

BLK: 724.29

LOT: 8

CARD 01 OF 01

777 FISCHER BLVD

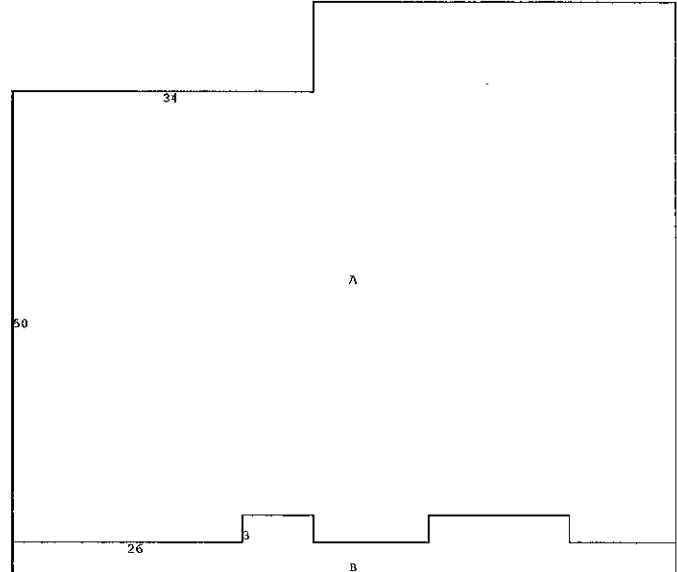
TOMS RIVER TWP

OEHME, ROBERT
67 GRAND AVENUE
TOMS RIVER, NJ 08753.6764

Class: 4A
Zone: HB
Map: 9002
VCS: 1250

--Curr. Values--
Land: 200,300
Impr: 372,000
Net: 572,300

--Sales History--
00/00/0000

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 10	1st Story 4,088	SITE .35AC	30	Main Bldg Replacement Cost 0
RETAIL STRIP 1CB 4088	Upper Stories 0	ACRE VALUE .15		CCF:1.29,NetCond:.980,MktAdj:1.00 * 1.26420
/	Half Stories 0			Main Bldg Appraised Value = 0
Built: 0000	Attic Area 0			Total Detached Item Value + 0
Fndatn: CONC. SLAB 4088	Basement Area 0			Total Improve Value (rounded) = 0
Roof:	Sq. Foot Living 4,088			Total Land Value + 19,556,300
ExtFin:	ATTACHED ITEMS			TOTAL NET VALUE: 572,300
	ATT CANOPY 372	A: 1S-S 4088sf		
	DETACHED ITEMS	B: ATCN 372sf		
OTHER ITEMS				
* BEDROOMS 0				
* BATHROOMS .0				
* TOTAL ROOMS 0				
CONDITION				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: ESTIMATED				
* For Informational Purposes Only				



1508 BLOCK 724.29 LOT 8 QUAL. 777 FISCHER BLVD

ASSESSMENT HISTORY DISPLAY

YEAR	CLASS	LAND VAL	IMPR VAL	NET VALUE
2020	4A	200,300	372,000	572,300
2019	4A	200,300	372,000	572,300
2018	4A	200,300	372,000	572,300
2017	4A	200,300	372,000	572,300

OWNERSHIP HISTORY DISPLAY

DATE	DEED	BOOK	PAGE	PRICE	CD
------	------	------	------	-------	----

CUR: OEHME, ROBERT

-1:
-2:
-3:
-4:
-5:

ASSMNT CLS
572300 4A

EN=RETURN F2=CHANGE SALE HIST

1508 BLOCK 724.29 LOT 8

QUAL.

UPDATED ON 103119

-----OWNER INFORMATION-----

OEHME, ROBERT
67 GRAND AVENUE
TOMS RIVER, NJ

08753-6764

-----PROPERTY INFORMATION-----

PROP LOC: 777 FISCHER BLVD
PROPERTY CLASS 4A ACCOUNT#
BLDG DESC 1CB 4088
LAND/ACRE .4545AC
ADDITIONL LOTS 9,12,13

DED AMT

#OWN 01

BANK#

MORT#

SS# C00267

ZONE HB MAP 9002 USER#1 #2 WD 1

BULT 0000 UNITS 01 BCLASS 10

VCS 1250 SFLA 04088

-----SALES INFORMATION-----

DATE BOOK PAGE PRICE PCD NU 4TYPE

CUR:

-1:

-2:

---VALUES---

LAND 200300

IMPR 372000

EXM1

EXM2

EXM3

EXM4

NET

572300

SPTAX CDS: F01

OLDID: 724.M

QUAL

NEXT ACCESS: BLK

EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY

F5=RECORD CARD

F7=MORE

-----EXEMPT PROPERTY DATA-----

EPL CD STAT.

