

Block 85	Land Desc .45 ACRES	Owners Name	BRIELLE BASIN INC	Land	540,000	Exemption	Net Taxable Value	Deductions
Lot 1	Bldg Desc 3SF2SF1SF	Street Address	800 ASHLEY AVENUE	Impr	345,600	Code		
Qual	Addl Lots 1.02	City & State	BRIELLE, NJ	Zip	08730	Total	885,600	Value
Acct#	Acreage 0.450	Property Location	722 ASHLEY AVENUE	Zone	C-2			7

DESCRIPTION

SKETCH

SITE INFORMATION

Sewer: SEWER ONLY
 Water:
 Gas:
 Topography:
 Road:

BUILDING INFORMATION

Type and Use: N.A.
 Story Height:
 Style:
 Exterior Fin:

Roof Type:
 Roof Material:
 Foundation:
 Condition:
 Quality:
 Source:
 Bath:
 Kitchen:
 Room Count:
 Year Built:
 Eff Age (Years):
 Livable Area:

Mod: Avg: Old:
 Mod: Avg: Old:
 Tot: Bed: Bth:

COMM. COST APPROACH

SALE DATE 00/00/00
 SALE PRICE 0

REALTY APPRAISAL COMPANY

TOWN: BRIELLE

BLOCK: 85

LOT: 1

QUAL:

BLDG: M

DATE: 12/23/20

OWNERS NAME: BRIELLE BASIN INC

STREET ADDR: 800 ASHLEY AVENUE

CITY/STATE/ZIP: BRIELLE, NJ

PROPERTY LOC: 722 ASHLEY AVENUE

08730

WALL RATIO: 7 BASEMENT WALL RATIO: 0

AVG# ROOMS: 0

CODE	HT	ST	Q	DESCRIPTION	AREA	RATE	CONST	QF	VALUE
101	20	2	3	STRCT SHELL:LIGHT-WOOD FRAM	488	@ 10.26	+	0 x1.00=	5007
101	10	1	3	STRCT SHELL:LIGHT-WOOD FRAM	928	@ 8.76	+	0 x1.00=	8129
2.2			3	ADJ BSE CST:WOOD SIDING	2220	@ 2.84	+	0 x1.00=	6305
2.4			3	ADJ BSE CST:ALUM OR STUCCO	916	@ 3.78	+	0 x1.00=	3462
3.4			1	INT FINISH :SMALL OFFICES	488	@ 4.07	+	0 x1.00=	1986
3.12			1	INT FINISH :LIGHT MFG AREA	888	@ 2.98	+	0 x1.00=	2646
4.2.2			3	HEAT & COOL:FORCED HOT AIR	1376	@ 1.59	+	0 x1.00=	2188
5.2			3	PLUMBING :COMM. FIXT	4	@ 675.00	+	0 x1.00=	2700
6.2			3	ELECTRICAL :COMM. LIGHT -AD	1376	@ 2.25	+	0 x1.00=	3096
CS02			3	COLD STORAG:CHILLER (5 TO 3	140	@ 18.94	+	0 x1.00=	2652
CS02			3	COLD STORAG:CHILLER (5 TO 3	72	@ 29.98	+	0 x1.00=	2159
CS02			3	COLD STORAG:CHILLER (5 TO 3	96	@ 29.98	+	0 x1.00=	2878
FA02			3	FLOOR ADJUS:WOOD DECK	488	@ 2.84	+	0 x1.00=	1386

TOTAL BASE COST:

COST CONVERSION:

YEAR BUILT: 1950 EFF AGE: 35 (Y) COND:FAIR

EFF AGE DEPR: 44% Y PHYS DEPR: 0% NET: 0.56

FUNC DEPR: 0% ECON DEPR: 0% NET: 1.00

BUILDING APPRAISED VALUE

4.88

44,594

217,618

121,866

DETACHED ITEMS:

UB01	UTIL BLDGS	:	WOOD FRAME	48	@	5.04	x1.00	@	50%x4.88=	590
UB01	UTIL BLDGS	:	WOOD FRAME	48	@	5.04	x1.00	@	50%x4.88=	590
UB01	UTIL BLDGS	:	WOOD FRAME	120	@	5.04	x1.00	@	50%x4.88=	1476
FR01	UTIL & GRHS F:	:	WOOD	216	@	1.89	x1.00	@	50%x4.88=	996
MD05	MARINE BULKHE:	:	BULK HEAD-WOOD	240	@	160	x1.00	@	50%x4.88=	93696
MD04	MARINE ITEMS	:	SHIP DOCK	1618	@	32.02	x1.00	@	50%x4.88=	126412
TOTAL DETACHED ITEMS:										223,760

TOTAL BUILDING VALUE:

345,600

COST/SQ FT: (SHELL AREA: 1904)

114.30

[illegible][illegible]

BUILDING ACCESSORY CODES						EXTERIOR ACCESSORY CODES					
Item	Code	Measure One	Measure Two	Codes	Quality Adj.	Item	Code	Measure One	Measure Two	Codes	Quality Adj.
Special Purpose Doors	SD01	No. of Units		1, 3, 5	No	Service Station Accessories					
Auto. Swinging Pedestrian Door	SD02	No. of Leafs		1, 3, 5	No	Two Pump Island - Concrete	SS01	No. of Islands		None	No
Auto. Slide Pedestrian Door	SD03	No. of Leafs		1, 3, 5	No	Three Pump Island - Concrete	SS02	No. of Islands		None	No
Air Curtain Pedestrian Door	SD04	No. of Leafs		1, 3, 5	No	Four Pump Island - Concrete	SS03	No. of Islands		None	No
Wood Sectional Industrial Door	SD05	No. of Doors	S.F. Door Area	1, 3, 5	No	Canopies	SS04		S.F. Canopy Ar.	1 thru 5	No
Steel Sectional Industrial Door	SD06	No. of Doors	S.F. Door Area	1, 3, 5	No	Paving					
Steel Roll-up Industrial Door	SD07	No. of Doors	S.F. Door Area	1, 3, 5	No	Concrete - Light	PV01		S.F. Paved Area	None	No
Steel Hangar Door	SD08	No. of Doors	S.F. Door Area	1, 3, 5	No	Concrete - Average	PV02		S.F. Paved Area	None	No
Electric Door Operator	SD09	No. of Units	S.F. Door Area	1, 3, 5	No	Concrete - Heavy	PV03		S.F. Paved Area	None	No
Exterior Stairs						Asphalt - Light	PV04		S.F. Paved Area	None	No
Wood Stairs	ES01	No. of Flights		1, 3, 5	No	Asphalt - Average	PV05		S.F. Paved Area	None	No
Reinforced Concrete Stairs	ES02	No. of Flights		1, 3, 5	No	Asphalt - Heavy	PV06		S.F. Paved Area	None	No
Steel and Concrete Stairs	ES03	No. of Flights		1, 3, 5	No	Curbing	PV07				
Steel Stairs	ES04	No. of Flights		1, 3, 5	No						
Fireplaces	FP01	No. of Units		1 thru 5	No	Swimming Pools					
Floor Adjustments						Rectangular Shape	SP01		S.F. Surface Ar.	1, 3, 5	Yes
Concrete Slab Floor	FA01		S.F. Floor Area	1, 3, 5	No	Irregular Shape	SP02		S.F. Surface Ar.	1, 3, 5	Yes
Wood Deck Floor	FA02		S.F. Floor Area	1, 3, 5	No	Pole-Mounted Floodlights					
Concrete Deck Floor	FA03		S.F. Floor Area	1, 3, 5	No	Poles - Wood	FL01	No. of Poles		1, 3, 5	No
Reinforced Concrete Floor	FA04		S.F. Floor Area	1, 3, 5	No	Poles - Steel	FL02	No. of Poles		1, 3, 5	No
Balconies and Decks						Poles - Aluminum and Concrete	FL03	No. of Poles		1, 3, 5	No
Wood Balcony/Deck	BD01		S.F. Floor Area	1, 3, 5	No	Light Fixtures - Incandescent	FL04	No. of Fixtures		1, 3, 5	No
Concrete Balcony/Deck	BD02		S.F. Floor Area	1, 3, 5	No	Light Fixtures - Fluorescent	FL05	No. of Fixtures		1, 3, 5	No
Steel/Concrete Balcony/Deck	BD03		S.F. Floor Area	1, 3, 5	No	Light Fixtures - Mercury Vapor	FL06	No. of Fixtures		1, 3, 5	No
Floor Grating						Mobile Home Parks/Drive-In Theatres					
Steel Grating	FG01		S.F. Grating Ar.	1, 3, 5	No	Drive-In Theatre	MT01	No. of Spaces		1 thru 5	No
Aluminum Grating	FG02		S.F. Grating Ar.	1, 3, 5	No	Mobile Home Park	MT02	No. of Spaces		1 thru 5	No
Plastic Grating	FG03		S.F. Grating Ar.	1, 3, 5	No	Theatre Screen	MT03		S.F. Screen Ar.	1 thru 5	No
Roof Adjustments						Utility Buildings					
Light Wood	RA01		S.F. Roof Area	1, 3, 5	No	Wood Frame	UB01		S.F. Floor Area	1, 3, 5	No
Heavy Timber	RA02		S.F. Roof Area	1, 3, 5	No	Wood Frame with Metal Siding	UB02		S.F. Floor Area	1, 3, 5	No
Steel	RA03		S.F. Roof Area	1, 3, 5	No	Concrete Block	UB03		S.F. Floor Area	1, 3, 5	No
Concrete	RA04		S.F. Roof Area	1, 3, 5	No	Shed Lean-to Addition	UB04		S.F. Floor Area	1, 3, 5	No
Galvanized Steel	RA05		S.F. Roof Area	1, 3, 5	No	Greenhouses					
Enameled Steel	RA06		S.F. Roof Area	1, 3, 5	No	Unheated	GH01		S.F. Floor Area	1, 3, 5	Yes
Insulated Sandwich Panels	RA07		S.F. Roof Area	1, 3, 5	No	Heated	GH02		S.F. Floor Area	1, 3, 5	Yes
Precast Concrete	RA08		S.F. Roof Area	1, 3, 5	No	Utility Building/Greenhouse Flooring					
Canopies	RA09		S.F. Canopy Ar.	1, 3, 5	No	Wood Floor	FR01		S.F. Floor Area	1, 3, 5	No
Wide Span Roofing						Concrete Floor	FR02		S.F. Floor Area	1, 3, 5	No
Wood Truss	WR01	Span Width	S.F. Roof Area	1, 3, 5	Yes	Fencing and Gates					
Wood Glu-Lam Beam	WR02	Span Width	S.F. Roof Area	1, 3, 5	Yes	Wood Fence	FC01	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Steel Truss	WR03	Span Width	S.F. Roof Area	1, 3, 5	Yes	Concrete Block Fence	FC02	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Precast Concrete Beam	WR04	Span Width	S.F. Roof Area	1, 3, 5	Yes	Brick/Stone Fence	FC03	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Bank Vaults and Door						Chain Link Fence	FC04	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Cash Type Bank Vault	BV01		S.F. Floor Area	None	No	Chain Link Swing Gate	FC05	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Record Type Bank Vault	BV02		S.F. Floor Area	None	No	Wood Siding Gate	FC07	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Cash Type Vault Door	BV03	Door Thickness	S.F. Door Area	None	No	Extra Rail/Barbed Wire Top Bracket	FC08	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Record Type Vault Door	BV04	Door Thickness	S.F. Door Area	None	No	Marine Docks					
Bank Accessories						Small Boat Moorage	MD01		S.F. Area	1 thru 5	No
Drive-In Windows	BA01	No. of Units		1, 3, 5	No	Enclosure Roof	MD02		S.F. Area	1 thru 5	No
Night Depositories	BA02	No. of Units		1, 3, 5	No	Enclosure Walls	MD03		S.F. Area	1 thru 5	No
Pneumatic Tube System	BA03	No. of Stations		1, 3, 5	No	Ship Dock	MD04		S.F. Area	1 thru 5	No
Cold Storage Rooms						Marine Bulkhead - Wood	MD05		L.F. Perimeter	1 thru 5	No
Cooler (35° - 60°)	CS01		S.F. Floor Area	None	No	Marine Bulkhead - Steel	MD06		L.F. Perimeter	1 thru 5	No
Chiller (50° - 35°)	CS02		S.F. Floor Area	None	No	Marine Bulkhead - Concrete	MD07		L.F. Perimeter	1 thru 5	No
Freezer (-15° - 5°)	CS03		S.F. Floor Area	None	No	Bulkhead - Residential Type	MD08		L.F. Perimeter	1 thru 5	No
Quick Freezer (-45° - -15°)	CS04		S.F. Floor Area	None	No	Grain Elevators					
Escalators						50 Foot Height	GE01	Diameter (Ft.)	Perimeter (Ft.)	None	No
10 Foot Height	EF01	No. of Flights	Unit Width	1, 3, 5	Yes	70 Foot Height	GE02	Diameter (Ft.)	Perimeter (Ft.)	None	No
12 Foot Height	EF02	No. of Flights	Unit Width	1, 3, 5	Yes	90 Foot Height	GE03	Diameter (Ft.)	Perimeter (Ft.)	None	No
14 Foot Height	EF03	No. of Flights	Unit Width	1, 3, 5	Yes	110 Foot Height	GE04	Diameter (Ft.)	Perimeter (Ft.)	None	No
16 Foot Height	EF04	No. of Flights	Unit Width	1, 3, 5	Yes	130 Foot Height	GE05	Diameter (Ft.)	Perimeter (Ft.)	None	No
18 Foot Height	EF05	No. of Flights	Unit Width	1, 3, 5	Yes	Headhouse/Conveyor Gallery	GE06	Enter Yes or No		None	No
20 Foot Height	EF06	No. of Flights	Unit Width	1, 3, 5	Yes	Industrial Stacks/Chimneys					
Elevators						Unlined Brick	IC01	Diameter (Ft.)	Height (Ft.)	None	No
Passenger - Auto. - Local	EV01	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Lined Firebrick	IC02	Diameter (Ft.)	Height (Ft.)	None	No
Passenger - Auto. - Express	EV02	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Concrete	IC03	Diameter (Ft.)	Height (Ft.)	None	No
Passenger - Manual - Local	EV03	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Craneways					
Passenger - Manual - Express	EV04	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Indoor	CW01	Capacity (Tons)	Length (Ft.)	None	No
Passenger - Hydraulic	EV05	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Outdoor	CW02	Capacity (Tons)	Length (Ft.)	None	No
Freight - Electric	EV06	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Truck Scales	TS01	Capacity (Tons)		None	No
Freight - Hydraulic	EV07	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Loading Docks					
Passenger Elevators - Total Stoops	EV08	No. of Stoops		1, 3, 5	Yes	Lightwood Dock	LD01		S.F. Surface Ar.	1 thru 5	No
Freight Elevators - Total Stoops	EV09	No. of Stoops		1, 3, 5	Yes	Heavy Timber Dock	LD02		S.F. Surface Ar.	1 thru 5	No
Sidewalk - Electric	EV10	No. of Units		None	No	Concrete Dock	LD03		S.F. Surface Ar.	1 thru 5	No
Sidewalk - Hydraulic	EV11	No. of Units		None	No	Dock Ramp	LD04		S.F. Surface Ar.	1 thru 5	No
Dumbwaiters - Manual	EV12	No. of Units		None	No	Ramp Floor to Floor	LD05		S.F. Surface Ar.	1 thru 5	No
Dumbwaiters - Electric	EV13	No. of Units		None	No	Mechanical Leveler	LD06		S.F. Surface Ar.	None	No
Dumbwaiters - Manual	EV14	No. of Units		None	No	Hydraulic Leveler	LD07		S.F. Surface Ar.	None	No
Personal Lift - Vertical Belt Type	EV15	No. of Units		None	No	Railroad Spurs					
Personal Lift - Total Floors Over 2	EV16	No. of Units		None	No	Bumper Stop	RR01	No. of Units		None	No
						Switch	RR02	No. of Units		None	No
						Pair Flasher Signals	RR03	No. of Units		None	No
						Siding Trackage	RR04		Length (Ft.)	None	No
						Steel Grain Storage Tanks	GT01	No. of Tanks	Capacity (Bbl.)	None	No
						Elevated Storage Tanks					
						Wood Tank and Tower	ST01	Height (Ft.)	Capacity (Gal.)	None	No
						Steel Tank and Tower	ST02	Height (Ft.)	Capacity (Gal.)	None	No
						Bulk Petroleum Storage Tanks					
						Flat or Cone Roof	PT01	No. of Tanks	Capacity (Bbls.)	None	No
						Floating or Pontoon Roof	PT02	No. of Tanks	Capacity (Bbls.)	None	No
						Double Deck Roof	PT03	No. of Tanks	Capacity (Bbls.)	None	No
						Fuel Storage Tanks					
						Underground	FT01	No. of Tanks	Capacity (Gal.)	None	No
						Above Ground - Horizontal	FT02	No. of Tanks	Capacity (Gal.)	None	No
						Above Ground - Vertical	FT03	No. of Tanks	Capacity (Gal.)	None	No
						Propane Pressure Storage Tanks	PP01	No. of Tanks	Capacity (Gal.)	None	No
						Large Pressure Storage Tanks					
						5 PSI Hemisphere Type	LT01	No. of Tanks	Capacity (Bbls.)	None	No
						10 PSI Hemisphere Type	LT02	No. of Tanks	Capacity (Bbls.)	None	No
						20 PSI Hemisphere Type	LT03	No. of Tanks	Capacity (Bbls.)	None	No
						30 PSI Sphere Type	LT04	No. of Tanks	Capacity (Bbls.)	None	No
						50 PSI Sphere Type	LT05	No. of Tanks	Capacity (Bbls.)	None	No
						75 PSI Sphere Type	LT06	No. of Tanks	Capacity (Bbls.)	None	No

