

Present

BLK: 526		LOT: 1		CARD 01 OF 01		983 ROSEWOOD AVE.		BRICK TWP	
ZARATE, JOANN MAE 414 BRICK BLVD APT A BRICK NJ 08723.6062		Class: 2 Zone: R75 Map: 35.1 VCS: CWP		--Curr. Values-- Land: 111,000 Impr: 94,000 Net: 205,000		--Sales History-- 08/23/2004 235,000			
BUILDING DESCRIPTION		FLOOR AREAS		LAND DESC.		UNITS		APPRAISED VALUES (COST APPROCH)	
Building Class 16		1st Story 1,345		FRONT FEET 90		90		Main Bldg Replacement Cost 98,503	
ONE FAMILY 1SF 1345		Upper Stories 0		FRONT FEET SITE VALUE		90		CCF:1.30,NetCond:.705,MktAdj:1.00 * = 91650	
1 STORY / RANCH		Half Stories 0				1		Main Bldg Appraised Value = 90,278	
Built: 1960		Attic Area 0						Total Detached Item Value + 3,722	
Endatn: BLK/CONCRT		Basement Area 0						Total Improve Value (rounded) = 94,000	
Roof: GABLE / ASPH SHNGL		Sq. Foot Living 1,345						Total Land Value + 111,000	
ExtFin: ALUM/VINYL		ATTACHED ITEMS						TOTAL NET VALUE: 205,000	
Heat: GAS 1345		OPEN PORCH 150							
Air: ALL SEPART 1345		DETACHED ITEMS							
IntFin: DRYWALL		SHED 1STY 300							
FlrFin: MIXED									
Plumb: 3FIX BATH 2									
OTHER ITEMS									
* BEDROOMS 3									
* BATHROOMS 2.0									
* TOTAL ROOMS 6									
CONDITION									
INT.: AVERAGE									
EXT.: FAIR									
LAYOUT: AVERAGE									
INFOBY: OWNER									
* For Informational Purposes Only									

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19

12

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A

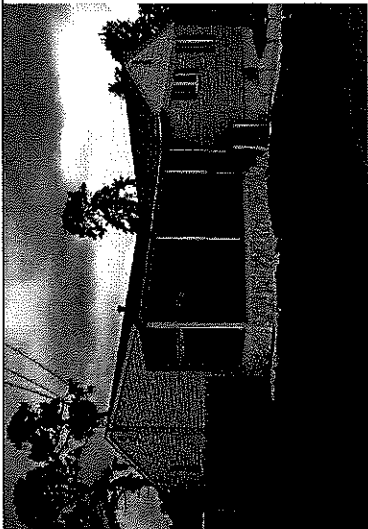
B

C

A: 1S-CR 1117sf

B: OP 150sf

C: 1SOV 228sf



BLOCK 526 LOT 1 QUAL ADDL LOTS L2-5
PROP LOC 983 ROSENWOOD AVE.
TAX MAP 35.1
ZONING R75
PROP CLS 2
LAND DES 1897AC
BLDG DES 1SF 1150
ZARATE, JOHANN MAE
475 MYRTLE AVE
BRICK NJ 08723
CURRENT ASSESSED - LAND VAL 40,900
IMPR VAL 53,700
TOTAL VAL 94,600
SALE HIST
CURRENT 1ST PREV 2ND PREV VAL IVAL
SALE DATE
SALE PRICE

50. NEIGHBORHOOD
☒ 01 TYPICAL
☐ 02 INFERRIOR
☐ 03 SUPERIOR
☐ 04 STABLE
☐ 05 DECLINING
☐ 06 IMPROVING
☐ 07 RURAL
☐ 08 CROSSROADS
☐ 09 SUBURBAN
☐ 10 URBAN
☐ 11 SUBDIVISION
☐ 12 MIXED
☐ 13 CONDOTTWNSHSE
☐ 14 ADULT COMM

51. VIEW
☒ 01 TYPICAL
☐ 02 DETRIMENTAL
☐ 03 ENHANCING
☐ 04 LAKE VIEW
☐ 05 OCEAN VIEW
☐ 06 BAY VIEW

52. UTILITIES
☒ 01 ALL
☐ 02 ELECTRIC
☐ 03 GAS
☐ 04 WATER
☐ 05 SEWER
☐ 06 WELL
☐ 07 SEPTIC
☐ 08 SUMP/SEW CONN
☐ 09 SUMP/NO SEW
☐ 90 NONE