FACILITY

INIT FILE

FUR FILE

ASMT CODE

-----TENANT REBATE-----
BASE YR TAXES FLAG
19 13655.08 N

-----TAXES-----

19 TOTAL 13655.08

20 HALF1 6827.54

20 TOTAL 14273.16

21 HALF1 7136.58

777 FISCHER BLVD
.45 Acres

777 FISCHER BLVD	L	128,700
.45 Acres	I	87,500
	T	216,200

CARD 1 OF 1

4A 1352¹

[illegible][illegible][illegible]

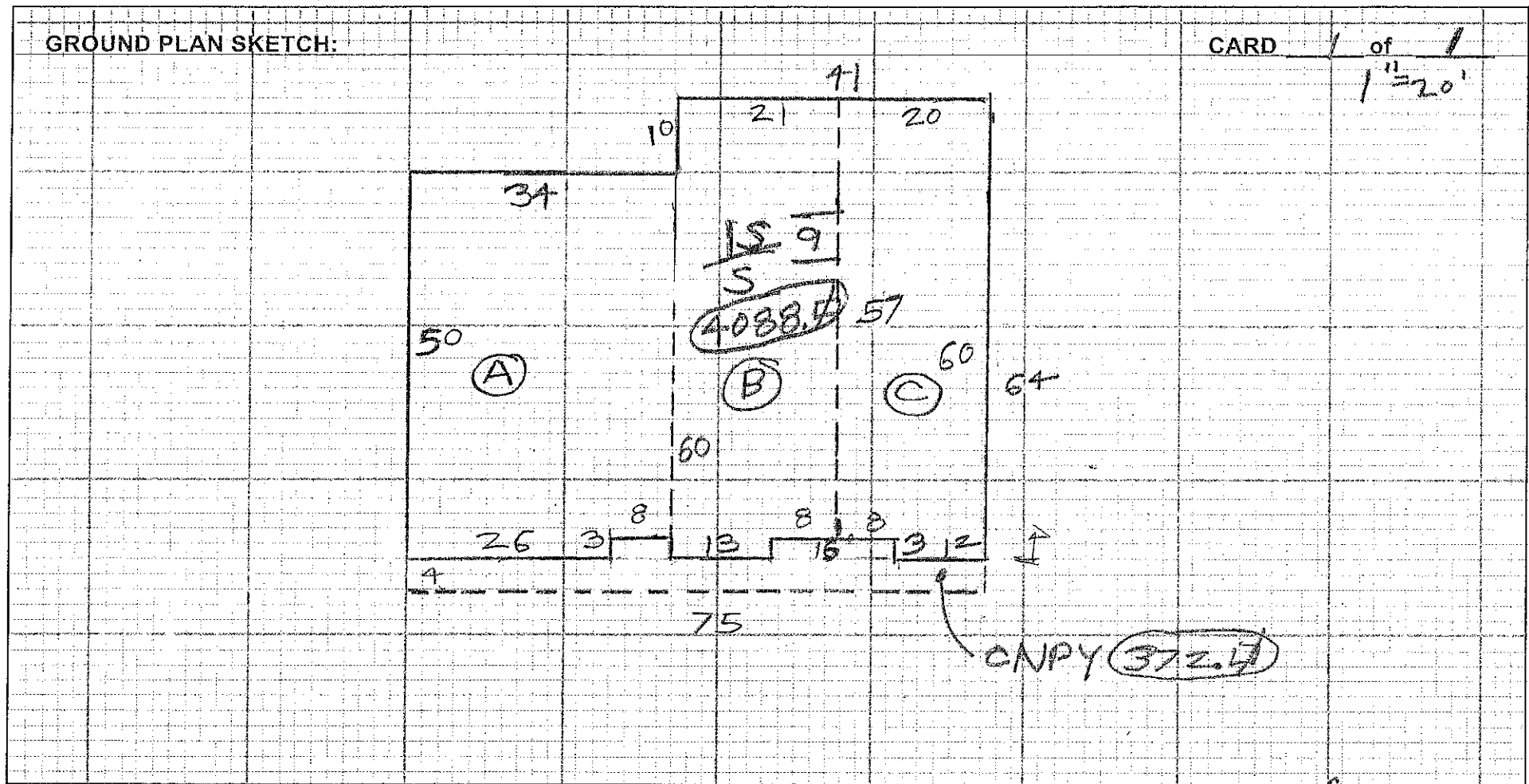
NOTES

1443

[illegible]