Note Quality Codes 1 = Low
2 = Below Average
3 = Average
4 = Above Average
5 = High

REALTY APPRAISAL COMPANY

TOWN: BRIELLE

BLOCK: 85
 LOT: 1
 QUAL:
 BLDG: M
 DATE: 06/03/14

OWNERS NAME: BRIELLE BASIN INC
 STREET ADDR: 800 ASHLEY AVENUE
 CITY/STATE/ZIP: BRIELLE, NJ
 PROPERTY LOC: 722 ASHLEY AVENUE

08730

WALL RATIO: 7 BASEMENT WALL RATIO: 0 AVG# ROOMS: 0

CODE	HT	ST	Q	DESCRIPTION	AREA	RATE	CONST	QF	VALUE
101	20	2	3	STRCT SHELL:LIGHT-WOOD FRAM	488	@ 10.26	+	0 x1.00=	5007
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FA02			3	FLOOR ADJUS:WOOD DECK	488	@ 2.84	+	0 x1.00=	1386

TOTAL BASE COST: 44,594
 COST CONVERSION: 4.45 198,443
 YEAR BUILT: 1950 EFF AGE: 35 (Y) COND:FAIR
 EFF AGE DEPR: 44% Y PHYS DEPR: 0% NET: 0.56
 FUNC DEPR: 0% ECON DEPR: 0% NET: 1.00
 BUILDING APPRAISED VALUE 111,128

DETACHED ITEMS:
 UB01 UTIL BLDGS : WOOD FRAME 48 @ 5.04 x1.00 @ 50%x4.45= 538
 UB01 UTIL BLDGS : WOOD FRAME 48 @ 5.04 x1.00 @ 50%x4.45= 538
 UB01 UTIL BLDGS : WOOD FRAME 120 @ 5.04 x1.00 @ 50%x4.45= 1346
 FR01 UTIL & GRHS F: WOOD 216 @ 1.89 x1.00 @ 50%x4.45= 908
 MD05 MARINE BULKHE: BULK HEAD-WOOD 240 @ 160 x1.00 @ 50%x4.45= 85440
 MD04 MARINE ITEMS : SHIP DOCK 1618 @ 32.02 x1.00 @ 50%x4.45= 115274
 TOTAL DETACHED ITEMS: 204,044

TOTAL BUILDING VALUE: 315,200

COST/SQ FT: (SHELL AREA: 1904) 104.22

Card: M (#1 of 1)	Acres: 0.000	Class: 4A	Property Loc: 722 ASHLEY AVENUE	Zone:	Map: BRIELLE BOR0
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[illegible][illegible]

BLK 85 722 ASHLEY AVENUE BRIELLE BASIN INC
 LOT 1 1.02
 CLASS= 4A BLDG CLS= 10 INT COND= GOOD
 CARD 01 OF 01 VCS= C2MR ZONE= EXT COND= GOOD
 MAP= 7 LAY COND= GOOD

----- BUILDING CALCULATIONS -----
 DESCRIPT UNITS RATE QFAC VALUE

REPLACEMENT COST (1975) 0
 COST CONVERSION FACTOR 1.16
 REPLACEMENT COST NEW 0
 NET CONDITION (0000) 1.000
 APPRAISED BLDG. VALUE 0
 ACCESS/FARM BUILDINGS 0
 TOTAL IMPROVEMENT VALUE 0

DRAWING NOT AVAILABLE

**** LAND CALCULATIONS ****
 FRNT AVER DPTH NO OF UNIT ---ADJUSTMENT---
 FOOT DPTH FAC. UNITS RATE INFL(+) COND(-) VALUE
 50 73 .58 29.00 10000 290000
 230 73 .58 133.40 5000 667000
 33 73 .58 19.14 5000 12 .40 57420
 BASE SITE 1 500000 12 500000
 * TOTAL LAND VALUE 1514420

--- FINAL VALUATION SUMMARY ---
 LAND IMPROVEMENT TOTAL
 1,514,400 0 1,514,400

** FIXED VALUE OVERRIDE ** LAND IMPROVE TOTAL
 1514400 484800 1999200
 ***** END OF PRINT *****

Estimate Number : 311
 Parcel Number : -85 L-1
 Property Owner : BRIELLE BASIN INC
 Property Address : 722 ASHLEY AVE
 BRIELLE
 New Jersey : NJ
 08730

Section 1

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
67% Retail Store	Wood or steel framed exterior walls	10.00	2.0
33% Storage Warehouse	Wood or steel framed exterior walls	8.00	2.0
Total Area	: 2,592		
Number of Stories (Section)	: 1.50		
Shape	: 2.00		

Components

	<u>Units/%</u>	<u>Other</u>
Exterior Walls:		
Stud Walls-Wood Siding	50%	
Stud -Vinyl Siding	50%	
HVAC (Heating):		
Warmed and Cooled Air	67%	

Section 2

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Retail Store	Wood or steel framed exterior walls	12.00	2.0
Total Area	: 736		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		

Components

	<u>Units/%</u>	<u>Other</u>
Exterior Walls:		
Stud -Vinyl Siding	100%	
HVAC (Heating):		
Warmed and Cooled Air	100%	

Cost as of 04/2006

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	3,328	55.01	183,073
Exterior Walls	3,328	13.87	46,170
Heating & Cooling	2,473	13.53	33,468
Basic Structure Cost	3,328	78.94	262,711
Less Depreciation			
Physical	35.0%		91,950
Functional	5.0%		13,136
Depreciated Cost	3,328	47.36	157,625

