

Block 85 Land Desc 46X4201RR Owners Name PAYTON ENTERPRISES, LLC
 Lot 2 Bldg Desc 1SF1SF Street Address 49 INLET DR
 Qual Addl Lots 2.01 City & State PT PLEASANT, NJ Bank Zip 08742 Land Impr 473,200 Exemption Code 0 Net Taxable Value Deductions
 Acct# Acreage 1.250 Class 4A Property Location 720 ASHLEY AVENUE Zone C-2 Total 1,598,200 Value 7 Cd No-Ow

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): 35
 Livable Area: 0

COMM. COST APPROACH

SALE DATE 00/00/00
 SALE PRICE 0

REALTY APPRAISAL COMPANY

TOWN: BRIELLE

BLOCK: 85	OWNERS NAME: PAYTON ENTERPRISES, LLC	
LOT: 2	STREET ADDR: 49 INLET DR	
QUAL:	CITY/STATE/ZIP: PT PLEASANT, NJ	08742
BLDG: M	PROPERTY LOC: 720 ASHLEY AVENUE	
DATE: 12/23/20		

WALL RATIO: 12 BASEMENT WALL RATIO: 0 AVG# ROOMS: 0

CODE	HT	ST	Q	DESCRIPTION	AREA	RATE	CONST	QF	VALUE
101	12	1	3	STRCT SHELL:LIGHT-WOOD FRAM	3344	@ 7.53	+	0 x1.00=	25180
2.4			3	ADJ BSE CST:ALUM OR STUCCO	3384	@ 3.78	+	0 x1.00=	12792
3.9			3	INT FINISH :RETAIL OR RESTA	3344	@ 5.80	+	0 x1.00=	19395
4.2.6			3	HEAT & COOL:CENTRAL CMB	3344	@ 3.52	+	0 x1.00=	11771
5.2			3	PLUMBING :COMM. FIXT	12	@ 675.00	+	0 x1.00=	8100
6.2			3	ELECTRICAL :COMM. LIGHT -AD	3344	@ 2.25	+	0 x1.00=	7524
FP01			3	FIREPLACES :FIREPLACES	1	@ 2000	+	0 x1.00=	2000
CS01			3	COLD STORAG:COOLER (35 TO 6	100	@ 22.09	+	0 x1.00=	2209
CS01			3	COLD STORAG:COOLER (35 TO 6	81	@ 22.09	+	0 x1.00=	1789
CS03			3	COLD STORAG:FREEZER (-15 TO	20	@ 37.87	+	0 x1.00=	757
RA09			3	ROOF ADJUST:CANOPIES, ETC.	240	@ 5.67	+	0 x1.00=	1361
BD01			3	BALC & DECK:WOOD	1020	@ 4.54	+	0 x1.00=	4631

TOTAL BASE COST:		97,509
COST CONVERSION:		
YEAR BUILT: 1975	EFF AGE: 30 (Y)	COND:NORMAL
EFF AGE DEPR: 33% Y	PHYS DEPR: 0%	NET: 0.67
FUNC DEPR: 20%	ECON DEPR: 0%	NET: 0.80
BUILDING APPRAISED VALUE		255,052

DETACHED ITEMS:										
PV05	PAVING	:	ASPHALT - AVG.	27650	@	0.48	x1.00	@	50%x4.88=	32384
MD04	MARINE ITEMS	:	SHIP DOCK	1550	@	32.02	x1.00	@	50%x4.88=	121100
MD05	MARINE BULKHE:	:	BULK HEAD-WOOD	145	@	160	x1.00	@	50%x4.88=	56608
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
FR01	UTIL & GRHS F:	:	WOOD	96	@	1.89	x1.00	@	50%x4.88=	443
UB01	UTIL BLDGS	:	WOOD FRAME	180	@	5.04	x1.00	@	50%x4.88=	2214
FR02	UTIL & GRHS F:	:	CONCRETE	180	@	1.12	x1.00	@	50%x4.88=	492
FC01.5	FNC & GATES	:	5' WOOD FENCE	250	@	6.05	x1.00	@	50%x4.88=	3691
TOTAL DETACHED ITEMS:										218,112