SITE			
ZONE:			
TOPOGRAPHY: <i>LEV</i>			
IMPROVEMENTS			
PUBLIC WATER		PRIVATE WELL	
CURBS		PAVED ROAD	
UNPAVED ROAD		SIDEWALK	
PUBLIC SEWER		SEPTIC TANK	
ELECTRIC		GAS	
LANDSCAPING			
GOOD		AVG.	
		FAIR	

LAND VALUE COMPUTATIONS									
LOT SIZE	UNIT VALUE	TABLE	FACTOR	RULE	FACTOR	Adj. UNIT VALUE	TOTAL	INFLUENCE	LAND TOTAL
SITE OR ACRE VALUE:									



VERIFICATION OF INSPECTION:
Sandra J. Moore

MEASURED BY: AS

DATE: 7/31

INSPECTED BY: AS

DATE: 7/31

GROUND AREA: 4088

PERIM. 286

WALL RATIO:

OUTBUILDINGS

Code	Description	Units	Cost	Depr	LM	Base Date
	CANOPY	372	9.50	.50	11.5	
	PAVING-ASP.	10600	1.90	.50	11.5	
	W/IN BOX-FREZ(6x8)	1	11495	.50	11.5	

Notes:

1ST: 4088.4 SHOP CENTER.

(A) 1676.4 BAIT + ICE (2) 2 FIX BATH, SINK W/IN BOX

(B) 1235.4 VACANT-RETAIL (1) 2 FIX BATH

(C) 1176.4 HERE BOY PROF. GROOMING (1) 2 FIX BATH SINK

FINISH: DRYWALL WALLS, SUSPENDED CEILING MIX FLRS., HVAC, AVG COND.

BUILDING DESCRIPTION

YEAR BUILT 1980. BUILDING USE SHOP CENTER

1. ROOF				3. INTERIOR FINISH			
Flat	☒	Hip	☐	Gable	☐	Apt. Area:	
Gambrel	☐	Mansard	☐			No. Units	No. Rooms
Type: Prepared Roll				DESCRIPTION Q FI/Sec			
Asphalt Shingles				1. Apartment			
Wood Shingles				2. Apt. Utility Area			
Built-up T. & G.				3. Motel, Hotel			
Slate or Tile				4. Sm. Offices			
2. EXTERIOR WALL FINISH				5. Lg. Open Offices			
DESCRIPTION Q FI/Sec				6. Professional Office			
1. Plywood, Gal Steel				7. Clinics			
2. Wd. Siding, Asbestos				8. Lg. Open Stores			
3. Cement Block				9. Small Stores			
4. Wood Sheathing/Sid.				10. Bank			
5. Common Brk. on C.B.				11. Warehouse			
6. Face Brk. on W.D.				12. Light Mfg. Area			
7. Face Brk. on C.B.				13. Heavy Mfg. Area			
8. Com. Brk./Re. C.				FINISHED FLOORING			
9. Face Brk. on Re. C.				Softwood			
10. Precast Panels				Hardwood			
11. Metal & Glass				Asphalt Tile			
12. Stone				Other: MIX			
13. Slate, Limestone				CEILINGS			
14. Marble				Plaster			
15. Granite				Acoustical Tile			
16. Store Front				Sheetrock			
5. PLUMBING				Suspended			
DESCRIPTION No. Q FI/Sec				Notes:			
3 Fix't Bath							
2 Fix't Toilet							
Lavatory							
Shower Stall							
Toilet							
Urinal							
Sink, Kitchen							
Sink, Slop							
Ind. Sink							
TOTALS							
ELEVATORS							
Type	Auto	Cap.	Floors				
Passenger							
Freight							
9. STAND EXT. ACCESSOR.							
Conc. Paving							
Black Top							
Curbing							
Lighting							
Fences							
Islands							