Estimate Number : 311
: 08730

Miscellaneous

ASPH PAV	1	8,200.00	8,200
Total Cost	3,328	49.83	165,825

Rounded to Nearest	100		165,800
Total Back Dated to 04/2006			165,825

Remarks for Section 1:

BRIELLE BAIT & TACKLE

1 OF 4

Estimate Number : 312
 Parcel Number : B-85 L-1
 Property Owner : BRIELLE BASIN INC
 Property Address : 722 ASHLEY AV
 BRIELLE
 New Jersey : NJ
 08730

Section 1

Occupancy

	Class	Height	Rank
100% Storage Warehouse	Wood or steel framed exterior walls	10.00	1.5
Total Area	: 3,876		
Number of Stories (Section)	: 3.50		
Shape	: 2.00		

Components

	Units/%	Other
Exterior Walls:		
Stud Walls-Wood Siding	30%	
Stud Walls-Asphalt Siding	70%	

Basement

	Type	Area	Depth	Rank
Storage Warehouse	Unfinished	1,140	8.00	1.5
Number of Levels	: 1.00			
Shape	: 2.00			

Cost as of 04/2006

	Units/%	Cost	Total
Basic Structure			
Base Cost	3,876	28.96	112,249
Exterior Walls	3,876	9.55	37,020
Heating & Cooling	3,876	2.52	9,768
EP	144	29.03	4,180
OP	368	11.73	4,317
Basic Structure Cost	3,876	43.22	167,534
Basement			
Unfinished Basement	1,140	34.72	39,581
Building Cost New	3,876	53.44	207,115
Less Depreciation			
Physical	35.0%		72,490
Functional	10.0%		20,712
Depreciated Cost	3,876	29.39	113,913
Miscellaneous			
SHED	1	2,100.00	2,100
BULKHEAD	1	23,000.00	23,000
DICK	1	28,800.00	28,800
Total Cost	3,876	43.30	167,813

Estimate Number	:	312
	:	08730

Rounded to Nearest	100	167,800
Total Back Dated to 04/2006		167,813

Estimate Number : 313
 Parcel Number : B-85 L-1
 Property Owner : BRIELLE BASIN INC
 Property Address : 722 ASHLEY AE
 BRIELLE
 New Jersey : NJ
 08730

Section 1

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Storage Warehouse	Wood or steel framed exterior walls	8.00	1.5
Total Area	: 575		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		

Components

	<u>Units/%</u>	<u>Other</u>
Exterior Walls:		
Stud Walls-Wood Siding	100%	

Cost as of 04/2006

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	575	31.31	18,003
Exterior Walls	575	11.14	6,406
Heating & Cooling	575	2.73	1,570
Basic Structure Cost	575	45.18	25,979
Less Depreciation			
Physical	35.0%		9,093
Functional	5.0%		1,299
Depreciated Cost	575	27.11	15,587
Miscellaneous			
DOCK	1	10,600.00	10,600
SLIPS	1	32,200.00	32,200
SHEDS 9flat)	1	5,000.00	5,000
Total Cost	575	110.24	63,387
Rounded to Nearest	100		63,400
Total Back Dated to 04/2006			63,387

Remarks for Section 1:

3 of 4

Estimate Number : 314
 Parcel Number : B-85 L-1
 Property Owner : BRIELLE BASIN INC
 Property Address : 722 ASHLEY AVE
 BRIELLE
 New Jersey : NJ
 08730

Section 1

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Storage Warehouse	Wood or steel framed exterior walls	10.00	1.5
Total Area	: 732		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		

Components

Exterior Walls:
 Stud Walls-Wood Siding

100%

Cost as of 04/2006

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	732	31.73	23,226
Exterior Walls	732	11.29	8,264
Heating & Cooling	732	2.76	2,020
Basic Structure Cost	732	45.78	33,510
Less Depreciation			
Physical	35.0%		11,728
Functional	5.0%		1,676
Depreciated Cost	732	27.47	20,106
Rounded to Nearest	100		20,100
Total Back Dated to 04/2006			20,106

Remarks for Section 1:

4 OF 4

VITAL COMPUTER RESOURCES, INC.

BLOCK: 85
LOT: 1
QUALIFIER:

PROPERTY OWNER

STREET NAME

PROPERTY CITY, STATE

ZIP/POSTAL CODE

ITEM WITH A BULLET MUST BE ENTERED

BUILDING NAME

PARCEL NUMBER

REMARKS

Age 1900 +/-

Basement

Occ Num	Occupancy Name	Type*	Area	Class	Depth	Rank	Depr
406	Storage	703	1146	C	8	1.5	

Number of Levels: 1 Fireproofing: ☐ Yes ☒ No

Perimeter (linear feet) OR Shape 2

Section

Components (HVAC and Sprinklers only)

Code	System	Description	Area	%	Rank	Depr	Other

RANK
1 Low
2 Average
3 Above Average
4 High
OTHER COMPONENTS
691 Sprinklers
692 Dry Sprinklers
693 Wet Sprinklers
694 Elevators (By Area)
695 Elevators - Passenger
696 Elevators - Freight Power Doors
697 Elevators - Freight Manual Doors
698 Mezzanine - Display
699 Mezzanine - Office
700 Mezzanine - Open
701 Mezzanine - Storage
702 Mail - Covered
703 Mail - Enclosed
704 Mail - Elevator
705 Balcony
706 Fire Alarm System

TYPE
701 Finished
702 Semi-Finished
703 Unfinished
704 Display

SHAPES
1
2
3
4

HEATING & COOLING

601 Electric
602 Electric Wall
603 Forced Air Unit
604 Hot Water
605 Hot Water Radiant
606 Space Heater
607 Steam w/o Boiler
608 Ventilation
609 Wall Furnace
610 Package Unit
611 Refrigerated Cooling

SPRINKLERS
681 Sprinklers
682 Dry Sprinklers
683 Wet Sprinklers

Section Building Data

Occ Num	Occupancy Name	%	Class*	Height	Rank**
406	Storage	100	D	10	2

Total Floor Area (sq. ft.) 3876

Number of Stories: Section 3.5 Building 2

Perimeter (linear feet) OR Shape***

Effective Age (years) Base Date

Depreciation %: Overall 35 Adj. Value 5

External

Components (see back of page 1 for list):

Code	System	Description	Area	%	Rank	Depr	Other
		WOOD			2		
		846 WALL STAIN			2		
		880 WALL ASBESTOS			2		

Marchal & Swift Classes:

A Fireproof Structural Steel Frame
B Reinforced Concrete Frame
C Masonry Bearing Walls
D Mill Type Steel Frame Walls
M Pole Frame
S Metal Frame Walls

ISO Construction Classes

1 Frame/Combustible
2 Joisted Masonry
3 Noncombustible
4 Noncombustible
5 Modified Fire Resistive (also 5B, 5C)
6 Fire Resistive (also 6A, 6C)

**Ranks: 1 Low
2 Average
3 Good
4 Excellent

**Shapes: 1-Square 2-Rectangular or Slightly Irregular 3-Irregular 4-Vary Irregular

Section Building Data

Occ Num	Occupancy Name	%	Class*	Height	Rank**

Total Floor Area (sq. ft.)

Number of Stories: Section Building

Perimeter (linear feet) OR Shape***

Effective Age (years) Base Date

Depreciation %: Overall OR Physical Functional

External

Components (see back of page 1 for list):

Code	System	Description	Area	%	RANK	Depr	Other

Marchal & Swift Classes:

A Fireproof Structural Steel Frame
B Reinforced Concrete Frame
C Masonry Bearing Walls
D Mill Type Steel Frame Walls
M Pole Frame
S Metal Frame Walls

ISO Construction Classes

1 Frame/Combustible
2 Joisted Masonry
3 Noncombustible
4 Noncombustible
5 Modified Fire Resistive (also 5B, 5C)
6 Fire Resistive (also 6A, 6C)

**Ranks: 1 Low
2 Average
3 Good
4 Excellent

**Shapes: 1-Square 2-Rectangular or Slightly Irregular 3-Irregular 4-Vary Irregular

**CONCRETE-MASONRY
WALLS/BEARING or CURTAIN**

- 807 Brick, Solid
- 808 Brick, SCR Modular (6'-8')
- 805 Brick with Block Back-up
- 806 Brick with Clay Tile Back-up
- 810 Cavity Brick
- 811 Cavity Brick with Block Back-up

801 Adobe Block

- 812 Concrete Block
- 804 Block with Stucco
- 803 Block with EIFS
- 814 Concrete Block, Slumpstone
- 815 Concrete Block, Textured Face
- 813 Concrete Block, Glazed
- 809 Cavity Concrete Block
- 821 Hollow Clay Block
- 826 Structural Clay Tile
- 820 Glass Block

816 Concrete, Formed

819 Concrete w/Slab-In-Place Forming
817 Concrete, Precast Panels
818 Concrete, Tilt-up

802 Ashlar Stone Veneer, Block

Back-up
822 Rubble Stone Veneer, Block
Back-up

824 Solid Limestone

829 Solid Local Stone
CURTAIN WALLS
Glass
849 Metal/Glass Panels

841 DIOZE 1 alicis
846 Glazed Atrium

CONCLUSIONS

Code

10 Scale

74
30
10
10
10
8
38
46
O.P.
368

Storage
No heat

WALLS

CONCRETE-MASONRY WALLS/BEARING or CURTAIN

- Brick
- 807 Brick, Solid
- 808 Brick, SCH Modular (6'-9')
- 809 Brick with Block Back-up
- 810 Brick with Clay Tile Back-up
- 811 Cavity Brick with Block Back-up

Block

- 801 Adobe Block
- 812 Concrete Block
- 804 Block with Stucco
- 803 Block with EPS
- 814 Concrete Block, Limestone
- 815 Concrete Block, textured Face
- 813 Concrete Block, glazed
- 809 Cavity Concrete Block
- 821 Hollow Clay Block
- 826 Structural Clay Tile
- 820 Glass Block

- Concrete
- 816 Concrete, Formed
- 819 Concrete w/Stay-In-Place Forming
- 817 Concrete, Precast Panels
- 818 Concrete, Tilt-up

Stone

- 802 Ashlar Stone Veneer, Block
- Back-up
- 822 Rubble Stone Veneer, Block
- Back-up

- 823 Solid Granite Stone
- 824 Solid Limestone
- 825 Solid Local Stone

CURTAIN WALLS

- Glass
- 849 Metal/Glass Panels
- 850 Stainless Steel Panels
- 841 Bronze Panels
- 846 Glazed Aluminum

Additions:

CURTAIN WALLS

- Masonry
- 843 Concrete & Glass Panels
- 845 Glass Fiber Reinforced Concrete Panels
- 848 Masonry Panels

Stucco

- 851 Steel Studs & Stucco
- 844 EPS Panels
- 855 Wood Siding Panels
- 840 Aggregate Siding Panels

Stone

- 847 Stone Panels, Marble
- 852 Stone Panels, Granite
- 854 Stone Panels, Limestone
- 853 Stone Panels, Local Stone
- 842 Composite Stone Panels

Pre-Engineered - Sandwich

- 865 Metal Sandwich Panels
- 866 Texture Covered Metal Sandwich Panels
- 861 Cold Storage Metal Sandwich Panels

Single Wall

- 862 Cold Storage Stainless Steel Sandwich Panels
- 864 Glass Exterior w/Metal Sandwich Panels
- 863 Fiberglass Sandwich Panels
- 860 Cement Fiber Sandwich Panels