53. INFO BY
☒ 01 OWNER
☐ 02 SPOUSE
☐ 03 TENANT
☐ 04 AGENT
☐ 05 AT DOOR
☐ 06 REFUSED
☐ 07 ESTIMATED

54. ROAD
☒ 01 PAVED
☐ 02 GRAVEL
☐ 03 DIRT
☐ 04 PRIVATE
☐ 05 NONE

55. CURBING
☐ 01 YES
☒ 90 NONE

56. SIDEWALK
☒ 01 YES
☐ 90 NONE

57. FIELD CALLS
MEAS. BY DATE
LIST BY DATE
PRICE
REVIEW

58. WORK RECORD
MEAS. BY DATE
LIST BY DATE
PRICE
REVIEW

59. CALLBACK/APPT INFO:
WED 9/19 9:00 AM
THURS 9/11 5:20 PM

60. ACCESSORIES & FARM BUILDINGS
CODE SIZE/AREA QUAL FACTOR NET CONDITION FIELD PRICE
03 25 X 12 F

61. MANUAL LAND ADJ'S
SEE CAT 62 & 63 FOR CODES

62. NEG. LAND ADJUSTMENTS
☐ 01 NO RIGHT TO BUILD
☐ 02 LAND LOCKED
☐ 03 UNDERSIZED
☐ 04 SIZE
☐ 05 USE
☐ 06 VACANCY
☐ 07 UNIMPROVED ROAD
☐ 08 ACCESS
☐ 09 FLAG LOT
☐ 10 SHARED DRIVEWAY

63. POS. LAND ADJUSTMENTS
☐ 50 CUL DE SAC
☐ 51 LOCATION
☐ 52 RESIDENTIAL OFFICE
☐ 53 COMMERCIAL USE
☐ 54 SIZE
☐ 55 VIEW - PARTIAL
☐ 56 VIEW - GOOD
☐ 57 VIEW - EXCELLENT
☐ 58 OCEAN FRONT
☐ 59 OCEAN VIEW - PARTIAL
☐ 60 OCEAN VIEW - GOOD
☐ 61 OCEAN VIEW - EXCELLENT

64. MKT ADJUSTS
☐ 01 FUNCT. OBSOL
☐ 02 ECOC. OBSOL
☐ 03 OVERIMPROVEMENT
☐ 04 NO GARAGE
☐ 05 RAILROAD BR'S
☐ 06 2BR HOUSE
☐ 07 1BR HOUSE
☐ 08 STYLE
☐ 09 SIZE
☐ 10 PARTIAL
☐ OTHER: SEE TABLES
99 MISC.

65. COMMENTS
35. COMMENTS

66. CODE LEGEND
01 = DET. GARAGE
02 = DET. CARPORT/CANOPY
03 = SHED 1 STORY
04 = SHED 2 STORY
05 = SHED 1.5 STORY
06 = FIN SHED 1 STORY
07 = FIN SHED 1.5 STORY
08 = POOL GUNITE
09 = POOL VINYL
10 = POOL ABOVE GROUND V.
11 = CC PAVING
12 = ASPHALT PAVING
13 = TENNIS COURT
14 = BARN
15 = DAIRY BARN
16 = BARN W/ LOFT
17 = FARM SHED
18 = POLE BARN
19 = STABLE
20 = POULTRY SHED - N.V.
21 = SILO - N.V.
22 = SMALL SHED
23 = DET. WOOD DECK
24 = CONCRETE PATIO
25 = STONE PATIO
26 = BRICK PATIO
27 = SPA/HOT TUB
28 = DET. GARAGE 1.5 STORY
29 = DET. GARAGE 2 STORY
30 = INDOOR RIDING ARENA
31 = POOL HOUSE
32 = POOL HOUSE W/ BATH
33 = DOCK
34 = BOATHOUSE
35 = BULKHEAD WOOD
36 = BULKHEAD CONCRETE
37 = GAZEBO
38 = OTHER

67. INSPECTION SIGNATURE
DATE

68. APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES

2010

[illegible]