TOTAL BUILDING VALUE:		473,200
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COST/SQ FT:	(SHELL AREA: 3344)	142.30
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IDENTIFICATION DATA

85
BRIELLE BORO
PAYTON ENTERPRISES, LLC
49 INLET DR
PT PLEASANT, NJ
L2.01
720 ASHLEY AVENUE
46X420IRR

4A 1521
MAP 7

08742
L 1273700
I 359700
T 1633400

STAFF CONTROL DATA

Card Code
Source of Information ☒ Owner 2 = Spouse 3 = Tenant 4 = Agent 5 = Other
6 = Estimate 7 = Refusal

Interior Inspection 0 = No ☒ Yes

Cost Base Year

Enumerated By

Appraisal Date Month/Year

Reviewed By

Permanent Land Review Code

Permanent Improvement Review Code

Number of Principal Buildings

Card Code

Sales Price

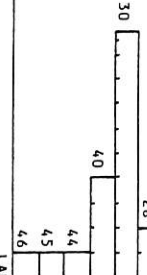
Sales Date Month/Year

Source 1 = Buyer 2 = Seller 3 = R.T. fee 4 = Agent

Validity 0 = Not Valid 1 = Valid

Type of Sale 1 = Land 2 = Building 3 = Land and Building

SALES VERIFICATION DATA



MAIL CERT	
MAIL REG.	
OWNER	
NOT REQ.	

LAND DATA

Unit Codes 1 = Front Feet 2 = Square Feet 3 = Acreage 4 = Site
Influence Factor Codes 1 = Depth Factor 2 = Frontage Factor 3 = Backlot Factor 4 = Triangle Factor 5 = Corner Lot Factor

6 = Topography Factor

Zone	Frontage	Depth	Backlot	Standard	Area	Unit	Card	Influence Factors	Adjusted	Land Value
30	32	36	40	44	48	52	56	60	64	68
C-2					1.35	1000000	1	2	3	4
							30	33	36	39
							40	43	46	49
							50	53	56	59
							60	63	66	69
							70	73	76	79
							80	83	86	89
							90	93	96	99
							100	103	106	109
							110	113	116	119
							120	123	126	129
							130	133	136	139
							140	143	146	149
							150	153	156	159
							160	163	166	169
							170	173	176	179
							180	183	186	189
							190	193	196	199
							200	203	206	209
							210	213	216	219
							220	223	226	229
							230	233	236	239
							240	243	246	249
							250	253	256	259
							260	263	266	269
							270	273	276	279
							280	283	286	289
							290	293	296	299
							300	303	306	309
							310	313	316	319
							320	323	326	329
							330	333	336	339
							340	343	346	349
							350	353	356	359
							360	363	366	369
							370	373	376	379
							380	383	386	389
							390	393	396	399
							400	403	406	409
							410	413	416	419
							420	423	426	429
							430	433	436	439
							440	443	446	449
							450	453	456	459
							460	463	466	469
							470	473	476	479
							480	483	486	489
							490	493	496	499
							500	503	506	509
							510	513	516	519
							520	523	526	529
							530	533	536	539
							540	543	546	549
							550	553	556	559
							560	563	566	569
							570	573	576	579
							580	583	586	589
							590	593	596	599
							600	603	606	609
							610	613	616	619
							620	623	626	629
							630	633	636	639
							640	643	646	649
							650	653	656	659
							660	663	666	669
							670	673	676	679
							680	683	686	689
							690	693	696	699
							700	703	706	709
							710	713	716	719
							720	723	726	729
							730	733	736	739
							740	743	746	749
							750	753	756	759
							760	763	766	769
							770	773	776	779
							780	783	786	789
							790	793	796	799
							800	803	806	809
							810	813	816	819
							820	823	826	829
							830	833	836	839
							840	843	846	849
							850	853	856	859
							860	863	866	869
							870	873	876	879
							880	883	886	889
							890	893	896	899
							900	903	906	909
							910	913	916	919
							920	923	926	929
							930	933	936	939
							940	943	946	949
							950	953	956	959
							960	963	966	969
							970	973	976	979
							980	983	986	989
							990	993	996	999
							1000	1003	1006	1009

