FREEHOLD TWP	**Land Desc:** 125X200	**Owners Name:**	BATISTA, DANIEL & QUINTERO, VANESSA	**Land:**	209,400		
Block: 93	**Bldg Desc:** 2S-VS-L-AG	**Street Address:**	304 VALLEY VIEW CIR	**Impr:**	525,500	**Reval Date:**	2020/10/01
Lot: 43.03	**Addl Lots:**	**City & State:**	FREEHOLD, NJ **Zip:** 07728	**Total:**	734,900	**Map:**	47
Qual:	**Acreage:** 0.000 **Class:** 2	**Property Location:**	304 VALLEY VIEW CIR	**Exempt:**		**Seq#:**	12219 (#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
WALSH, JAMES & LYNN	08/10/20	9435 /9529	775000	
	03/29/04	8346 /8467	599900	
EQUITY BUILDERS OF FREEHOLD, I	09/13/01	8055 /4875	420000	7

ASSESSMENT HISTORY

Year	Land	Impr	Total
2018	174400	470000	644400
2019	154400	483600	638000
2020	154400	477400	631800
2021	209400	525500	734900

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.
08/15/00	NEW HOUSE	152000	09/10/01

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
125	200			1.10		1.00		34375
1 LOT(S)				1.00		1.00		175000

Neigh: WHIT
VCS: WHIT **Front Ft Value:** 250
Zone: R-40 **Acre Value:**
Min Front: 125 **Lot Value:** 175000
Std Depth: 150 **Land Value:** 209,400

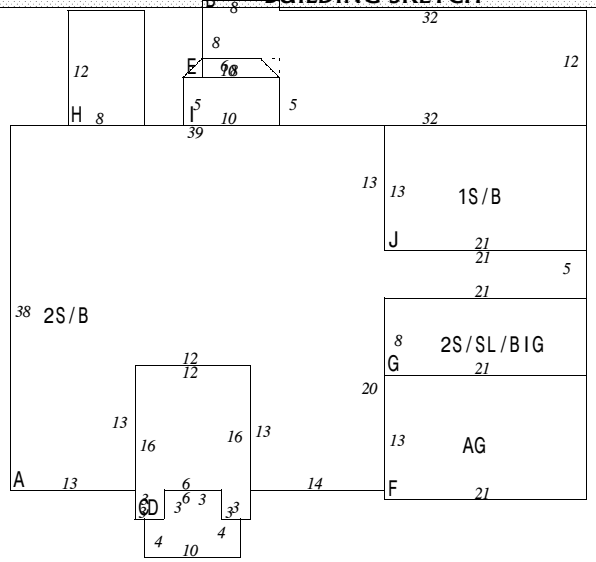
SITE INFORMATION

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

STAFF CONTROL

Info By:	OWNER	**Date:**	02/19/20
Visits:	1	**Collector:**	17
Old B:		**Prtd:**	05/11/21
Old L:		**Card:**	M TW

BUILDING SKETCH



BUILDING INFORMATION

Class: 18	**Roof Type:** HIP
Age/Eff Age: 19 / 19 (Y)	**Roof Material:** SHINGLE
Exterior Walls: ALUM/VINYL BRICK	**Room Count:** Total Rooms: 9 Bed Rooms: 4
Style: COLONIAL	**Row/End:** N.A.
Story Height: TWO STORY	**Conversion:**
Exterior Condition: GOOD	**Number of Units:** 1
Interior Condition: NORMAL	**Heat Source:** GAS
Foundation: CONCRETE BLOCK	**Livable Area:** 3543 SF

DEPRECIATION

Physical:	15 %	**Auto:**	Y
Func Obs:	%	**Over Imp:**	10%
Econ Obs:	%	**Under Imp:**	%
		Final Net:	0.77

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

NOTES

2001 FWT

RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
BASEMENT	1928 x	9.440 +	2340	x1.32	x1.00=	27113
Main Bldg						
FIRST STORY	2112 x	72.970 +	33220	x1.00	x1.00=	187333
UPPER STORY	1599 x	51.880 +	9856	x1.00	x1.00=	92812
CATHEDRAL CEILING	174 x	9.450 +	831	x1.35	x1.00=	3342
BRICK SF	1042 x	12.090 +	0	x1.00	x1.00=	12598
CONC. SLAB	168 x	-3.820 +	0	x1.35	x1.00=	-866
BUILT-IN GARAGE	168 x	-14.550 +	-1500	x1.35	x1.00=	-5325
Heat/AC						
FORCED HOT AIR	3543 x	2.820 +	0	x1.15	x1.00=	11490
AC (COMB DUCTS)	3543 x	1.790 +	0	x1.15	x1.00=	7293
Plumbing						
5 FIXTURE BATH	1 x	3685.000 +	0	x1.15	x1.00=	4238
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	0- 1 x	1895.000 +	0	x1.15	x1.00=	-2179
Fireplace						
FIREPLACE SAME ST	1 x	1605.000 +	0	x1.30	x1.00=	2087
PRE-FAB FIREPLACE	1 x	3505.000 +	0	x1.30	x1.00=	4557
Attic						
Deck/Patio						
OPEN PORCH	58 x	10.920 +	437	x1.30	x1.00=	1391
DECK	448 x	5.203 +	203	x1.30	x1.00=	3294
PATIO	96 x	5.330 +	180	x1.30	x1.00=	899
Garage						
ATTACHED GARAGE	273 x	15.170 +	2364	x1.24	x1.00=	8067

Base Cost: 358823 **CCF:** 1.77 **Cost New:** 635117
Net Cond: 0.77 **Bldg Value:** 489040

Detached Items:

CONC. POOL	1032 x	31.540 +	0	x1.20	x0.40	x1.77=	27654
SPA TUB-AVG	1 x	6600.000 +	0	x1.00	x0.75	x1.77=	8761

Land: 209,400 **Impr:** 525,500 **Total:** 734,900

A:2S/B	cd38r13u13r12d13r14u20r21u5l21u13l39		1431
B:DECK	u12r28cu1l8d8r8d5r32u12l32		448
C:1S/B/CC	d25r13cd16r3u3r6d3r3u16l12		174
D:OP	d38r16cd3l2d4r10u4l2u3l6		58
E:1SOH	u7r20cs2w2r10n2w2l6		16
F:AG	d26r39cd13r21		273
G:2S/SL/BIG	d18r39cd8r21		168
H:PATIO	u12r6cd12r8		96
I:1S/B	u5r18cd5r10	M:	
J:1S/B	r39cd13r21	N:	
K:		O:	
L:		P:	

Scale: 20

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