1980'S 526/1

001 Property Address		002 Map	003 Block	004 Lot	005 Qual	006	007	008	009	010	011	012	013	014	015	016	017	018	019	020	021	022	023	024	025	026	027	028	029	030	031	032	033	034	035	036	037	038	039	040	041	042	043	044	045	046	047	048	049	050	051	052	053	054	055	056	057	058	059	060	061	062	063	064	065	066	067	068	069	070	071	072	073	074	075	076	077	078	079	080	081	082	083	084	085	086	087	088	089	090	091	092	093	094	095	096	097	098	099	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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001 Property Address: 35A
002 Map: 35A
003 Block: 1
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526-21

526-21

BUILDING SKETCH										BLDG MEASURE	
One square = 2										Area	B/S
FLOOR AREA COMPUTATIONS											
Total floor area											
PORCHES, DECKS, GARAGES, CARPORTS, ETC.											
ADDITIONAL COSTS											
STAFF CONTROL											
3001 Data collector											
3002 Date											
3003 Classifier											
3004 Date											
3005 Cleric											
3006 Date											
3007 Reviewer											
3008 Date											
3009 Information Source											
Owner 1 Agent 4											
Spouse 2 Estimate 5											
Tenant 3 Refusal 6											
3010 Information At Door											
If "yes" enter 1											
1416 Replacement Cost											
1417 Percent Residual Value											
1418 Appraised Value											

1. FLOOR CONSTRUCTION										3. BUILDINGS		
501 Floor Construction										Item	No.	Qual.
Frame 1										901 Freestanding Range	1	1
Conc. Slab 2										902 Kitchen Facility	1	2
502 Floor Finish										903 Drop-in Range		
Carpet 1										904 Built-in Range/Oven		
Lin/Vinyl 2										905 Microwave Oven		
503 HEAT/COOL										906 Range Hood With Fan		
601 Heating Source 1										907 Garbage Disposal		
Electric 1										908 Dishwasher		
Gas 2										909 Central Vacuum		
Oil 3										910 Elec Garage Door Opener		
602 Heating System 1										911 Intercom System		
Elec Bshd 1										1001 1 Story Fireplace		
Floor/Wall 2										1002 1 1/2 Story Fireplace		
Forced Air 3										1003 Addn FP Same Stack		
Gravity 4										1004 Freestanding Fireplace		
Radiant 8										1005 Heat/Fan		
603 Heating Quality 1										1006 No Value Fireplace		
Heat Pump 5										1101 ATTIC/DORMER		
Water/Sim 6										1101 Expanded Attic		
Other 5										No 0	Yes 1	
604 Heating Source 2										1102 Finished Attic		
Coal 1										No 0	Yes 1	
Other 5										1202 Area Attic		
Oil 3										1203 Quality Attic		
605 Heating System 2										1204 Dormer		
Elec Bshd 1										No 0	Yes 1	
Floor/Wall 2										1205 Linear Feet Dormer		
Forced Air 3										1206 Quality Dormer		
Gravity 4										1207 Quality Dormer		
Radiant 8										ROOM COUNT		
606 Heating Quality 2										Floors/rooms	1	2
Cooling System Type										087 Living Rooms	1	1
Heat Duct 1										088 Dining Rooms	1	1
Own Duct 2										089 Kitchens	1	1
607 Air Conditioning Quality										090 Bathrooms	1	1
701 None (Enter 1)										091 Bedrooms	1	1
702 4 Fixture Bath										1401 Unit Cost	168	100
703 3 Fixture Bath										1410 Year Built	1960	
704 2 Fixture Bath										1408 Roof Type		
705 Single Fixture										1409 Wall Type		
706 Kitchen Sink										1406 Depth	14	
707 Laundry Tub										1405 Width	5	12
708 Water Heater										1404 Physical Condition	2	5
In section 14, use these codes: 1404 = 086, 1407 = 501, 1408 = 101, 1409 = 401, 1403 Qual. 1 = Low, 2 = Avg, 3 = High										1402 ID/Class	53	2

14. ACCESSORY AND FARM BUILDINGS									
1401 Building Identity									
1402 Building Identity									
1403 Building Identity									
1404 Building Identity									
1405 Building Identity									
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