Pre-Engineered Buildings - Prefabricated Wall Panels (Service Stations)

- 869 Pre-Fab Panels, Metal & Glass
- 868 Pre-Fab Panels, Metal with Block Back-up
- 871 Stucco on Pre-Fab Metal Panels
- 867 Pre-Fab Panels, Masonry Veneer
- 870 Stone Veneer on Pre-Fab Metal Panels
- 872 Porcelain Enamel Finish (Add)

Single Wall

- 919 Rustic Log
- 918 Metal on Wood Frame
- 916 Metal on Steel Frame
- 917 Metal, Texture Covered on Steel Frame
- 912 Cement Fiber on Wood Frame
- 913 Cement Fiber on Steel Frame
- 914 Fiberglass Panels on Wood Frame
- 915 Fiberglass Panels on Steel Frame
- 921 Stucco on Wood Frame
- 922 Synthetic Plaster on Steel Frame (EPS)
- 910 Boards on Wood Frame
- 911 Boards on Steel Frame
- 923 Wire Mesh on Wood Frame
- 920 Spaced Boards on Wood Frame
- 924 Interior Finish Liner (Add)

STUD WALLS

Siding

- 896 Wood Siding
- 894 Textured Plywood
- 887 Hardboard Siding
- 888 Hardboard Sheet
- 886 Metal Siding
- 895 Vinyl Siding
- 890 Shingles
- 880 Asphalt Siding
- 884 Cement Fiber Siding

Stucco

- 892 Stucco
- 885 EPS

Masonry Veneer

- 882 Brick Veneer
- 883 Block Veneer
- 881 Ashlar Stone Veneer
- 889 Rubble Stone Veneer
- 893 Synthetic Masonry Veneer
- 891 Stressskin Sandwich Panel (Add)

Code	Description	Units	Cost	Depr	LM	Base Date
------	-------------	-------	------	------	----	-----------

136 BRK 2300 16.00 251.15 10,600.00

136 GLRS 5 5,600.00 751.15 38,200.00

136 SHEDS - FLAT - 5000.00

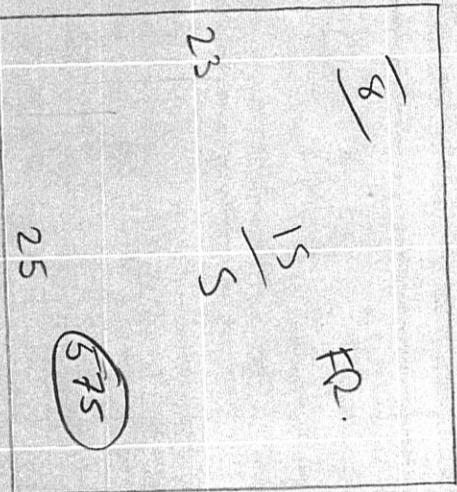
CODE
631 Basic Structure
632 Superstructure
633 Basement
634 Extras
635 Depreciation
636 Miscellaneous

COST
Cost can be
-Amount
-Number of Unit
at Unit Cost
e.g. 35@25.00

DEPRECIATION
Depreciation can
Accept
-Percent 15%
-U for Undepreciated

LM
Local Multiplier
accepts Y or N

BASE
Base Date
to Bring Cost to Date



10 Scale

CONCRETE-MASONRY
WALLS/BEARING or CURTAIN

Brick
807 Brick Solid
808 Brick, SCR Modular (6"-8")
805 Brick with Block Back-up
806 Brick with Clay Tile Back-up
810 Cavity Brick
811 Cavity Brick with Block Back-up

- Block
- 801 Adobe Block
- 812 Concrete Block
- 804 Block with Stucco
- 803 Block with EIFS
- 814 Concrete Block, Slumpstone
- 815 Concrete Block, Textured Face
- 813 Concrete Block, Glazed
- 809 Cavity Concrete Block
- 821 Hollow Clay Block
- 826 Structural Clay Tile
- 820 Glass Block

Concrete
816 Concrete, Formed
819 Concrete w/Slay-in-Place Forming
817 Concrete, Precast Panels
818 Concrete, Tilt-up

- Stone
- 802 Ashlar Stone Veneer, Block
- Back-up
- 822 Rubble Stone Veneer, Block
- Back-up
- 823 Solid Granite Stone
- 824 Solid Limestone
- 825 Solid Local Stone

Glass
849 Metal/Glass Panels
850 Stainless Steel Panels
841 Bronze Panels
846 Glazed Altrium

CURTAIN WALLS

843 Concrete & Glass Panels
845 Glass Fiber Reinforced Concrete
Panels
848 Masonry Panels

851 Steel Studs & Stucco
844 EIFS Panels
855 Wood Siding Panels
840 Aggregate Siding Panels

Stone
847 Stone Panels, Marble
852 Stone Panels, Granite
854 Stone Panels, Limestone
853 Stone Panels, Local Stone
842 Composite Stone Panels

Pre Engineered - Sandwich
865 Metal Sandwich Panels
866 Texture Covered Metal Sandwich Panels
861 Cold Storage Metal Sandwich

862 Cold Storage Stainless Steel Sandwich Panels
864 Glass Exterior w/Metal Sandwich Panels
865 Fiberglass Sandwich Panels
866 Cement Fiber Sandwich Panels

Pre-Engineered Buildings-
Prefabricated Wall Panels (Service
Stations)
 868 Pre-Fab Panels, Metal & Glass
 869 Pre-Fab Panels, Metal with Block
Back-up
 871 Stucco on Pre-Fab Metal Panels
 867 Pre-Fab Panels, Masonry Veneer
 870 Stone Veneer on Pre-Fab Metal
 Panels
 :872 Porcelain Enamel Finish (Add)

STUD WALLS
eiding

896 Wood Siding
894 Textured Plywood
887 Hardboard Siding
886 Hardboard Sheet
888 Metal Siding
895 Vinyl Siding
890 Shingles
880 Asphalt Siding
884 Cement Fiber Siding

Stucco
892 Stucco
885 EIFS

Masonry Veneer
882 Brick Veneer
883 Block Veneer
881 Ashlar Stone Veneer
889 Rubble Stone Veneer
893 Synthetic Masonry Veneer
891 Stressskin Sandwich Panel (Add)

SINGLE WALL
919 Rustic Look

918 Metal on Wood Frame
916 Metal on Steel Frame
917 Metal, Texture Covered on Steel Frame

- 912 Cement Fiber on Wood Frame
- 913 Cement Fiber on Steel Frame
- 914 Fiberglass Panels on Wood Frame
- 915 Fiberglass Panels on Steel Frame
- 921 Stucco on Wood Frame
- 922 Synthetic Plaster on Steel Frame (EIFS)
- 910 Boards on Wood Frame
- 911 Boards on Steel Frame
- 923 Wire Mesh on Wood Frame
- 920 Spaced Boards on Wood Frame
- 924 Interior Finish Liner (Ado)

[illegible]

COST CODE	COST	DEPRECIATION	LM
631 Basic Structure	Cost can be	Depreciation can	Local Multiplier
632 Superstructure	-Amount	Accept	accepts Y or N
633 Basement	-Number of Unit	-Percent 15%	
634 Extras	at Unit Cost	-U for Undepreciated	BASE
635 Depreciation	e.g. 35@25.00		Base Date
636 Miscellaneous			to Bring Cost to Date

10 Scale

12

1

732

 $\frac{5}{5}$

FR

Vital Appraisal Systems Commercial Field Document

BLOCK: 85 NAME: Bayan's Prairie
LOT: 1 QUAL:

SKETCH

Brindle But + McKee

10F4

NOTES/OTHER:

RANK: 2 BLDG. USE: Detail
YEAR BUILT: 1975 EFF. YEAR BUILT: 1990

CONDITION: 1 POOR 2 FAIR 3 AVERAGE 4 GOOD
ROOF TYPE: CABLE 2 HIP 3 MANSARD 4 FLAT

MATERIAL: ALS

EXT. SHELL: 1 RAWE 2 BLOCK 3 STEEL 4 CONC

EXT. WALLS: WOOD/VINYL

INT. WALLS: D/W

INT. CEILING: D/W

INT. FLOORS: Mixed

HEATING: gas, AW

COOLING: gas, AW

PLUMBING: gas, AW

MISC.: 1 SPRINKLER (WET/DRY) 2 ALARMED (YES/NO)
3 OFF-PARKING 4 ON-SITE PARKING # CARS _____ # BATHROOMS _____ # FIXTURES _____

ELEVATORS: () PASSENGER () STOPS
() FREIGHT () STOPS

O.H. DOORS: () () ()

CONC PAVING _____

ASPH PAVING _____

FENCING _____

LOAD DOCK _____

LIGHTING: () POLES _____ HIGH
() POLES X _____ HIGH

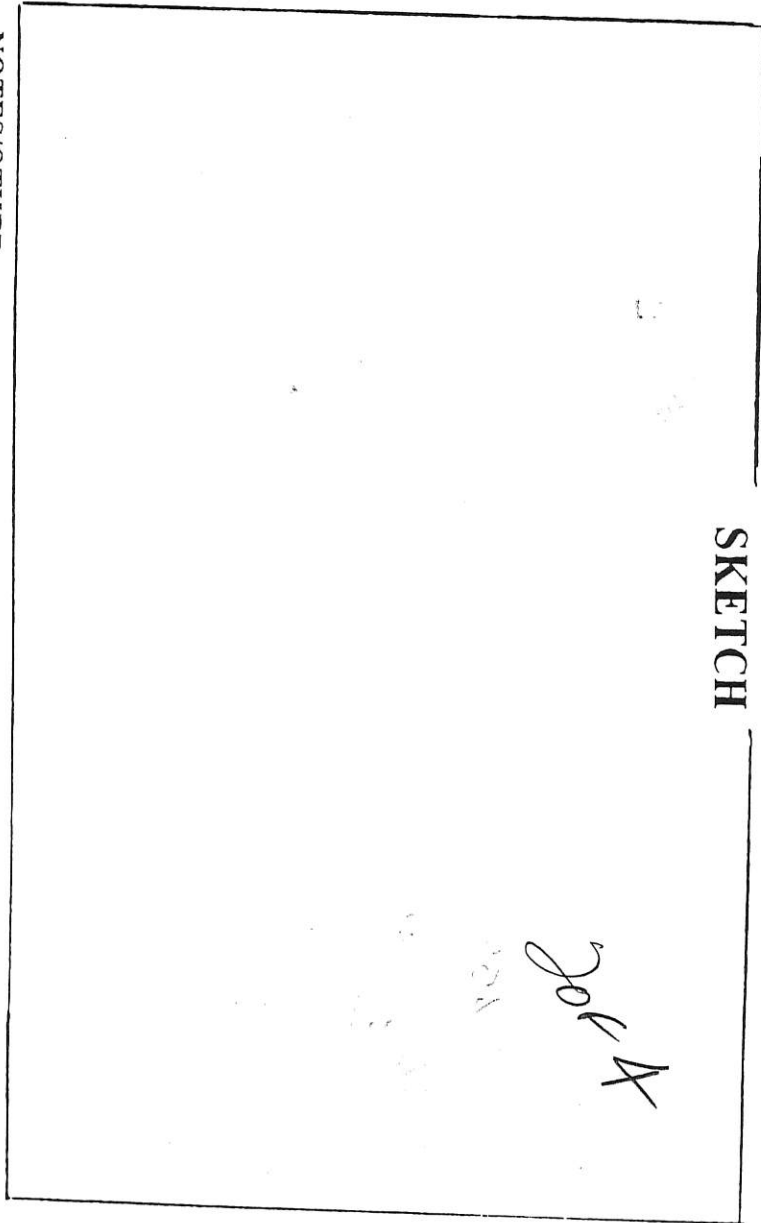
() LIGHTS MERC. IND CNT. FLOOR.

