Block: 99.05	**Land Desc:** 0.96 AC	**Owners Name:**	BAXTER GARY R & JANIENE E			**Land:**	278,000	**Exemption**		**Net Taxable Value**	
Lot: 1	**Bldg Desc:** 1SF 2AG	**Street Address:**	2 FORREST BLEND DRIVE	**Bank:**	00000	**Impr:**	208,300	**Code:**			
Qual:	**Addl Lots:**	**City & State:**	TITUSVILLE NJ	**Zip:**	08560	**Total:**	486,300	**Value:**	0	486,300	
Card: M (#1 of 1)	**Acreage:** 0.960 **Class:** 2	**Property Loc:**	2 FORREST BLEND DRIVE	**Zone:**	R100			**Map:**	24	HOPEWELL	

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
	08/27/98	03437/00118	251000	

ASSESSMENT HISTORY

Year	Land	Impr	Total
2006	278000	233000	511000
2007	278000	208300	486300
2007	278000	208300	486300
2010	278000	172000	450000

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.
09/14/07	ADD:KITCH,MUDRM,POWDER,FAM RM	72000	08/15/08
09/14/07	REAR DECK HOT TUB & REROOF	3000	08/15/08
12/28/07	SEWER CONNECTION UPDATE	200	08/15/08
2009 CTB Appeal (- 36,300)			

LAND CALCULATIONS

Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond			Value

Units	Rate	Site	Cond			Value
0.960 AC	50000	230000	100	100	100	278000

Net Adj: 100.00 **SF:** 41,817 **Auto:** Y **Land Value:** 278,000

SITE INFORMATION

Info By: OWNER	**Utilities:** ELECTRIC WELL SEPTIC
Road: PAVED	
Curbs: CURBS	
Sidewalk: NONE	
Measured: TB 05	**Neigh Type/View:** TYPICAL /TYPICAL
Listed: TB 9/27/05	**Neigh:** 166 **VCS:** A166

BUILDING INFORMATION

Type and Use: ONE FAMILY	**Class/Quality:** 17
Story Height: ONE STORY	**Livable Area:** 2133 SF
Style: RANCH	**Year Built/Eff Yr:** 1962 / 1983 Y
Exterior Finish: ALUM/VINYL PT BRICK	**Interior Finish:** DRYWALL
Roof Type: GABLE	**Layout:**
Roof Material: ASPHALT	**Int/Ext Cond:** /
Foundation: BLOCK/CONCRETE	**Electric:** ADEQUATE
Att Gar: ATTACHED GARAGE	**Misc:** RANGE/OVEN DISHWASHER SMOKE DETECTOR
Heat Source: GAS	
Floor Finish MIXED	

RESIDENTIAL COST APPROACH

Basement

BASEMENT	1204 x	9.630 + 2016	x1.15	x1.00=	15652
BASEMENT FIN	1204 x	13.630 + 1008	x1.15	x1.00=	20031

Main Bldg

FIRST STORY	2133 x	59.220 +26620	x1.00	x1.00=	152936
STONE SF	280 x	20.490 + 60	x1.30	x1.00=	7536

Heat/AC

HW BASEBOARD	2133 x	3.310 + 1080	x1.15	x1.00=	9361

Plumbing

3 FIXTURE BATH	2- 2 x	2595.000 + 0	x1.12	x1.00=	0
2 FIXTURE BATH	1- 1 x	1895.000 + 0	x1.12	x1.00=	0

Fireplace

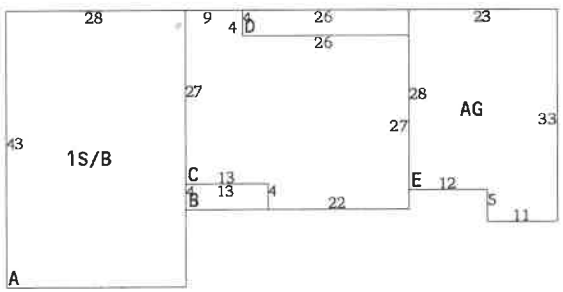
FIREPLACE 1STY	1 x	4245.000 + 0	x1.15	x1.00=	4882

Attic

Deck/Patio/Garage/Misc

OPEN PORCH	156 x	10.760 + 456	x1.15	x1.00=	2455
ATTACHED GARAGE	699 x	14.690 + 2562	x1.13	x1.00=	14498

BUILDING SKETCH



A:1S/B	u0 r0;u43 r28	1204
B:OP	u12 r28 u4 r13	52
C:1S	u16 r28 u27 r9 d4 r26 d27 l22 u4 l13	929
D:OP	u39 r37 u4 r26	104
E:AG	u15 r63 u28 r23 d33 l11 u5 l12	699
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 30

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ROOM COUNT

	B	1	2	3/A	Tot
Living Rm	0	1	0	0	1
Dining Rm	0	1	0	0	1
Kitchen	0	1	0	0	1
Bathroom	0	3	0	0	3
Bed Room	0	3	0	0	3
Rec Room	1	1	0	0	2
Den/Off	0	1	0	0	1

Old B: 00099 5

Old L: 00001 08/11/09

Base Cost:	227351	**CCF:** 119 **CLA:** 100		**Cost New:**	270548
Phys Depr:	23.00(N)	**Func Depr:**		**Net Depr:**	77.00
Eco Depr:		**Mkt+:**	**Mkt-:**	**Bldg Value:**	208322

Detached Items/Notes:

2009 CTB APPEAL -36,300

Land: 278,000 **Impr:** 172,000 **Total:** 450,000