

RESIDENTIAL

IDENTIFICATION DATA

800056
L00001
L1A 80X110 2
ROMANO DOROTHEA
40 GLOUCESTER AVE 08059
MT EPHRAIM NJ
40 GLOUCESTER AVE
14000 37600 51600



6-56-1-1A

CARD _____ OF _____ CAR

urbs 4 = Urban
7 = Industrial
= Paved
hancing
= Rolling
3 = Public

STAFF CONTROL DATA

Source of Information 1 = Owner 2 = Spouse 3 = Tenant 4 = Agent 5 = Other
6 = Estimate 7 = Refusal
Interior Inspection (Y/N)
Cost Base Year
Enumerated By
Enumeration Date Month/Year
Appraised By
Appraisal Date Month/Year
Reviewed By
Review Date Month/Year
Permanent Land Review Code
Permanent Improvement Review Code
Number of Principal Buildings

Water 0 = None 1 = Well 2 = Private 3 = Public
Other Utilities 0 = None 1 = Gas 2 = Electricity 3 = Gas and Electricity
Easements 0 = None 1 = Moderate 2 = Extensive
Neighborhood Conformity 1 = Inferior 2 = Typical 3 = Superior
Neighborhood Trend 1 = Declining 2 = Static 3 = Improving
Proximity to Services 1 = Inferior 2 = Typical 3 = Superior
Cul-de-sac (Y/N)
Landscaping 1 = Inferior 2 = Typical 3 = Superior

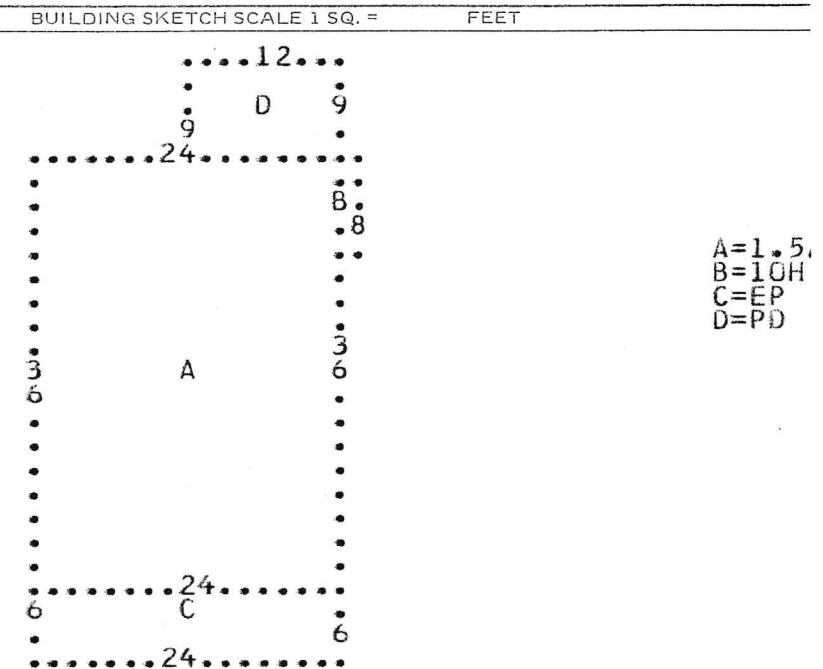
NOTES

Swimming Pool \$4900 AA 1992

SALES VERIFICATION DATA

Sales Price
Sales Date Month/Year
Source 1 = Buyer 2 = Seller 3 = R. T. Fee 4 = Agent 5 = SR-1A
Validity 0 = Not Valid 1 = Valid
Type of Sale 1 = Land 2 = Building 3 = Land and Building

FLOOR AREA COMPUTATIONS									
Segment	Width		Length	Basement	First Story	Upper Stories		Half Story	
A	24	x	36	864	864			864	
B	2	x	8		16				
		x							
		x							
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LAND DATA

Unit Codes	1=Front Feet	2=	3=Acreage	4=Site	
Influence Factor Codes	1=Depth Factor	2=Frontage Factor	3=Backlot Factor	4=Triangle Factor .30 or .60	5=6=Topography Factor

unit	frontage	depth	backlot setback	standard depth	area	unit value	Influence Factors					Adjusted Unit Value	Land Value	QUALIFIED FARM LAND			
							<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>6</u>			Type	Price	Acres	Value
1	80	110		R125		80	.94					75	6000				
4													8000				
															</		

