Block: **123.01**	**Bldg:** 1SCB	**Owners Name:**	MUNALUCHI ESTATE LLC	Land:	**124,900**	Exemption	Net Taxable Value
Lot: **3**	**Lot:** 3.43AC	**Street Address:**	59 CYPRESS POINT RD	Impr:	**1,000**	Code:	
Qual:	**Addl:**	**City & State:**	WESTAMPTON, NJ 08060	Total:	**125,900**	Value:	**125,900**
Card: **M**		**Property Loc:**	BURLINGTON RD	Class: **4B**		**BORDENTOWN TWP**	

BUILDING PERMITS

Date	Description	Amount	Compl	Mos	Added

ASSESSMENT HISTORY

Year	Land	Impr	Net
2022	124,900	1,000	125,900
2021	124,900	1,000	125,900
2020	124,900	1,000	125,900

SALE HISTORY

Grantor	Date	Price	Nu
OKULICZ, WALLACE III	08/05/21	105,000	
MIZSUR, JOSEPH & ESTELLE DASHIELL	04/04/06	50,000	10
	10/25/93	1	

LAND CALCULATIONS

UNIT METHOD:	UNIT: 1.000 AC	RATE:400000	SITE: 0	NC:100		400,000
UNIT METHOD:	UNIT: 2.430 AC	RATE:40000	SITE:	NC:100		97,200
ADJUSTMENTS:	67%	50%	75%	100%	NET:25.13%	124,921

SITE INFORMATION

Map:	Neigh:	Util:
22	403	
Zone:	**VCS:**	**Road:**
	A403	
Acres:	**Auto:**	**Topo:**
3.430	N	

RESIDENTIAL COST APPROACH

SLAB	9738 = -16847
3 FIXTURE BATH	0 - 1 = -2595

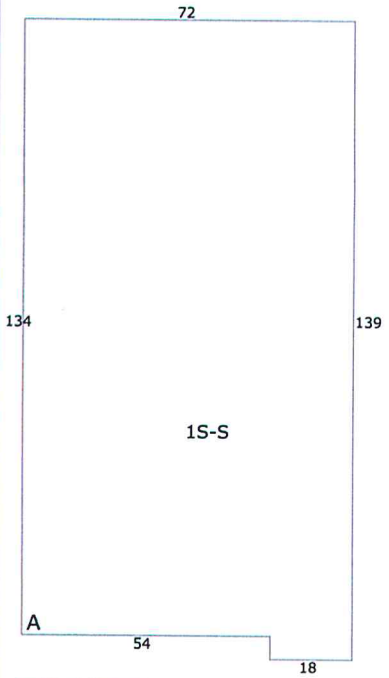
PHYSICAL DEPR: 35.00% ECONOMIC DEPR: 0.00% BASE COST: -19,442
FUNCTIONAL DEPR: 0.00% CCF: 1.15 MAIN BLDG: 0

COMM. COST APPROACH 1,000

Land: **124,900** Impr: **1,000** Total: **125,900**

SKETCH

20-VACANCY 4-ACCESS 6-EASE



A=1S-S (9738)

BLDG INFORMATION

Year Built: 1950	**Type/Use:**
Eff Age: 61 Y	**Style:**
Bldg Cla: 10	**Ext Siding:**
Num Units:	**Roof Type:**
Condition:	**Roof Matl:**
Int Cond:	**Foundation:**
Story Ht:	**Fndtn Const:**
Row/End:	**Heat Source:**
Garage:	**Livable Area:** 9738

Room Count	B	1	2	3	T
BEDROOMS:					0
FULL BATH:					0
HALF BATH:					0
KITCHEN:					0
LIVING RM:					0
DINING RM:					0
FAMILY RM:					0
OTHER:					0

Condition	Modern	Avg	Old
KITCHEN:			
BATH:			

Insp	Id	Reason	By	Results

Map Page: 123
Routing: 3

03/29/22

PHOTO

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