FREEHOLD TWP	**Land Desc:** 150X200	**Owners Name:**	GONSALVES, ALAN		**Land:**	158,300	
Block: 71.28	**Bldg Desc:** 2S-VS-L-AG	**Street Address:**	31 BUCKINGHAM WAY		**Impr:**	280,400	**Reval Date:** 2020/10/01
Lot: 2	**Addl Lots:**	**City & State:**	FREEHOLD, NJ	**Zip:** 07728	**Total:**	438,700	**Map:** 36
Qual:	**Acreage:** 0.689 **Class:** 2	**Property Location:**	31 BUCKINGHAM WAY		**Exempt:**		**Seq#:** 5167 (#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
CAMINITI, KATHERINE C EXECUTRI	04/29/14	9064 /5924	410000	10

ASSESSMENT HISTORY

Year	Land	Impr	Total
2018	132800	262300	395100
2019	132800	298500	431300
2020	149800	272500	422300
2021	158300	280400	438700

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
150	200			1.10		1.00	TRAFFIC	41250
1 LOT(S)				1.00		1.00	TRAFFIC	145000

Neigh: STON
VCS: STON **Front Ft Value:** 250 ADJUSTMENT: 0.85
Zone: R-25 **Acre Value:**
Min Front: 100 **Lot Value:** 145000
Std Depth: 150 **Land Value:** 158,300

SITE INFORMATION

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

STAFF CONTROL

Info By:	ESTIMATED	**Date:**	10/27/17
Visits:	2	**Collector:**	15
Old B:		**Prtd:**	07/21/21
Old L:		**Card:**	M DD

BUILDING INFORMATION

Class: 18	**Roof Type:** GABLE
Age/Eff Age: 57 / 35 (Y)	**Roof Material:** SHINGLE
Exterior Walls: ALUM/VINYL	**Room Count:** Total Rooms: 8 Bed Rooms: 4
Style: COLONIAL	**Row/End:** N.A.
Story Height: TWO STORY	**Conversion:**
Exterior Condition: NORMAL	**Number of Units:** 1
Interior Condition: GOOD	**Heat Source:** GAS
Foundation: CONCRETE BLOCK	**Livable Area:** 2473 SF

DEPRECIATION

Physical:	37 %	**Auto:**	Y
Func Obs:	%	**Over Imp:**	%
Econ Obs:	%	**Under Imp:**	%
		Final Net:	0.63

Baths:	**M:**	**A:**	**O:** 3	
Kitchens:	**M:**	**A:** 1	**O:**	

NOTES

1990,FFV

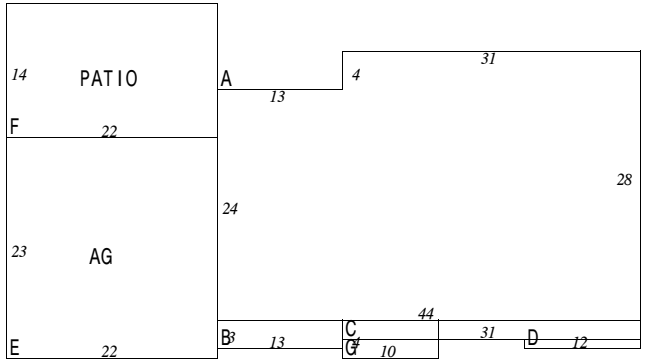
RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
BASEMENT	1219 x	9.630 +	2016	x1.32	x1.00=	18157
Main Bldg						
FIRST STORY	1231 x	72.870 +	33384	x1.00	x1.00=	123087
UPPER STORY	1242 x	51.930 +	9828	x1.00	x1.00=	74325
Heat/AC						
FORCED HOT AIR	2473 x	2.820 +	0	x1.15	x1.00=	8020
AC (COMB DUCTS)	2473 x	1.790 +	0	x1.15	x1.00=	5091
Plumbing						
4 FIXTURE BATH	1 x	3185.000 +	0	x1.15	x1.00=	3663
3 FIXTURE BATH	1- 2 x	2595.000 +	0	x1.15	x1.00=	-2984
2 FIXTURE BATH	1- 1 x	1895.000 +	0	x1.15	x1.00=	0
Fireplace						
FIREPLACE 2STY	1 x	4850.000 +	0	x1.30	x1.00=	6305
Attic						
Deck/Patio						
OPEN PORCH	40 x	10.920 +	437	x1.30	x1.00=	1136
PATIO	308 x	5.203 +	203	x1.30	x1.00=	2347
Garage						
ATTACHED GARAGE	506 x	15.210 +	2250	x1.24	x1.00=	12333

Base Cost: 251480 **CCF:** 1.77 **Cost New:** 445120
Net Cond: 0.63 **Bldg Value:** 280425

Detached Items:

BUILDING SKETCH



A:2S/B	cd4l13d24r44u28l31	1180
B:1S/B	d28l13cd3r13	39
C:2NDOH	d28cd2r31	62
D:1SOH	d30r19cd1r12	12
E:AG	d9l35cd23r22	506
F:PATIO	u5l35cd14r22	308
G:OP	d28cd4r10	40
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

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Land: 158,300 **Impr:** 280,400 **Total:** 438,700