ACCESSORY AND FARM BUILDINGS

[illegible]

MULTIPLE REGRESSION SALES ANALYSIS CHART

[illegible]

Owner ROMANO DOROTHEA
Residence MT EPHRAIM

B 56 40 GLOUCESTER AVE
L 1

property evaluations co. inc.
Specializing in Municipal Evaluations

5636 ROUTE 38 / PENNSAUKEN, NEW JERSEY 08109
(609) 665-0385

RESIDENCE DESCRIPTION DATA

Residence Type OTHER Number of Units 1
Residence Class 15 Number of Rooms 6
Number of Stories 1.5 Year Built 1926
Number of Bedrooms 3 Rowhouse/Townhouse End Unit N

DEPRECIATION

Condition 1=Poor 2=Fair 3=Normal 4=Good 5=Excel. 2
Effective Age in Years 0
100%-(Eff. Age Dep. 27% + Obser. Phys. Cond. 03 %) 70
= Physical Net Condition

OBSOLESCENCE

100% - (Func. Obsol. 07% + Econ. Obsol. 00 %) 93
= Obsol. Net Condition
Physical Net Cond. 70% x Obsol. Net Cond. 93 %
= Final Net Condition 65

ROOF

Roof Type 1=Flat 2=Hip 3=Gable 4=Gambrel 5=Other 2
Roof Pitch 1=None 2=Shallow 3=Normal 4=Steep 3
Roof Material 1=Shingle 2=Slate 3=Tile 4=Copper 1
5=Galvanized 6=Shake 7=Rolled Composition 8=Other

FOUNDATION

Foundation Type 1=Concrete 2=Concrete Block 2
3=Post & Pier 4=Concrete Slab 5=Other

BASEMENT

Basement Area 15 864 3.93 .97 3293
Bsmt. Finish
Basement Total Cost 3293

Bsmt. Area Quality Factors 11=0.76 12=0.76 13=0.85 14=0.93
15=0.97 16=1.00 17=1.15 18=1.32 19=1.44 20=1.54
Bsmt. Finish Quality Factors 11=0.50 12=0.55 13=0.70 14=0.85
15=0.92 16=1.00 17=1.15 18=1.30 19=1.30 20=1.30

STRUCTURE

Exterior Wall Type 1=Frame or Masonry Wall with wood, stucco,
aluminum or shingle 2=Frame or Masonry Wall with Brick
3=Frame or Masonry Wall with Stone 4=Other

First Floor 1 880 21.74 1.00 19131
Upper Floor
Half Story 1 864 7.05 1.00 6091
Structure Base Cost 25222
Row/Townhouse End Unit Factor 1.00
Adjusted Structure Base Cost (A.S.B.C.) 25222

Built-in Garage N
Built-in Porch N

Unfin. Story
Unfin. 1/2 Story 432 5.40 .91 2122
Partial Brick
Partial Stone

Final Adjusted Structure Base Cost (includes A.S.B.C.) 23100
Unfin. Area Quality Factors 11=0.23 12=0.48 13=0.67 14=0.82
15=0.91 16=1.00 17=1.14 18=1.35 19=1.62 20=1.90

FLOORS

Construction 1=Slab 2=Supported Wood 3=Other 2
Finish 1=Wood 2=Carpet 3=Combination 4=Other 3
Concrete Slab Adjustment
Concrete Slab Quality Factors 14=0.82 15=0.91 16=1.00
17=1.14 18=1.35 19=1.62 20=1.95

HEATING AND COOLING

Source 0 = None 1 = Coal 2 = Oil 3 = Gas 4 = Elec. 5 = Other 3
Heating System 0 = None 1 = Floor/Wall Furnace 2 = Gravity Hot 3
Air 3 = Forced Hot Air 4 = Hot Water B.B. 5 = Hot Water/Steam
6 = Elec. B.B. 7 = Radiant Elec. 8 = Heat Pump
Central Cooling 0=No 1=Added to Heating Ductwork 0
2 = With own Ductwork

Heating 15 1312 .99 1.00 1298
Cooling
Heating/Cooling Total Cost 1298

Heating/Cooling Quality Factors 11=0.48 12=0.69 13=0.82
14=0.95 15=1.00 16=1.00 17=1.12 18=1.15 19=1.30 20=1.49