() LIGHTS MERC. IND CNT. FLOOR.

Vital Appraisal Systems Commercial Field Document

BLOCK: 85 NAME: Regan's
LOT: 1 QUAL:

SKETCH



NOTES/OTHER:

RANK: 2 BLDG. USE: STORAGE
YEAR BUILT: 1900 EFF. YEAR BUILT: 1975

CONDITION: 1 POOR 2 FAIR 3 AVERAGE 4 GOOD
ROOF TYPE: 1 GABLE 2 HIP 3 MANSARD 4 FLAT
MATERIAL: AS

EXT. SHELL: 1 FRAME 2 BLOCK 3 STEEL 4 CONCRETE
EXT. WALLS: WOOD 30/45 DOORS 570
INT. WALLS: Plaster/wood
INT. CEILING: 1'
INT. FLOORS: wood
HEATING: None
COOLING: None

PLUMBING: # BATHROOMS # FIXTURES
MISC.: 1 SPRINKLER (WET/DRY)
2 ALARMED (YES/NO)
3 LG PARKING # CARS
4 ON SITE PARKING # CARS

ELEVATORS: () PASSENGER () # () STOPS
() PASSENGER () # () STOPS
() FREIGHT () # () STOPS

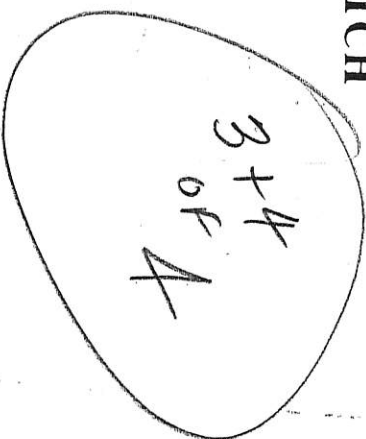
O.H. DOORS: () () () ()

CONC PAVING _____
ASPH PAVING _____
FENCING _____
LOAD DOCK _____
LIGHTING: () POLES ✓ HIGH
() POLES X HIGH
() LIGHTS MERC. IND CNT. FLOUR.
() LIGHTS MERC. IND CNT. FLOUR.

Vital Appraisal Systems Commercial Field Document

BLOCK: 85 NAME: Boyd's Boon
LOT: 1 QUAL:

SKETCH



NOTES/OTHER:

RANK: 1.5 BLDG. USE: Storage
YEAR BUILT: 1946 EFF. YEAR BUILT: 1985

CONDITION: 1. POOR 2. FAIR 3. AVERAGE 4. GOOD
ROOF TYPE: 1. GABLE 2. HIP 3. MANSARD 4. FLAT

MATERIAL: Wood Brk

EXT. SHELL: 1. BRAM 2. BLOCK 3. STEEL 4. CONC

EXT. WALLS: Wood

INT. WALLS: wood

INT. CEILING: wood

INT. FLOORS: wood

HEATING:

COOLING:

PLUMBING:

MISC.: 1. SPRINKLER (WET/DRY) 2. ALARMED (YES/NO) 3. UG PARKING 4. ON SITE PARKING

ELEVATORS: 1. PASSANGER () 2. FREIGHT ()

O.H. DOORS: () () () ()

CONC PAVING

ASPH PAVING

FENCING

LOAD DOCK

LIGHTING: () POLES X HIGH

() POLES X HIGH

() LIGHTS MERC. INDENT. FLOOR

() LIGHTS MERC. INDENT. FLOOR

PROP LOC 737 ASHLEY AVENUE
TAX MAP 7
ZONING
PROP CLS 44
LAND DES 445 AC.
BLDG DES 35F2SF15F

BRIELLE BASIN INC
800 ASHLEY AVENUE
BRIELLE, NJ

06730
SALE HIST
SALE DATE
SALE PRICE

CURRENT ASSESSED - LAND VAL 151,900
IMPR VAL 179,300
TCTL VAL 331,200

CURRENT 1ST PREV 2ND PREV VAL IVAL

50.00 NEIGHBORHOOD 54.00 ROAD 0F 61.00 MARKET INFLUENCE 15.00 ACCESSORY & FARM BUILDINGS 80.00 WORK RECORD 81.00 FIELD CALLS

01 TYPICAL 01 PAVED
02 INTERIOR 02 GRAVEL
03 SUPERIOR 03 DIRT
04 STABLE 04 PRIVATE
05 DECLINING 90 NONE
06 IMPROVING
07 RURAL 55.00 CURBING 0F
08 CROSSROADS 01 YES
09 SUBURBAN 90 NONE
10 URBAN
11 SUBDIVISION 56.00 SIDEWALK 0F
12 MIXED 01 YES
51.00 VIEW 90 NONE
01 TYPICAL
02 DETRIMENTAL
03 ENHANCING
04 LAKE VIEW
52.00 UTILITIES 62.00 LAND COND.
01 ALL 01 NO RIGHT TO BLDG
02 ELECTRIC 02 ALLEY SHAPE
03 GAS 03 FLAG LOT
04 WATER 04 SEVERE EASEMENTS
05 SEWER 05 UNIMPV ROAD
06 WELL 06 SLOPE
07 SEPTIC 07 LAND LOCKED
08 SUMP/SEW CONN 08 FLOOD PLAIN
09 SUMP/PNO SEW 09 SHARED DRIVEWAY
90 NONE 10 POOR LOCATION
53.00 MISC BY 11 TOPOGRAPHY
01 OWNER 12 TRIANGLE
02 SPOUSE 13 IRREGULAR
03 TENANT 14
04 AGENT 15
05 AT DOOR
06 REFUSED
07 ESTIMATE

01 OVERBUILT
02 UNDERIMPROVED
03 POOR LAYOUT
04 NEXT COMM.
05 TRANSITIONAL
06 NO PARKING
07 POOR STYLE
08 NO GARAGE
09 INDUS. LOC.
10 POWER LINES
11 NO STR. LIGHT
12 INTERIOR SERV
13 SUPERIOR SERV
14 HEAVY TRAFFIC
15 LIGHT TRAFFIC
16 UNDERGRD UTIL
17 FUNC OBSOL.
18 ECON OBSOL.
63.00 LAND INFLUENCE 01 COMMERCIAL
02 VIEW
03 MISC.

CODE	SIZE/AREA	QUALITY FACTOR	NET CONDITION	FIELD PRICE
01=DET. GARAGE			09=POOL VINYL	17=FARM SHED
02=DET. CARPORT			10=POOL ABV GRND	18=POLE BARN
03=SHED 1 STORY			11=C.C. PAVING	19=STABLE
04=SHED 1.5 STY			12=ASPHALT PAVING	20=POULTRY SHED
05=SHED 2 STORY			13=TENNIS COURT	21=SILLO
06=FIN SHED 1STY			14=BARN	22=SMALL SHED
07=FIN SHED 1.5S			15=DAIRY BARN	23=
08=POOL GUNITE			16=BARN W/LOFT	24=

CODE LEGEND:
01=DET. GARAGE
02=DET. CARPORT
03=SHED 1 STORY
04=SHED 1.5 STY
05=SHED 2 STORY
06=FIN SHED 1STY
07=FIN SHED 1.5S
08=POOL GUNITE
09=POOL VINYL
10=POOL ABV GRND
11=C.C. 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
21=SILLO
22=SMALL SHED
23=
24=

70.00 LAND SCHEDULE (FRONT FOOT METHOD)

LAND TYPE	FRONT FOOT ACRES	AVERAGE DEPTH	DEPTH TABLE	UNIT RATE	#62 ADJ CODE	#62 ADJ PCT	#63 ADJ CODE	#63 ADJ PCT
1	25	483						
2	121	280					12	70
3								
4								

71.00 LAND SCHED (UNIT RATE METHOD)

LAND TYPE	DESC CODE	NUMBER OF UNITS	UNIT RATE	ADJ CODE	ADJ PCT	ADJ CODE	ADJ PCT
1	01	1					
2							
3							
4							

85.00 COMMENTS

MEAS.	BY	DATE
LIST	SC	10/2/06
PRICE		
REVIEW		

#1	BY	DATE
#2		
#3		
#4		

Boggs Basin
SEE NOTES ON FIELD SHEET
- 10% to site for access

INSPECTION SIGNATURE
X DORR
DATE 10-2-06

MAP _____ BLOCK _____ LOT _____ CARD _____ OF _____ CARDS _____

[illegible]

INDUSTRIAL & COMMERCIAL PROPERTY RECORD CARD

LOT: 18
BLOCK: 51

Seg.	Type	WR	Ht.	OF	Rate	Area	COST
1	101	6.3	20	#	10.25	729	7472
2	101	7.9	12	#	8.35	2058	17267

Type	W/D	QF	Rate	Area
2	1.00	44	2.84	3.92
				11280

3. INTERIOR FINISH				4. HEATING & COOLING			
Type	QF	Rate	Area				
1	Below	5.89	729	3711			
2	Loco	3.48	2058	7162			

Type	Use	QF	Rate	Area
2.2	-	.70	1.59	3000
				3339

Type	QF	Rate	Number
2	007	070	7
3	007	070	7

2	#8/0	1.10	3.16	5274
Type	OF	Rate	Area	

6. ELECTRICAL INSTALLATION

[illegible]

8. BUILDING ACCESSORIES				
Code	Meas. 1	Meas. 2	QF	Rate

B.	Economic	70
	Functional	30
A.	Condition	50
	Age	25
	DEPRECIATION	NET

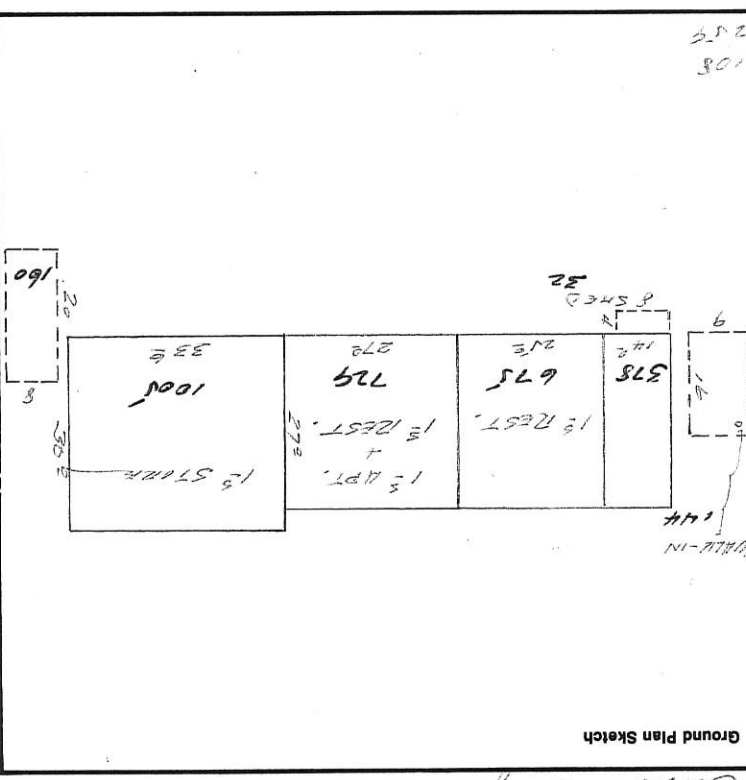
NET CONDITION, $A \times B =$ $X . 35$

Catty

[illegible]

Depreciated 1975 Cost	22919	Cost Conversion Factor:	1.75	
BUILDING VALUE	40100			
LAND VALUE				
TOTAL VALUE				

Bldg. New / Φ : 25.15	Gross Income Multiplier : Property Value / Unit :
Bldg. Depr. / Φ : 21.50	
L & B Merged / Φ : -	
Notes:	



BLCK: 05
LOT: 1
QUALIFIER: 1
CARD: 1 of 1
NEBD: 20
ZONE: C-2
MAP PAGE: 7

PROP CLASS: Commercial

LOCATION: 724 ASHLEY AVE

OWNER: BRIELLE BASIN INC
800 ASHLEY AVE
BRIELLE, N J

00730

FRONTAGE:
DEPTH:
ACREAGE: 0.6000

DEED DATE:
PURCHASE PRICE:

ASSESSED VALUE Land: \$931,200
Improvements: \$179,300
Total: \$1,110,500

CLASS/QUALITY: 17.0
BUILDING TYPE:
BUILDING DESC:
DWELLING UNITS:
YEAR BUILT:
EFFECTIVE AGE: 1989 Years
PHYSICAL COND: Normal
SQUARE FOOTAGE:

Data as of: 2/22/90.