Total Land Value 1951500

Date	Sales Price	Ratio	Yr. %	Building	Assessment	Land	Total	Exempt or SC/VET	Building	Appeal Decision	Land	Total
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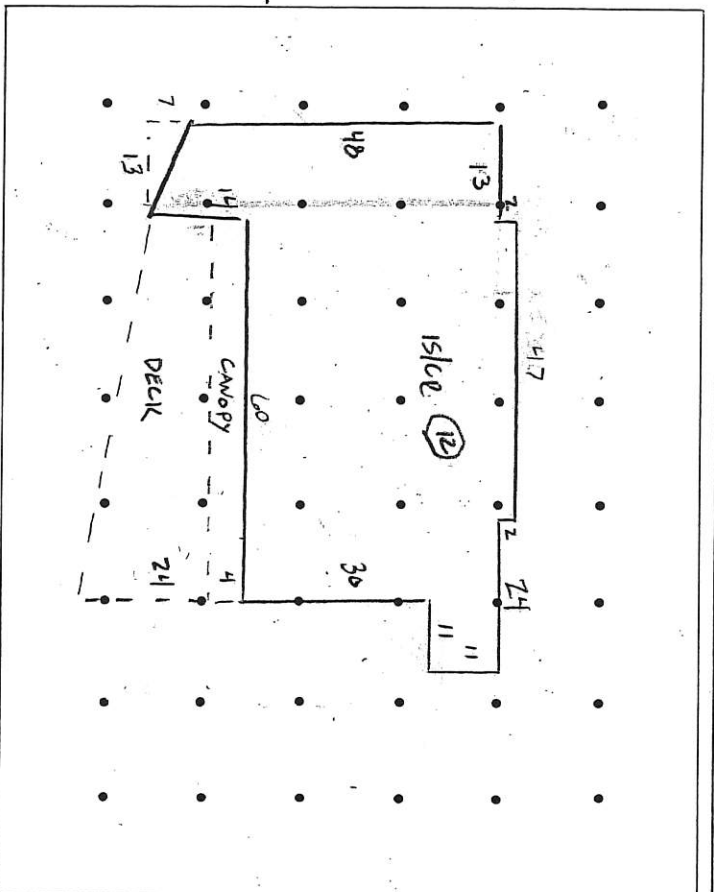
SUMMARY

Building No.	Building Value
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NOTES

SHIPWRECK GRILL
MARINA (15 SLIPS)

Building No.	Building Value
Land	952500
Building	463600

[illegible]

Owner

Street Address

COMMERCIAL BUILDING DATA

Card Code

Building Number

Predominant Shell Type

Predominant Use Type 1 = Apt. 2 = Comm. 3 = Indust.

Overall Quality 1 = Low 2 = Below Avg 3 = Avg 4 = Above Avg 5 = High

Year Built

37 1975

Condition 1 = Poor 2 = Fair 3 = Normal 4 = Good 5 = Excel.

Effective Age in Years

100% - (Eff. Age Dep. % Observed Phys. Cond. %)

Physical Net Condition

100% - (Func. Obsol. % + Econ. Obsol. %)