PLUMBING

Plumbing 0=None 1=Yes 2=Water Only 1
Base No. QI. Rate Quality Factor + Cost

4 Fix. Bath 0 0
3 Fix. Bath 1 1
2 Fix. Bath 0 0
Single Fix. 0 0
Kitchen Sink 1 1
Laundry Tub 1 0 15 210 1.00- 210
Hot Water Htr. 1 1
Plumbing Total Cost - 210

Plumbing Quality Factors 11=0.49 12=0.69 13=0.82 14=0.95
15=1.00 16=1.00 17=1.12 18=1.15 19=1.30 20=1.49

ELECTRIC LIGHTING

Electric Lighting Y

BUILT-IN APPLIANCES

Base Specs. Include Some Type of Stove and Oven for Each Dwelling Unit
Built-in Appliances N

Range Top/Oven 1 1
Drop-in Range 0 0
Stove w/Oven 0 0
Dishwasher
Garbage Disposal
Exh. Hood & Fan
Central Vacuum
Electronic Oven
Food Ctr. Pwr. Ut.
Gar. Door Opener
Conv. Kitchen
Intercom System
Built-In Appliances Total Cost
Built-In Appliances Quality Factors 1=Low or 0.67 2=Average or
1.00 3=Good or 1.25

FIREPLACES

Fireplace - 1 Sty. 15 1 1500 .95 1425
F. P. - 1 1/2 Sty.
F. P. - 2 Sty.
Add F. P. Same Stack
Freestanding
Heatilator and Fan
Fireplace Total Cost 1425
Fireplace Quality Factors 11=0.90 12=0.90 13=0.90 14=0.95
15=0.95 16=1.00 17=1.15 18=1.30 19=1.45 20=1.60

ATTIC

Fin. Attic
Finished Attic Quality Factors 11=0.37 12=0.70 13=0.88 14=0.93
15=0.97 16=1.00 17=1.08 18=1.16 19=1.25 20=1.34

PORCHES AND DECKS/PATIOS

Deck/Patio 15 108 2.05 .92 20
Open Porch
Enc. Porch 15 144 10.70 .92 141

Porches and Decks/Patios Total Cost 162
Porches and Decks/Patios Quality Factors 11=0.50 12=0.55 13=0.70
14=0.85 15=0.92 16=1.00 17=1.15 18=1.30 19=1.30 20=1.30

ATTACHED GARAGES, CARPORTS/CANOPIES

Bsmt. Gar.
Att. Gar.
Garage Total Cost
Garage Quality Factors 11=0.47 12=0.52 13=0.66 14=0.85
15=0.93 16=1.00 17=1.13 18=1.24 19=1.39 20=1.58

Att. Carport/Canopy
Attached Carport/Canopy Total Cost
Att. Carport/Canopy Quality Factors 11=0.51 12=0.59 13=0.78 14=0.92
15=0.96 16=1.00 17=1.06 18=1.10 19=1.13 20=1.19

BUILDING VALUATION SUMMARY

Basement Total Cost + 3293
Final Adjusted Structure Base Cost + 23100
Slab Adjustment (-)
Heating/Cooling Total Cost + 1298
Plumbing Total Cost (+) - 210
Built-In Appliances Total Cost +
Fireplace Total Cost + 1425
Finished Attic Total Cost +
Porches and Decks/Patios Total Cost + 162
Garages (Att. & Bsmt.) Total Cost +
Att. Carport or Canopy Total Cost +
TOTAL BASE REPLACEMENT COST (1975) = 30528
Cost Conversion Factor x 1.98
Base Replacement Cost New = 57995
Final Net Condition x 65
Structure Appraised Value = 37695
Structure Flat Adds +
PRINCIPAL BUILDING APPRAISED VALUE = 37695
Accessory Buildings RCNLD +
Accessory Improvements RCNLD +
Accessory Flat Adds +
ACCESSORY ITEMS TOTAL VALUE =
Other Principal Structures +
TOTAL BLDG. AND ACC. APPRAISED VALUE + 37600
Total Land Value + 14000
TOTAL PROPERTY APPRAISED VALUE = 51600

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 EASEMNTS
- 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
08	16x10	100	.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		80	110						
2									
3									
4									

71.00 LAND SCHED (UNIT RATE METHOD)

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

80.00 WORK RECORD

	BY	DATE
MEAS.	TK	10/3/96
LIST		
PRICE		
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1	TK	10/3/96
#2	TK	10/3/96
#3		
#4		

