABV GRND	18=POLE BARN
03=SHED 1 STORY	11=C.C. PAVING	19=STABLE
04=SHED 1.5 STY	12=ASPHALT PAVING	20=POULTRY SHED
05=SHED 2 STORY	13=TENNIS COURT	21=SILO
06=FIN SHED 1STY	14=BARN	22=SMALL SHED
07=FIN SHED 1.5S	15=DAIRY BARN	23=
08=POOL GUNITE	16=BARN W/LOFT	24=

70.00 LAND SCHEDULE (FRONT FOOT METHOD)

LAND ZONE	FRONT FOOTAGE	AVERAGE DEPTH	DEPTH TABLE	UNIT RATE	#62		#63	
					ADJ CODE	ADJ PCT	ADJ CODE	ADJ PCT
1	50	130						
2								
3								
4								

71.00 LAND SCHED (UNIT RATE METHOD)

				#62		#63		
	LAND ZONE	DESC CODE	NUMBER OF UNITS	UNIT RATE	ADJ CODE	ADJ PCT	ADJ CODE	ADJ PCT
1		01	1					
2								
3								
4								

80.00 WORK RECORD

	BY	DATE
MEAS.	MR	1-30-94
LIST		
PRICE		
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1	MR	1-30-94
#2	MR	1-30-94
#3	DE	2-3-95
#4		

85.00 COMMENTS

01

02

03

04

05

06

07

08

09

INSPECTION SIGNATURE

DATE

CARD _____ OF _____ CARDS

[illegible]

ASSESSMENT RECORD							
YEAR	LAND	BUDGS.	PERSONAL	EXEMPTIONS		NET TOTAL	TAX BOARD CHANGES
				PERM.	VET.		
1967							L
1968	1500	8000				24000	B
1969	1700	9400				11100	L
1970	5000	21100				26100	B
1971	5000	18000				23000	L
1972	5100	20900	AP 4900			25900	L
1973							B
1974							L
1975							B
1976							L
1977							B
1978							L
1979							B
1980							L
1981							B
1982							L
1983							B
1984							L
1985							B
1986							L
1987							B

ADDITIONS — ALTERATIONS — DEMOLITIONS				LAND VALUE COMPUTATIONS						
91-891- 7-10-91 \$18,900 renovations				LOT SIZE OR ACREAGE	UNIT FRONT FOOT PRICE	CORNER INFLUENCE	DEPTH FACTOR	% DEPR.	VALUE	
				50 X 125 1/3	18		1.10		1650	
				TOTAL						
ACREAGE RECORD				NOTES:						
		# ACRES	ROAD		APPRAISED VALUE					
LEVEL	TILLABLE		PAYED ROAD							
ROLLING	PASTURE		ALL WEATHER ROAD		LAND					
LOW	WOODED		DIRT ROAD		BUILDINGS					
	BRUSHLAND		NO ROAD OUTLET		TOTAL VALUE					
3-12-84 PLEBY IN ABOVE AGRM'T. THOUGHT HOUSE WAS WED @ \$20,000. Sells RFD w/ 1/2 ACR.										

CARD.....OF.....CARDS

FILES VALUE TOO HIGH. HAS SOME ROUTES @ 1409. FILES VALUE @ 8000

Meas. By _____ Inp. By _____ Priced By: _____ Checked By: _____

RESIDENTIAL AND FARM PROPERTY RECORD CARD