FANWOOD	Land Desc: 63X143X63X152	Owners Name: [redacted]		Land: 263,100	
Block: 116	Bldg Desc: 1SFF	Street Address: 28 SHADY LANE		Impr: 197,300	Reval Date: 2019/10/01
Lot: 14	Addl Lots:	City & State: FANWOOD, NJ	Zip: 07023	Total: 460,400	Map: 37
Qual:	Acreage: 0.000 Class: 2	Property Location: 28 SHADY LANE		Exempt:	Seq#: 2562 (#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
[redacted]	12/06/17	6234 /323	525000	
[redacted]	01/27/11	5850 /232	420000	

ASSESSMENT HISTORY

Year	Land	Impr	Total
2023	263100	197300	460400
2024	263100	197300	460400

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
63	147			1.16		1.00		73080
1 LOT(S)				1.00		1.00		190000

Neigh:
VCS: FS20 Front Ft Value: 1000
Zone: R75 Acre Value:
Min Front: 75 Lot Value: 190000
Std Depth: 100 Land Value: 263,100

SITE INFORMATION

Road:	PAVED	Util:	SEW/WATER
Curbs:	YES	Gas:	YES
Sidewalk:		Elec:	YES
Loc:		Topo:	LEVEL

STAFF CONTROL

Info By:	OWNER	Date:	07/13/19
Visits:	2	Collector:	40
Old B:		Prtd:	09/20/24
Old L:		Card:	M

BUILDING INFORMATION

Class: 17	Roof Type: GABLE
Age/Eff Age: 64 / 30 (N)	Roof Material: SHINGLE
Exterior Walls: ALUM/VINYL	Room Count: Total Rooms:8 Bed Rooms: 4
Style: CAPE COD	Row/End: N.A.
Story Height: 1.5 STORY	Conversion:
Exterior Condition: GOOD	Number of Units: 1
Interior Condition: NORMAL	Heat Source: GAS
Foundation: CONCRETE BLOCK	Livable Area: 1778 SF

DEPRECIATION

Physical:	33 %	Auto:	Y
Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%
		Final Net:	0.67

Baths:	M:	A: 2	O:	
Kitchens:	M:	A: 1	O:	

NOTES

[redacted]

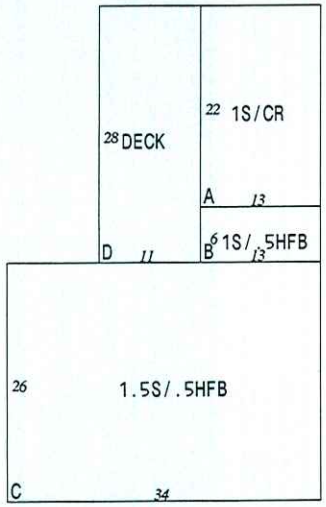
RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
BASEMENT	962 x	9.520 +	2160	x1.15	x1.00=	13016
BASEMENT FINISH	481 x	13.450 +	1220	x1.15	x1.00=	8843
Main Bldg						
FIRST STORY	1248 x	59.300 +	26676	x1.00	x1.00=	100682
HALF STORY	884 x	24.630 +	3825	x1.00	x1.00=	25598
Heat/AC						
FORCED HOT AIR	1778 x	2.400 +	960	x1.12	x1.00=	5854
AC (COMB DUCTS)	1778 x	0.890 +	2160	x1.12	x1.00=	4192
Plumbing						
3 FIXTURE BATH	2- 2 x	2595.000 +	0	x1.12	x1.00=	0
2 FIXTURE BATH	0- 1 x	1895.000 +	0	x1.12	x1.00=	-2122
Fireplace						
FIREPLACE 1STY	1 x	4245.000 +	0	x1.15	x1.00=	4882
Attic						
SINGLE DORMER	1 x	680.000 +	0	x1.15	x1.00=	782
LARGE DORMER	1 x	3075.000 +	0	x1.15	x1.00=	3536
Deck/Patio						
DECK	308 x	5.203 +	203	x1.15	x1.00=	2076
Garage						

Base Cost: 167339 CCF: 1.76 Cost New: 294517
Net Cond: 0.67 Bldg Value: 197326

Detached Items:

BUILDING SKETCH



A: 1S/CR	cd22r13	286
B: 1S/.5HFB	d22cd6r13	78
C: 1.5S/.5HFB	d28l21cd26r34	884
D: DECK	l11cd28r11	308
E:		0
F:		0
G:		0
H:		0
I:	M:	[redacted]
J:	N:	
K:	O:	
L:	P:	

Scale: 20

Land: 263,100 Impr: 197,300 Total: 460,400

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