BLK: 724.29 LOT: 10

CARD 01 OF 01

781 FISCHER BLVD

TOMS RIVER TWP

RUNIN HOLDINGS III LLC
1027 HOOPER AVENUE BLDG 1
TOMS RIVER NJ 08753

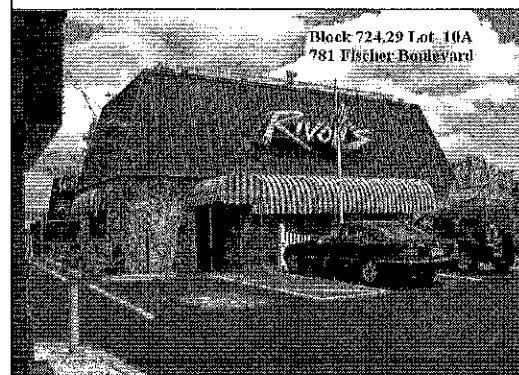
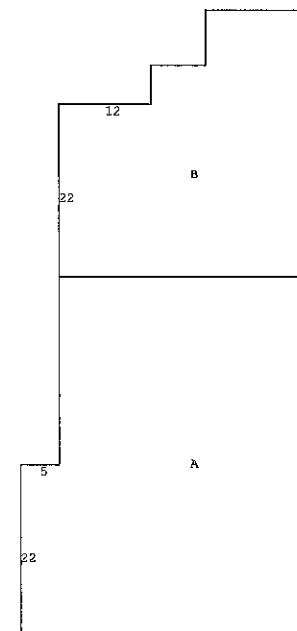
Class: 4A
Zone: HB
Map: 9002
VCS: 1250

--Curr. Values--
Land: 219,700
Impr: 408,000
Net: 627,700

--Sales History--
11/22/2016 300,000
01/11/2002 1
01/29/1990 373,000

781 FISCHER BLVD LLC
RIVOLI, ANTHONY & LAURA

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 10	1st Story 2,557	SITE .35AC	30	Main Bldg Replacement Cost 0
MIXED USE 2CB 4185	Upper Stories 1,628	ACRE VALUE .01		CCF:1.29,NetCond:.980,MktAdj:1.00 * 1.26420
/	Half Stories 0			Main Bldg Appraised Value = 0
Built: 0000	Attic Area 0			Total Detached Item Value + 0
Fndatn: CONC. SLAB 2557	Basement Area 0			Total Improve Value (rounded) = 0
Roof:	Sq. Foot Living 4,185			Total Land Value + 19,503,800
ExtFin:	ATTACHED ITEMS			TOTAL NET VALUE: 627,700
	DETACHED ITEMS	A: 2S-S 1628sf B: 1S-S 929sf		
OTHER ITEMS				
* BEDROOMS 0 * BATHROOMS .0 * TOTAL ROOMS 0				
CONDITION				
INT.: GOOD EXT.: GOOD LAYOUT: GOOD				
INFOBY: ESTIMATED				
* For Informational Purposes Only				



1508 BLOCK 724.29 LOT 10 781 FISCHER BLVD
QUAL. HISTORY DISPLAY
ASSESSMENT LAND VAL IMPR VAL NET VALUE
2020 4A 219,700 408,000 627,700
2019 4A 219,700 408,000 627,700
2018 4A 219,700 408,000 627,700
2017 4A 219,700 408,000 627,700

OWNERSHIP HISTORY DISPLAY

	DATE	DEED	BOOK	PAGE	PRICE	CD	ASSMNT	CLS
CUR: RUNIN HOLDINGS III LLC	112216	16590	00587		300000	23	627700	4A
-1: 781 FISCHER BLVD LLC	011102	10732	01663		1	03	627700	4A
-2: RIVOLI, ANTHONY & LAURA	012990	04826	00077		373000		293300	4A
-3: KETIKIDIS, VASILIOS	091289	04786	00911		0		221600	4A
-4: FERNTINOS, GERASIMOS ETAL	052489	04759	00989		425000		143400	4A
-5:								

EN=RETURN F2=CHANGE SALE HIST

1508 BLOCK 724.29 LOT 10 QUAL. UPDATED ON 103119
-----OWNER INFORMATION-----
RUNIN HOLDINGS III LLC
1027 HOOPER AVENUE BLDG 1 08753
TOMS RIVER NJ
DED AMT #OWN 02 #2 WD 1
BANK# MORT# SS# C01279