NOTES:

1989 ASSESSED VALUE Land: \$361,500 (1.50)
Improvements: \$224,400 (0.00)
Total: \$585,900 (1.90)

EXEMPT LIST:
INITIAL DATE:
FURTHER DATE:
STATURE:
FACILITY:

MAIN STRUCTURE (1975 Cost Basis)

ACCESSORY IMPROVEMENTS (1975 Cost Basis)

VALUATION SUMMARY

	Main Structure	Accessory Improvements	TOTAL
BASE COST (1975 Basis)	\$0	\$0	
Cost Conversion Factor	2.75	2.75	
REPLACEMENT COST NEW	\$0	\$0	
Depreciation - AGE	(M) 0.000	(A) 0.000	
Depreciation - PHYSICAL	(M) + 0.000	(A) 0.000	
Obsolescence - ECONOMIC	(M) x 0.000	(A) 0.000	
Obsolescence - FUNCTIONAL	(M) x 0.000	(A) 0.000	
NET DEPRECIATION FACTOR	1.0000	1.0000	
NET DEPRECIATED VALUE	\$179,300	\$0	\$179,300

LAND VALUATION

1.00 Site(s)
Site Amenities
Net Land Value \$931,200

TOTAL VALUE LAND & IMPROVEMENTS \$1,110,500

BLOCK: 85
QUALIFIER: 1
CARD: 1 of 1
MAP PAGE: 5-2

PROP CLASS: Commercial

LOCATION: 724 ASHLEY AVE

OWNER: BRIELLE BASIN INC
800 ASHLEY AVE
BRIELLE, N J 08730

FRONTAGE:
DEPTH:
ACREAGE: 0.6000

DEED DATE:
PURCHASE PRICE:
ASSESSED VALUE Land: \$931,200
Improvements: \$179,300
Total: \$1,110,500

CLASS/QUALITY: 17.0
BUILDING TYPE:
BUILDING DESC:
DWELLING UNITS:
YEAR BUILT:
EFFECTIVE AGE: 1989 years
PHYSICAL COND: Normal
SQUARE FOOTAGE:

NOTES: Data as of: 2/22/90.

1989 ASSESSED VALUE Land: \$361,500 (2.50)
Improvements: \$224,400 (0.80)
Total: \$585,900 (1.50)

EXEMPT LIST:
INITIAL DATE:
FURTHER DATE:
STATUTE:
FACILITY:

MAIN STRUCTURE (1975 Cost Basis)

ACCESSORY IMPROVEMENTS (1975 Cost Basis)

VALUATION SUMMARY			
	Main Structure	Accessory Improvements	TOTAL
BASE COST (1975 Basis)			
Cost Conversion Factor	2.75	2.75	
REPLACEMENT COST NEW	\$0	\$0	
Depreciation - AGE	(M) 0.0000	(A) 0.0000	
Depreciation - PHYSICAL	(M) + 0.0000	(A) 0.0000	
Depreciation - ECONOMIC	(M) x 0.0000	(A) 0.0000	
Obsolescence - FUNCTIONAL	(M) x 0.0000	(A) 0.0000	
NET DEPRECIATION FACTOR	1.0000	1.0000	
NET DEPRECIATED VALUE	\$179,300	\$0	\$179,300

LAND VALUATION
1.00 Site(s) @ \$102,693
297 Ac @ 100183 Net Land Value \$31,700
MM 600000

TOTAL VALUE LAND & IMPROVEMENTS \$1,067,000

BLOCK: 85
LOT: 1
QUALIFIER: 1 of 1
CARD: 1 of 1
NEHD: 20
ZONE: C-2
MAP PAGE: 7

PROP CLASS: Commercial

LOCATION: 724 ASHLEY AVE

OWNER: BRIELLE BASIN INC
800 ASHLEY AVE
BRIELLE, N J

08730

FRONTAGE: 0.4690
DEPTH: .45
ACREAGE: 0.4690

Changed for 1946 basis

DEED DATE:
PURCHASE PRICE:

ASSESSED VALUE Land: \$887,700
Improvements: \$179,300
Total: \$1,067,000

CLASS/QUALITY: 17.0
BUILDING TYPE:
BUILDING DESC:
DWELLING UNITS:
YEAR BUILT:
EFFECTIVE AGE: 1989 years
PHYSICAL COND: Normal
SQUARE FOOTAGE:

Data as of: 4 / 9 / 90.

NOTES:

1989 ASSESSED VALUE Land: \$361,500 (2.46)
Improvements: \$224,400 (0.80)
Total: \$585,900 (1.82)

EXEMPT LIST:
INITIAL DATE:
FURTHER DATE:
STATUTE:
FACILITY:

Before 1980 and this parcel was assessed with Brd 86, lots 6 & 6.01

formerly known as
Block 85 lot 1.03 & 1.04

MAIN STRUCTURE (1975 Cost Basis)

ACCESSORY IMPROVEMENTS (1975 Cost Basis)

VALUATION SUMMARY

BASE COST (1975 Basis)
Cost Conversion Factor
REPLACEMENT COST NEW

Main Structure
Accessary Improvements
TOTAL

Depreciation - AGE (M) 0.0000
Depreciation - PHYSICAL (M) + 0.0000
Depreciation - ECONOMIC (M) x 0.0000
Depreciation - FUNCTIONAL (M) x 0.0000
NET DEPRECIATION FACTOR 1.0000
NET DEPRECIATED VALUE \$66,500

LAND VALUATION

1.00 Site(s) 1.2778
Pictage (0.30 acres) @ \$337,544/acre = \$100,183

Site Amenities @ \$187,500

Net Land Value \$92,382

Net Land Value \$92,382

Net road frontage 20 P.O.W.
entrance by State R.O.W.

933000
\$1,067,000
893200



PARCEL IDENTIFICATION

Block: 85 Lot: 1 Qual:

PROPERTY OWNER

Name: Bogan

Address:

Represented by:

PROPERTY OWNER (if different than owner)

NATURE OF INQUIRY:

gas, electric, storm drain & 8 under ground fuel tanks.
many easements on property, restricts the use of
docks, slips + buildings
* when bridge is snow covered, plows dump snow below onto boats
3 story bldg. condemned by final. (rooming house)
* when rains storm drain pours onto boats and dirt
from bridge covers parking lot (can not pave because of this problem)

Satisfied with explanation ☐

PROPERTY LISTING:

Property Record Card is correct ☐ Interior inspection: yes ☐ no ☐

Property Record Card requires the following changes:

bulkhead less than what we have, Rt 35 easement
comes through and limits the bulkhead

Age of improvement: Date(s) of improvements:

Nature of improvement:

MARKET ANALYSIS:

Sales Price: Date of Sale:

Listing: Listing Agent:

Appraisal Provided ☐ Appraiser: Date:

Purpose of appraisal:

Comparable Sales:

	Block	Lot	Address	Date	Sales Price	Neigh.	Remarks
1.							
2.							
3.							
4.							
5.							

Functional Influence:

Economic Influence:

RECOMMENDED ACTION:

None ☐ Clerical Change ☐ Field Review ☒ Interior Inspection ☐ Other ☐

with Mr Bogan. 528-5720 (GET CARD FOR BLK 86 LOT 6)
THIS IS PART OF OVERALL PROPERTY - NO LISTING FOR BLK 86 LOT 6 WHY NOT?
(MAY KNOWS ABOUT THIS.)

ACTION TAKEN:

No Change ☒

Change made by: date:

BROKEN INTO 85/1 & 86/6 -

NO CHANGE

Original Value: 1,110,500 New Value:

BLOCK/LOT: 85/1
Municipality: BRIELLE
Property Address:
Property Owner : BRIELLE BASIN INC.
Address : P.O. BOX 505
City, State, ZIP: BRIELLE, N.J. 08730
Valuation Date: 10/1/89

Occupancy: 64% Restaurant, 36% Retail Store
Floor Area: 3,516 square feet
Class: Frame
Cost rank: Average
Cost as of: 4/89

Heating and Cooling:
Forced Air Unit..... 100%

	Units	Cost	Total
Base Cost.....	3,516	52.73	185,399
Heating & Cooling.....	3,516	2.80	9,845
Basic structure cost.....	3,516	55.53	195,244
Extras:			
WALK IN REF/.....	304	35.00	10,640
Replacement Cost New.....			205,884
Less Depreciation:			
Physical and Functional.....	<67.7%>		<139,383>
Depreciated Cost.....			66,500

Cost data by MARSHALL and SWIFT

BLOCK:

1. STRUCTURAL SHELL

2. EXTERIOR WALL FINISH

3. INTERIOR FINISH

4. HEATING & COOLING

Industrial Unit Heaters

5. PLUMBING FIXTURES

8. ELECTRICAL/INSTALLATION

7. SPRINKLER SYSTEM

8. BUILDING ACCESSORIES

Carry

9. EXTERIOR ACCESSORIES

Depreciated 1975 Cost

22919

Cost Conversion Factor:

P.C.

BUILDING VALUE

LAND VALUE

TOTAL VALUE

TESTS سائنس

Bldg. New / $\square$: 27.19
Bldg. Depr. / $\square$: 21.90

Gross Income Multiplier :
Property Value / Unit:

Notes:

NET CONDITION,
A X B =

 $\times .35$

20529

Carry

Bogon 05/12/83

BULKHEAD & DOCK VALUATIONS.