85.00 COMMENTS

01

02

03

04

05

06

07

08

09

INSPECTION SIGNATURE

DATE

21.00	TYPE + USE
_____ 10	ONE FAMILY
_____ 20	DUPLEX
_____ 30	ROW/TOWNHOUSE
_____ 31	END ROW/TOWN
_____ 42	MULTIFAMILY 2
_____ 43	MULTIFAMILY 3
_____ 44	MULTIFAMILY 4
_____ 51	CONVERSION 1
_____ 52	CONVERSION 2
_____ 53	CONVERSION 3
_____ 54	CONVERSION 4
_____ 55	CONVERSION 5
_____ 60	CONDOMINIUM

22.00 STORY HEIGHT	
_____ 01	1 STORY
 02	1 STORY W/ATT
_____ 03	1½ STORY
_____ 04	2 STORY
_____ 05	2 STORY W/ATT
_____ 06	2½ STORY
_____ 07	3 STORY
_____ 08	3 STORY W/ATT
_____ 09	3½ STORY

23.00 DESIGN + STYLE

☐ 01 CONVENTIONAL

☐ 02 COLONIAL

☒ 03 RANCH

☐ 04 RAISED RANCH

☐ 05 CAPE

☐ 06 SPLIT LEVEL

☐ 07 BI-LEVEL

☐ 08 CONTEMPORARY

☐ 09 COTTAGE

☐ 10 OLD STYLE

☐ 80 OTHER

24.00 ROOF TYPE

_____	01	FLAT/SHED
_____	02	GABLE
_____	03	GAMBREL
	04	HIP
_____	05	MANSARD
_____	06	CONTEMPORARY
_____	80	OTHER

25.00 ROOF MATERIAL	
_____ 01	BUILT-UP
_____ 02	METAL
_____ 03	ROLL
<u> </u> 04	ASPHALT SHINGLE
_____ 05	SLATE
<u> </u> 06	TILE
_____ 07	WOOD SHINGLE
_____ 80	OTHER

26.00	EXT.	FIN.	AREA	QF
___ 01	WOOD	SIDING		___
___ 02	WOOD	SHINGLE		___
___ 03	ALUM/VINYL			___
___ 04	ASBESTOS			___
___ 05	STUCCO			___
___ 06	CINDERBLK			___
___ 07	PLYWOOD PNL			___
___ 08	ALL BRICK			___
___ 09	ALL STONE			___
___ 10	PT. BRICK		___	___
___ 11	PT. STONE		___	___
___ 80	OTHER			___

27.00 FOUNDATION

☐ 01 PILING

☒ 02 BLOCK/CONCRETE

☐ 03 BRICK

☐ 04 STONE

☐ 05 POST/PIER

☐ 06 CONCRETE SLAB.

28.00 INTERIOR FINISH	
☒	01 DRYWALL
☐	02 PLASTER
☐	03 KNOTTY PINE
☐	04 WOOD PANEL
☐	05 WALL BOARD
☐	06 PAINTED C.B.

29.00 FLOOR FINISH	
___ 01	HARDWOOD
___ 02	PINE
<u> </u> 03	MIXED
___ 04	SINGLE
___ 05	COMPOS. TILE
___ 06	PART CARPET
___ 07	PART TILE
___ 08	CERAMIC TILE
___ 09	CONCRETE SLAB
___ 10	EARTH BASEMENT

30.00 BASEMENT	AREA	OF
01 SF FINISH		
02 SF LIVING		
90 NONE		

31.00 HEATING SOURCE
01 ELECTRIC
02 GAS
03 OIL
04 COAL
05 SOLAR
90 NONE

32.00	HEAT SYS.	AREA	QF
___ 01	FLOOR/WALL	___	___
___ 02	AIR GRVTY	___	___
<u>03</u>	FORCED AIR	___	___
___ 04	HOTWTR BB	___	___
___ 05	WATER RAD	___	___
___ 06	ELEC. BB	___	___
___ 07	RADNT ELEC	___	___
___ 08	HEAT PUMP	___	___
___ 09	UNIT HEATR	___	___
___ 90	NONE	___	___

33.00 ELECTRIC

☒ 01 ADEQUATE

☐ 02 LIMITED

☐ 90 NONE

34.00	AIR COND.	AREA	QF
01	ALL SEPARATE		
02	ALL COMBINE		
03	ALL UNIT		
04	PT. SEPRT.		
05	PT. COMB.		
06	PT. UNIT		
90	NONE		

