Gennari, Roxanne & Lay, Andrea Dick 1-16-04 2-8-05 see note in file

Block: 93	**Land Desc:** 3.03 AC	**Owners Name:** ~~NYCE JONATHAN W & MICHELLE M~~	**Land:** 195,500	**Exemption**	**Net Taxable Value**
Lot: 18.10	**Bldg Desc:**	**Street Address:** ~~1 KEITHWOOD COURT~~ 18 Todd Ridge Rd	**Impr:** 687,600	**Code:**	
Qual:	**Addl Lots:**	**City & State:** TITUSVILLE, NJ	**Total:** 883,100	**Value:** 0	883,100
Card: M (#1 of 1)	**Acreage:** 3.030 **Class:** 2	**Property Loc:** ~~1 KEITHWOOD COURT~~ 18 Todd Ridge Rd		**Map:** 22	HOPEWELL

Bank: 00000 **Zip:** 08560 **Zone:** 200G

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
	06/19/00	/	881225	
3-26-05 (13645) Nyce, Jonathan	12-23-04	5042/020	1,100,000	

ASSESSMENT HISTORY

Year	Land	Impr	Total
2000	173300	0	173300
2000	192600	687600	880200
2001	195500	687600	883100

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.
10-29-04	#04-293 Install sprinkler system	250	
	AC change per VC transfer +	2900	5-19-05
3-4-05	#05-169 Renovate bath	24,300	
9-16-05	# Install washing machine	1,900	

LAND CALCULATIONS

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

Units	Rate	Site	Cond			Value
3.030 AC	15000	150000	100	100	100	195450

Net Adj: 100.00 **SF:** 131,986 **Auto:** Y **Land Value:** 195,450

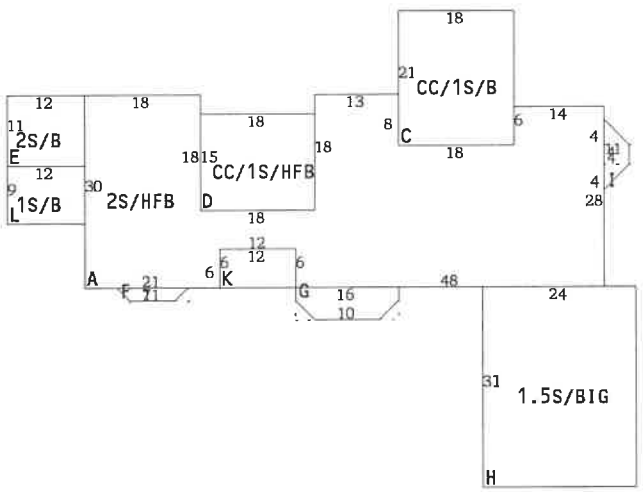
SITE INFORMATION

Info By: AGENT	**Utilities:**
Road: PAVED	ELECTRIC
Curbs: CURBS	GAS
Sidewalk: NONE	WATER
Measured: TS 090800	**Neigh Type/View:** TYPICAL /TYPICAL
Listed: TS 090800	**Neigh:** 176 **VCS:** A176

BUILDING INFORMATION

Type and Use: ONE FAMILY	**Class/Quality:** 20
Story Height: TWO STORY	**Livable Area:** 7556 SF
Style: COLONIAL	**Year Built/Eff Yr:** 2000 / 2000
Exterior Finish: WOOD SIDING	**Interior Finish:** DRYWALL
Roof Type: GABLE	**Layout:** EXCELLENT
Roof Material: ASPHALT	**Int/Ext Cond:** EXCELLENT/EXCELLENT
Foundation: BLOCK/CONCRETE	**Electric:** ADEQUATE
Att Gar: 3 CAR BI GAR	**Misc:** ELECTRONIC OVEN
Heat Source: GAS	DISHWASHER
Floor Finish HARDWOOD	CENTRAL VACUUM
PT. CARPET	INTERCOM
	SECURITY SYSTEM

BUILDING SKETCH



A:2S/HFB	u0 r0 u30 r18 d18 r18 u18 r13 d8 r18 u6 r14	1862
B:	d28 l48 u6 l12 d6 l21	0
C:CC/1S/B	u22 r49 u21 r18	378
D:CC/1S/HFB	u12 r18 u15 r18	270
E:2S/B	u19 r-12 u11 r12	132
F:2S/B	u0 r5 r11 s2 w2 l7 n2 w2	18
G:2S/B	u0 r33 r16 d2 s3 w3 l10 w3 n3 u2	71
H:1.5S/BIG	u-31 r62 u31 r24	744
I:2S/B	u15 r81 u11 M:	
J:	s4 e4 d3 w4 s4 N:	
K:OP/OP	u0 r21 u6 r12 O:	
L:1S/B	u10 r-12 u9 r12 P:	

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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	2	3	0	5
Bed Room	0	0	5	0	5
Rec Room	0	1	1	0	2
Den/Off	0	2	0	0	2

Old B: 93
Old L: 18.99 12/04/00

RESIDENTIAL COST APPROACH

Basement							
BASEMENT	2867	x 3.150	+ 700	x1.54	x1.00=	14986
BSMT FINISH	2132	x 4.440	+ 400	x1.30	x1.00=	12826
Main Bldg						
FIRST STORY	3611	x 15.850	+ 7244	x1.90	x1.00=	122509
UPPER STORY	2111	x 11.250	+ 2175	x1.90	x1.00=	49255
HALF STORY	744	x 6.550	+ 1077	x1.90	x1.00=	11305
CATHEDRAL CEILING	648	x 3.150	+ 277	x1.90	x1.00=	4405
PART BRICK SF	1000	x 1.500	+ 0	x1.36	x1.00=	2040
BUILT-IN GARAGE	744	x -3.100	+ -720	x1.58	x1.00=	-4782
Heat/AC						
FRCD AIR	7556	x 0.800	+ 300	x1.49	x1.00=	9454
A/C (COMB)	7556	x 0.300	+ 700	x1.49	x1.00=	4421
Plumbing						
4 FIX BATH	2	x1050.000	+ 0	x1.49	x1.00=	3129
3 FIX BATH	2- 1	x 855.000	+ 0	x1.49	x1.00=	1274
2 FIX BATH	1	x 625.000	+ 0	x1.49	x1.00=	931
JACUZZI	1	x1200.000	+ 0	x1.49	x1.00=	1788
Fireplace						
FP (2S STK)	1	x1600.000	+ 0	x1.60	x1.00=	2560
Attic						
Deck/Patio/Garage/Misc						
OPEN PORCH	144	x 3.560	+ 147	x1.30	x1.00=	858
INTERCOM	1	x 320.000	+ 0	x1.25	x1.00=	400
SECURITY SYSTEM	1	x 425.000	+ 0	x1.25	x1.00=	531

Base Cost:	237890	**CCF:** 235 **CLA:** 100		**Cost New:**	559042
Phys Depr:	0.00(N)	**Func Depr:**		**Net Depr:**	123.00
Eco Depr:		**Mkt+:** 23 **Mkt-:**		**Bldg Value:**	687621

Detached Items/Notes:

SUNROOM & BREAKFAST ROOM ON 1ST FLOOR/	0
NO RESPONSE TO INSPECTION LETTERS	0

Land: 195,500 **Impr:** 687,600 **Total:** 883,100