Brielle 10/1/83

	<u>Amount</u>	<u>1983 Unit Cost</u>	<u>Modifier</u>	<u>Net Cond.</u>	<u>1983 Value</u>
BULKHEAD	352 } 50 }	120/1f	1.00 1.25 .60	.50 .30	21120 1080
DOCKS					
On piling	6027	^{10.10} 207sf	1.00 1.20	.50	130135
Floating	—	20/sf			
Deck over fill	240	4/sf	—	.50	480
TIE PILES	90	200 ea.	1.00 1.20	.50	9000
ELECTRIC OUTLETS	—	200 + 30 ea.			
WATER OUTLETS	—	200 + 30 ea.			
POLE LIGHTS	—	200 + 50 ea.			
GAS PUMPS	2	2000 + 1000 ea.	—	.50	1500
CONCRETE PAVING	—	1.80/sf			
ASPHALT PAVING	—	1.00/sf			
SHED ON DOCK	—	30/sf			

Total Value 63325

Number of Slips

Total Value per Slip

Small

Medium

Large

Total

X

1

=

X

BLOCK: 85
LOT: 1, 1B, 1C, 1D

Sag.	Type	WR	Ht.	QF	Rate	Area	COST
1	101	6.2	10	.60	8.76	1798	9450

Type	W/D	QF	Rate	Area	
2	.85	Low	2.13	2900	✓250

Type	QF	Rate	Area	
9	Low	3.48	800	2754

Type	Use	QF	Rate	Area	
None					-

Type	QF	Rate	Number

Type	QF	Rate	Number	
✓	LOW	450	2	900

Type	QF	Rate	Area	
3	1411/60	.75	1000	750

Type	QF	Rate	Area	
None				

[illegible]

Ground Plan Sketch

25'

1st DINER

16'

1798 1st STORE & STORAGE

96'

Canopy 310

62'

86/6

290

	Segment
Use	DINER, STORE, STORAGE
Wall	PLYWOOD
Roof	SHED
Frame	WOOD
Floor	CONC, WOOD
Heat	NONE

[illegible]

Depreciated 1975 Cost	
Cost Conversion Factor:	
BUILDING VALUE	
LAND VALUE	
TOTAL VALUE	

Bldg. New / $\square$: 26.95
Bldg. Depr. / $\square$: 18.56
L & B Merged / $\square$: —

Notes: WALK-IN BOXES: 5x8, 6x18, 6x14

DEPRECIATION	NET
Age 75	-25
Condition	
Functional 20	80
Economic	

NET CONDITION,
A X B = x .20

4138

Carry

[illegible]

INDUSTRIAL & COMMERCIAL PROPERTY RECORD CARD

BLOCK:

LOT: 1, 1B, 1C, 1D

1. STRUCTURAL SHELL

Sq.	Type	WR	Ht.	QF	Rate	Area	COST
1	101	6.2	10	.60	8.76	1795	9450

2. EXTERIOR WALL FINISH

Type	W/D	QF	Rate	Area	
2	.85	Low	2.13	2900	5250

3. INTERIOR FINISH

Type	QF	Rate	Area	
9	Low	3.48	800	2784

4. HEATING & COOLING

Type	Use	QF	Rate	Area	
None					—

Industrial Unit Heaters

Type	QF	Rate	Number

5. PLUMBING FIXTURES

Type	QF	Rate	Number	
2	LOW	450	2	900

6. ELECTRICAL | INSTALLATION

Type	QF	Rate	Area	
3	min/20	.75	1000	750

7. SPRINKLER SYSTEM

Type	QF	Rate	Area	
None				

8. BUILDING ACCESSORIES

[illegible]

DEPRECIATION	NET
Age 75	25
Condition	
Functional 20	
Economic	

A.

B.

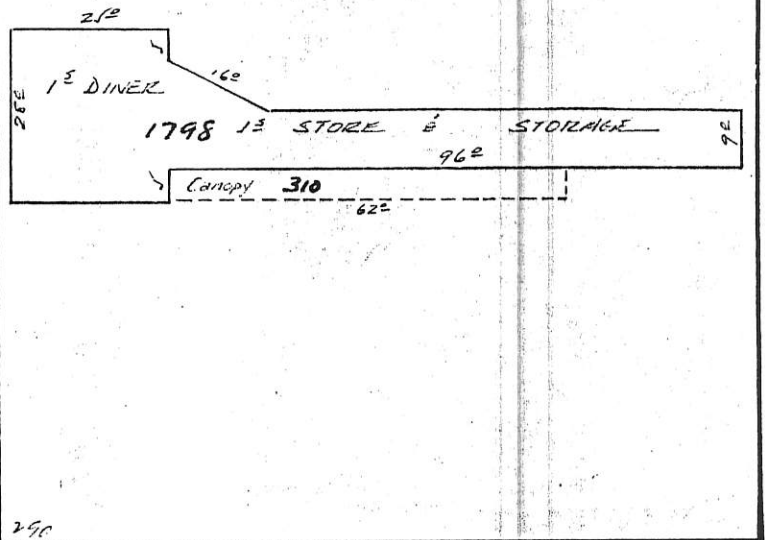
NET CONDITION,
A X B =

x.20

4138

Catty

Ground Plan Sketch

**Segment**

Use DINER, STORE, STORAGE

Wall *PLYWOOD*

Roof SHED

Frame *WOOD*

Floor CONCRETE, WOOD

Heat NONE

Carry

9. EXTERIOR ACCESSORIES

[illegible]

Depreciated 1975 Cost

Cost Conversion Factor:

BUILDING VALUE

LAND VALUE

TOTAL VALUE

TESTS / 775

Bldg. New / Φ : 26.95
Bldg. Depr. / Φ : 18.56
L & B Merged / Φ : —

Gross Income Multiplier:
Property Value / Unit:

Notes: WALK-IN BOXES: 5x5, 6x18, 6x14

CARDS

SCHEDULE OF RENTAL		

[illegible][illegible]

INDUSTRIAL & COMMERCIAL PROPERTY RECORD CARD

BLOCK:

LOT: 1, 1B, 1C, 1D

1. STRUCTURAL SHELL

Seg.	Type	WR	Ht.	QF	Rate	Area	COST
1	101	6.8	20	AV	10.25	729	7442
2	101	7.9	12	AV	8.39	2058	17267

2. EXTERIOR WALL FINISH

Type	W/D	QF	Rate	Area	
2	1.00	AV	2.84	3972	11280

3. INTERIOR FINISH

Type	QF	Rate	Area	
1	3FL0W	5.09	72f	3711
9	LOLO	3.48	2058	7162

4. HEATING & COOLING

Type	Use	QF	Rate	Area	
2.2	-	.70	1.59	3000	3339

Industrial Unit Heaters

Type	QF	Rate	Number	

5. PLUMBING FIXTURES

Type	QF	Rate	Number	
✓	LOW	450	7	350

8. ELECTRICAL INSTALLATION

Type	QF	Rate	Area	
2	AB/20	1.50	3216	5274

7. SPRINKLER SYSTEM

Type	QF	Rate	Area
None			

8. BUILDING ACCESSORIES

[illegible]

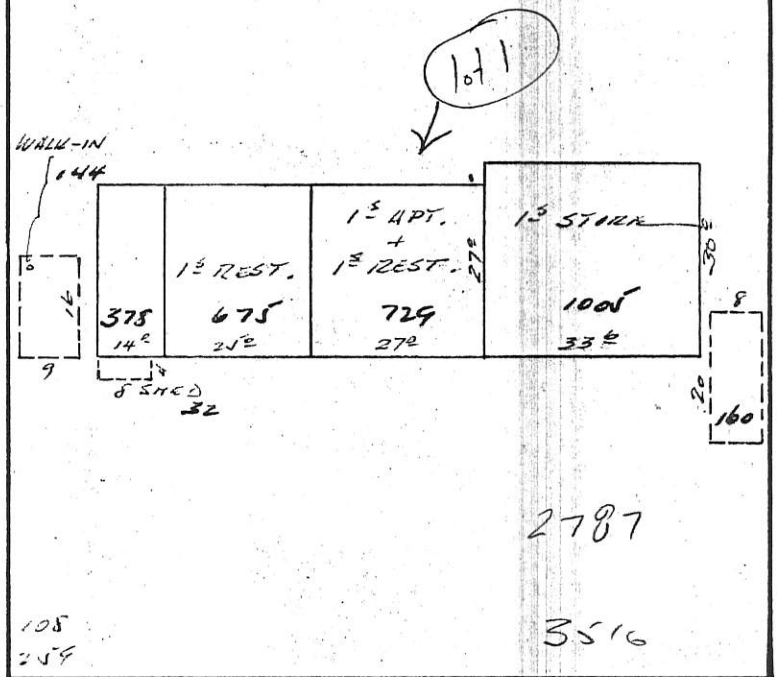
DEPRECIATION		NET
Age	25	50
Condition	25	
Functional	30	
Economic	20	

NET CONDITION,
A X B = X .35

20529

Carry

Ground Plan Sketch

**Segment**

Use STORE, DINER, APT.

Wall Wood

Roof *gable & flat, wood*

Frame *Wood*

Floor cone / wood

Heat 645 EMA

Саггу

20529

9. EXTERIOR ACCESSORIES

Code	Meas. 1	Meas. 2	QF	Rate	Net	
CS02	144	16	AV	24.98	50	1799
UB01	152	16	AV	6.16	50	591

Depreciated 1975 Cost

229195

Cost Conversion Factor:

O.C.

BUILDING VALUE

LAND VALUE

TOTAL VALUE

TESTS ۶، ۷، ۸

Bldg. New / $\square$: 29.19
Bldg. Depr. / $\square$: 21.90
L & B Merged / $\square$: -

Gross Income Multiplier :
Property Value / Unit:

Notes:

MAP _____ BLOCK _____ LOT _____ CARD _____ OF _____ CARDS _____

A high-contrast, black and white photograph of a two-story wooden house. The house features a gabled roof with a chimney on the right side. The front facade has several windows, some with dark shutters. A small porch or entrance is visible on the left side of the ground floor. The house is set back from a dark, possibly wet, road by a sidewalk and some vegetation. The image has a grainy, solarized quality, with deep blacks and bright whites, giving it a dramatic and somewhat eerie appearance.

INDUSTRIAL & COMMERCIAL PROPERTY RECORD CARD

1. STRUCTURAL SHELL

Seg.	Type	WR	Ht.	QF	Rate	Area	COST
1	101	8.4	32	AV	11.18	1140	13201

2. EXTERIOR WALL FINISH

Type	W/D	QF	Rate	Area
2	1.00	AV	2.84	4312
				12360

3. INTERIOR FINISH

Type	QF	Rate	Area
3	Below	5.43	3470
			18570

4. HEATING & COOLING

Type	Use	QF	Rate	Area
1.2	RTJ.	AV	1.88	3470
				6430

Industrial Unit Heaters

Type	QF	Rate	Number

5. PLUMBING FIXTURES

Type	QF	Rate	Number
1	AV	375	8
			3000

6. ELECTRICAL INSTALLATION

Type	QF	Rate	Area
1	AB/AV	1.50	3470
			5130

7. SPRINKLER SYSTEM

Type	QF	Rate	Area

8. BUILDING ACCESSORIES

Code	Meas. 1	Meas. 2	QF	Rate
FA01	1140	0	AV	1.60
				-1824
FA02	3470	15	AV	2.84
				9713
BSMT	1140	0	AV	3.76
				4286
R-12.2	368	4	AV	-
				1457
R-12.2	1414	14	AV	-
				1647

DEPRECIATION	Age	Condition	Functional	Economic
NET	60	10	70	30

NET CONDITION, A X B =

6657

73965

O.C. Carry

Segment

Use STONE SCHOOL HT.