-----PROPERTY INFORMATION-----
PROP LOC: 781 FISCHER BLVD
PROPERTY CLASS 4A ACCOUNT#
BLDG DESC 2CB 4185
LAND/ACRE .3147AC
ADDITIONL LOTS 11 / .31
RESTAURANT
ZONE HB MAP 9002 USER#1 #2 WD 1
BULT 0000 UNITS 01 BCLASS 10
VCS 1250 SFLA 04185

-----SALES INFORMATION-----
DATE BOOK PAGE PRICE PCD NU 4TYPE
CUR: 112216 16590 587 300000 Z 23 649
-1: 011102 10732 01663 1
-2: 012990 04826 00077 373000
-----TENANT REBATE-----
BASE YR TAXES FLAG
19 14976.92 N

-----EXEMPT PROPERTY DATA-----
EPL CD STAT.
FACILITY
INIT FILE FUR FILE ASMT CODE
NET 627700 SPTAX CDS: F01
OLDID: 724.M 10
-----TAXES-----
19 TOTAL 14976.92
20 HALF1 7488.46
20 TOTAL 15654.84
21 HALF1 7827.42

NEXT ACCESS: BLK LOT
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

L	92,800
I	200,500
T	293,300

[illegible]

CARD 1 OF 1

[illegible][illegible]