35.00	PLUMBING	NO.	QF
___	01 4FIX BATH	___	___
✓	02 3FIX BATH	1	___
___	03 2FIX BATH	___	___
___	04 1FIX BATH	___	___
___	05 KITCH SINK	___	___
___	06 SOLAR HOT	___	___
___	07 LAUNDRY TB	___	___
___	08 WATER HTR	___	___
___	09 HOT TUB	___	___
___	10 JACUZZI	___	___
___	90 NONE	___	___

36.00 FIREPLACE	NO.	QF
01 1 STORY	1	
02 1½ STORY		
03 2 STORY		
04 SAME STACK		
05 FREESTNDING		
06 HEATLOR+FAN		
90 NONE		

37.00 ATTIC + DORM. AREA QF

✓	02	FINISH ATTIC	100	
	03	DORMER1 (L)		
	04	DORMER2 (L)		

38.00 UNF. AREAS		AREA	QF
___ 01	FULL STORY	___	___
___ 02	HALF STORY	___	___

39.00	MISCELLANEOUS	NO.	QF
01	RANGE/OVEN		
02	FREESTND RANGE		
03	ELECTRNIC OVEN		
04	DISHWASHER		
05	EXTRA KITCHEN		
06	MODERN KITCHEN		
07	OLD FASH. KIT.		
08	CENTRAL VACUUM		
09	INTERCOM		
10	SECURITY SYS.		
11	SMOKE DETECT		
12	ELEC OVHD DOOR		
13	SPRINKLER		
14			
15			
16			

40.00 WRITE-INS	VALUE	QF
01 _____	_____	_____
02 _____	_____	_____

41.00 GARAGES		NO CARS
01	ATTC GAR	_____
02	BUILT IN	_____
03	BASM GAR	_____

BLOCK 56 LOT 1 QUAL CARD 1 OF 1 V.C.S. R10

BLDG. CLASS 16

PROP. CLASS 2

YEAR BUILT 1920

45.00 ROOM CNT.	B	1	2	3
01 LIVING RM		/		
02 DINING RM		/		
03 KITCHEN		/		
04 BATH		/		
05 BEDROOM		2	/	
06 REC. ROOM				
07 DEN/OFFICE				

60.00 NET CONDITION	CODE
01 INTERIOR FINISH	2
02 EXTERIOR FINISH	2
03 LAYOUT	2

CODES: 1=EXCEL 3=FAIR 5=DLAI
2=GOOD 4=POOR

65.00 CAPITAL IMPROVEMENTS			
	CODE	DATE	COST
01			
02			
03			

CAPITAL IMPROVE CODES:

01=KITCHEN	04=ATTIC
02=PLUMBING	05=BASEMENT
03=HEATING	06=ADDITION

BUILDING SKETCH (1 SQUARE EQUALS 1000 SQ FT)

The sketch shows a building layout on graph paper. The main structure is a large rectangle with a smaller rectangle attached to its top right side. A small room is located at the bottom right. Dimensions are written in feet and inches.

Dimensions and labels:

- Top left: 36' x 15' (labeled A/B)
- Top right: 15' x 25' (labeled CR 25)
- Bottom left: 24' x 24' (labeled EP 24)
- Bottom right: 7' x 10'
- Top right room: 14' x 16' (labeled 14, 16)
- Top right room: 26' x 16' (labeled 26, 16)
- Top right room: 11' x 11' (labeled 11, 11)
- Top right room: 150' (labeled 150')
- Top right room: 2' x 8' (labeled 2, 8)
- Top right room: 15' x 10' (labeled 15, 10)
- Top right room: 15' x 10' (labeled 15, 10)

01.00 FLOOR DIMENSIONS

[illegible]

11.00 ATTACHED ITEMS

CODE	SEG.	AREA	ATTACH CODE LEGEND		
			01=WOOD DECK	06=GLAZ PORCH	11=ATT CANOPY
			02=CONC PATIO	07=ENCL PORCH	12=BI GARAGE
			03=FLAG PATIO	08=BSMT GAR.	13=BI OPN PCH
			04=BRCK PATIO	09=ATT. GAR.	14=BI ENC PCH
			05=OPEN PORCH	10=ATT CARPRT	