Wall ASBESTOS SHINGLE

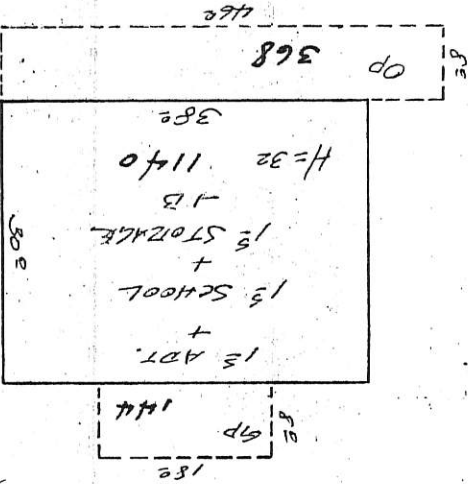
Roof HT / CORR

Frame WOOD

Floor WOOD

Heat 645 FWA

Ground Plan Sketch



BLOCK:

LOT: 1, 18, 19, 10

Cond # 2 of 4

10/1/53

Number of Slips	
Small	
Medium	
Large	
Total	X

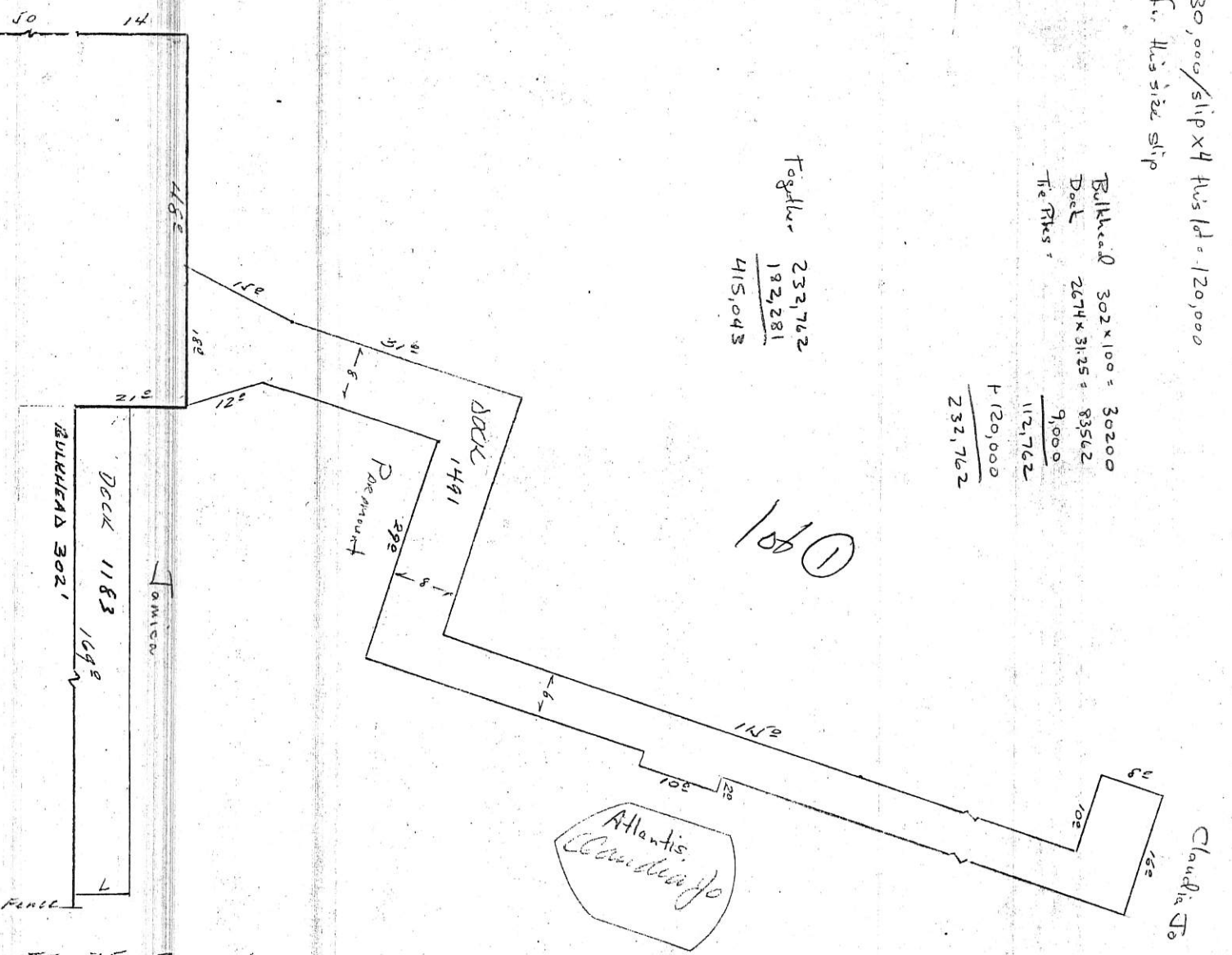
30,000/slip x 4 this lot = 120,000
for this size slip

Bulkhead 302 x 100 = 30200
Dock 2674 x 31.25 = 83562
Tie Piles = 9,000

+ 120,000
232,762

Together 232,762
192,281
415,043

① 10/91



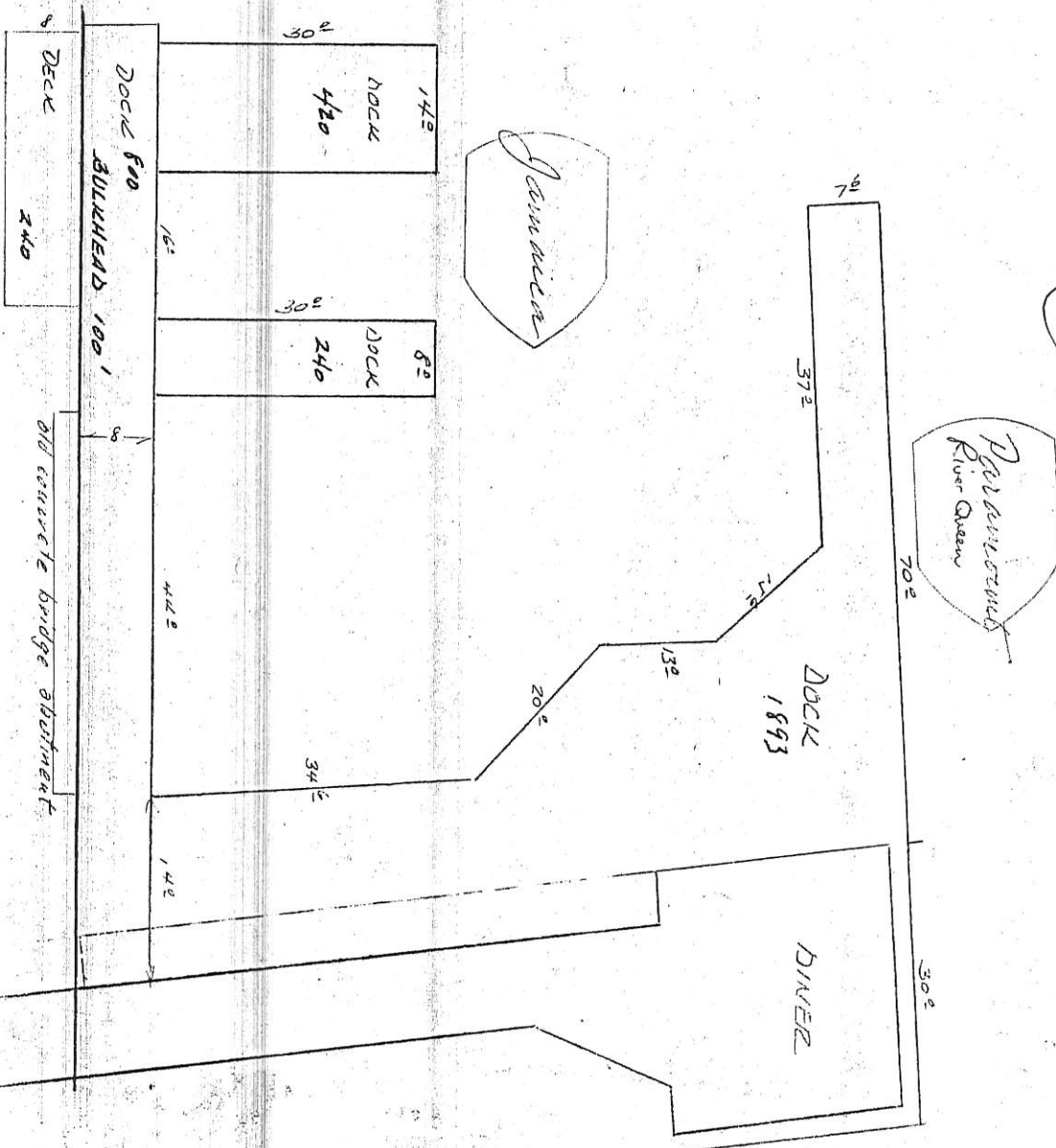
Tie Piles - 90 ft x 11
Pile lot 1

30 x 80

Bulkhead 100 x 100 = 10000
Dock 3593 x 31.25 = 112,281
122,781

2 large slips 30,000 + 60,000
182,281

② 10/91



old concrete bridge abutment

BLOCK/LOT: 85/1 3 OF 3
Municipality: BRIELLE
Property Address:
Property Owner :
Address :
City, State, ZIP:
Valuation Date: 10/1/89

Occupancy: 30% Multiple Residence, 70% Material Storage
Floor Area: 3,420 square feet Number of stories: 3.0
Class: Frame Average story height: 10.0 feet
Cost rank: Average Effective age: 50 years
Cost as of: 4/89

Heating and Cooling:
Forced Air Unit..... 100%

	Units	Cost	Total
Base Cost.....	3,420	21.44	73,325
Heating & Cooling.....	3,420	2.40	8,208
Basic structure cost.....	3,420	23.84	81,533
Basement:			
Unfinished Basement.....	1,140	13.55	15,447
Building Cost New.....	3,420	28.36	96,980
Extras:			
OPEN PORCH.....	368	10.00	3,680
GLAZED PO.....	144	12.00	1,728
Subtotal.....			5,408
Replacement Cost New.....			102,388
Less Depreciation:			
Physical and Functional.....	<79.5%>		<81,398>
Depreciated Cost.....			20,989 (1+6)

Cost data by MARSHALL and SWIFT

BLOCK/LOT: 85/1 2 OF 3
 Municipality: BRIELLE
 Property Address:
 Property Owner :
 Address :
 City, State, ZIP:
 Valuation Date: 10/1/89

Occupancy: 64% Restaurant, 36% Retail Store
 Floor Area: 3,516 square feet
 Class: Frame
 Cost rank: Average
 Cost as of: 4/89

Number of stories: 2.0
 Average story height: 9.0 feet
 Effective age: 30 years

Heating and Cooling:
 Forced Air Unit..... 100%

	Units	Cost	Total
Base Cost.....	3,516	52.73	185,399
Heating & Cooling.....	3,516	2.80	9,845
Basic structure cost.....	3,516	55.53	195,244
Extras:			
WALK IN REF/.....	304	35.00	10,640
Replacement Cost New.....			205,884
Less Depreciation:			
Physical and Functional.....	<67.7%>		<139,383>
Depreciated Cost.....			66,500 (1st 1)
Cost data by MARSHALL and SWIFT			

BLOCK/LOT: 85/1 1 OF 3
Municipality: BRIELLE
Property Address: 724 ASHLEY
Property Owner : BRIELLE BASIN INC.
Address : PO BOX 505
City, State, ZIP: BRIELLE, N.J. 08730
Valuation Date: 10/1/89

Occupancy: 40% Restaurant, 60% Retail Store
Floor Area: 1,798 square feet
Class: Frame
Cost rank: Average
Cost as of: 4/89

Number of stories: 1.0
Average story height: 9.0 feet
Effective age: 50 years

	Units	Cost	Total
Basic structure cost.....	1,798	55.48	99,753
Extras:			
CANOPY.....	310	5.00	1,550
Replacement Cost New.....			101,303
Less Depreciation:			
Physical and Functional.....	<78.5%>		<79,522>
Depreciated Cost.....			21,780 (lot 6)
Miscellaneous:			
Land			331,200
BULKHEAD.....	402	100.00	40,200
DOCK.....	6,027	31.25	188,343
DECK OVER FILL.....	240	15.62	3,748
TIE PILES.....	90	100.00	9,000
Subtotal.....			572,491
Total.....			594,271

241,291
Sep. on map page
between lot 1 and
lot 6

Cost data by MARSHALL and SWIFT