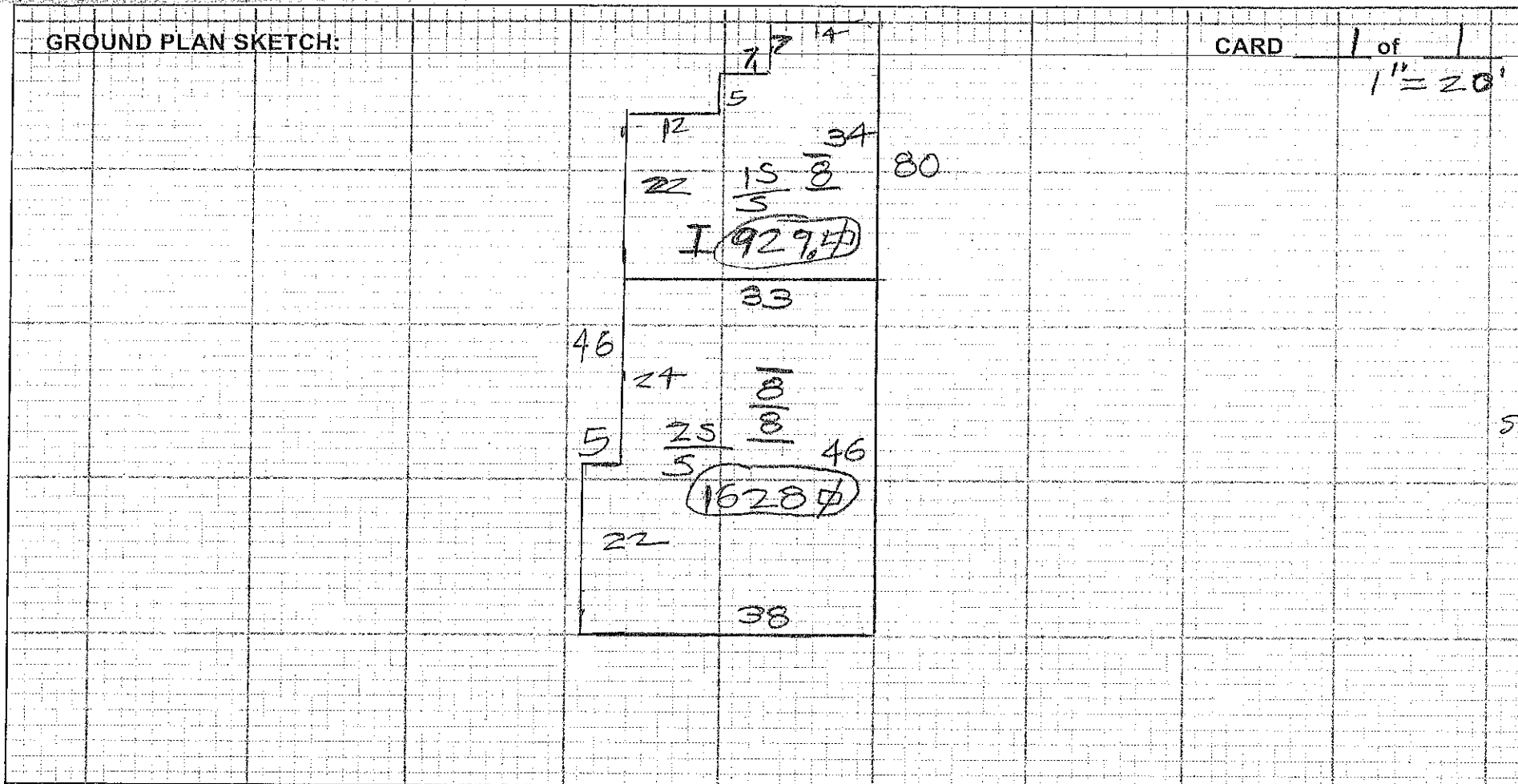
NOTES

11/18

[illegible]

GOOD		AVG.		FAIR
------	--	------	--	------

LOT SIZE	UNIT VALUE	TABLE	FACTOR	RULE	FACTOR	Adj. UNIT VALUE	TOTAL	INFLUENCE	LAND TOTAL
SITE OR ACRE VALUE:									



BUILDING DESCRIPTION

YEAR BUILT 1977+ BUILDING USE APT. RESTAUR.

1. ROOF				3. INTERIOR FINISH			
Flat	☒	Hip	☐	Gable	Apt. Area:		
Gambrel	☐	Mansard	☐		No. Units	No. Rooms	
Type: Prepared Roll	2			DESCRIPTION	Q	FI/Sec	
Asphalt Shingles				1. Apartment	2		
Wood Shingles				2. Apt. Utility Area			
Built-up T. & G.				3. Motel, Hotel			
Slate or Tile				4. Sm. Offices			
2. EXTERIOR WALL FINISH				5. Lg. Open Offices			
DESCRIPTION				6. Professional Office			
Q				7. Clinics			
FI/Sec				8. Lg. Open Stores			
1. Plywood, Gal Steel				9. Small Stores	2		
2. Wd. Siding, Asbestos	2			10. Bank			
3. Cement Block				11. Warehouse			
4. Wood Sheathing/Sid.				12. Light Mfg. Area			
5. Common Brk. on C.B.				13. Heavy Mfg. Area			
6. Face Brk. on W.D.	2			FINISHED FLOORING			
7. Face Brk. on C.B.				Softwood			
8. Com. Brk./Re. C.				Hardwood			
9. Face Brk. on Re. C.				Asphalt Tile			
10. Precast Panels				Other: Mix	2		
11. Metal & Glass				CEILINGS			
12. Stone				Plaster	Acoustical Tile		
13. Slate, Limestone				Sheetrock	Suspended	☒	
14. Marble							
15. Granite							
16. Stone Front							
5. PLUMBING				Notes:			
DESCRIPTION				No.	Q	FI/Sec	
3 Fix't. Bath				3	2		
2 Fix't. Toilet							
Lavatory							
Shower Stall							
Toilet							
Urinal							
Sink, Kitchen				7	2		
Sink, Slop							
Ind. Sink							
TOTALS				12	2		
ELEVATORS							
Type				Auto	Cap.	Floors	
Passenger							
Freight							
9. STAND EXT. ACCESSOR.							
Cone. Paving							
Black Top				9800.4			
Curbing							
Lighting							
Fences							
Islands							

VERIFICATION OF INSPECTION: MEASURED BY: AS DATE: 7/31 INSPECTED BY: DATE: GROUND AREA: 2557. PERIM: 236 WALL RATIO:

OUTBUILDINGS						
Code	Description	Units	Cost	Depr	LM	Base Date
PV05	PAVING-ASPH.	9800	1.90	.50	1.15	
	WOOD DECK	330	7.00	.30	1.15	
	W/IN FREE BOX 10x30	1	265	.50	1.15	

Notes: 1ST FL: RIVOLIS RESTAURANT: 2557.4 K, (2) 3FIX BATH; SINK, 2ND FL: 1628.4 (1) APT. (LR/DR/3BR/13FIX KITCH. FINISH: DRY WALL WALLS, SUSPENDED CEILING, MIX FLRS, HVAC, AVG COND.