Physical Net Condition

Final Net Condition

Card Code

Structural Shell Type Codes 101 = Lt. Wood Frame 102 = Heavy Timber

103 = Masonry Load Bearing 104 = Reinf. Conc. 105 = Steel 106 =

Fireproof Steel 107 = Lt. Steel with Galvanized Steel Exterior 108 =

Lt. Steel with Enamelled Steel or Aluminum Exterior 109 = Lt. Steel with

Insulated Sandwich Panel Exterior 110 = Bsm. with Conc. Floor 111 =

Bsm. with Wood Floor 112 = Dock High Foundation 123 = Low Quality

Service Station 124 = Below Average Quality Service Station 125 =

Average Quality Service Station 126 = Above Average Quality Service

Station 127 = Good Quality Service Station 133 = Low Quality Specialty

Bldg. 134 = Below Average Quality Specialty Bldg. 135 = Average Quality

Specialty Bldg. 136 = Above Average Quality Specialty Bldg. 137 = Good

Quality Specialty Bldg. 145 = Garden Apartments

Shell Segment Quality Codes 1 = Low 3 = Average 5 = High

Segment

Card Code

Type

Qty/Hgt

Ground Area

Perimeter

Card Code

Type

Qty/Hgt

Ground Area

Perimeter

Card Code

Type

Qty/Hgt

Ground Area

Perimeter

Card Code

Type

Qty/Hgt

Ground Area

Perimeter

Card Code

Type

Qty/Hgt

Ground Area

Perimeter

Card Code

Type

Qty/Hgt

3384 4

Card Code

Exterior Wall Finish Codes 1 = Grooved Plywood or Equiv. 2 = Wood Siding

or Equiv. 3 = Cement Block or Equiv. 4 = Tile or Concrete Panels or

Equiv. 5 = Common Brick on Block or Equiv. 6 = Face Brick on Wood

Sheathing or Equiv. 7 = Face Brick on Block or Equiv. 8 = Common Brick

on Reinf. Conc. or Equiv. 9 = Face Brick on Reinf. Conc. or Equiv. 10 =

Precast Con. Panels with Exposed Aggregate or Equiv. 11 = Metal and Glass

Curtain Walls or Equiv. 12 = Stone or Equiv. 13 = Limestone or Equiv.

14 = Marble or Equiv. 15 = Polished Granite or Equiv. 16 = Stone Front

Quality Codes 1 = Low 3 = Average 5 = High

Card Code

Type

Wall Area

Rate

Factor

Cost

Card Code

Type

Wall Area

Rate

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Wall Area

Rate

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Type

Wall Area

Rate

3344 4

Card Code

Building Use Type Codes 1 = Apt. 2 = Comm. 3 = Indust.

Heating/Cooling Unit Type Codes 1 = Hot Water 2 = Forced Hot Air 3 =

Unit Heaters 4 = Central Cooling 5 = Package Cooling 6 = Central

Combined 7 = Package Combined

Heating/Cooling Quality Codes 1 = Low 3 = Average 5 = High

Boiler Present for Type 1 Unit 0 = No 1 = Yes

Card Code

Type

Floor Area

Rate

Factor

Cost

Card Code

Type

Floor Area

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BUILDING ACCESSORY CODES

Item	Code	Measure One	Measure Two	Codes	Quality	Adj.
Special Purpose Doors	S001	No. of Units		1, 3, 5	No	
Auto. Swinging Pedestrian Door	S002	No. of Units		1, 3, 5	No	
Auto. Slide Pedestrian Door	S003	No. of Units		1, 3, 5	No	
Air Curtain Pedestrian Door	S004	No. of Units		1, 3, 5	No	
Wood Sectional Industrial Door	S005	No. of Units	S.F. Door Area	1, 3, 5	No	
Steel Sectional Industrial Door	S006	No. of Units	S.F. Door Area	1, 3, 5	No	
Steel Roll-up Industrial Door	S007	No. of Units	S.F. Door Area	1, 3, 5	No	
Steel Hangar Door	S008	No. of Units	S.F. Door Area	1, 3, 5	No	
Electric Door Operator	S009	No. of Units		1, 3, 5	No	
Exterior Stairs						
Wood Stairs	ES01	No. of Flights		1, 3, 5	No	
Reinforced Concrete Stairs	ES02	No. of Flights		1, 3, 5	No	
Steel and Concrete Stairs	ES03	No. of Flights		1, 3, 5	No	
Steel Stairs	ES04	No. of Flights		1, 3, 5	No	
Fireplaces	FP01	No. of Units		1 thru 5	No	
Floor Adjustments						
Concrete Slab Floor	FA01		S.F. Floor Area	1, 3, 5	No	
Wood Deck Floor	FA02		S.F. Floor Area	1, 3, 5	No	
Concrete Deck Floor	FA03		S.F. Floor Area	1, 3, 5	No	
Reinforced Concrete Floor	FA04		S.F. Floor Area	1, 3, 5	No	
Balconies and Decks						
Wood Balcony/Deck	BB01		S.F. Floor Area	1, 3, 5	No	
Concrete Balcony/Deck	BB02		S.F. Floor Area	1, 3, 5	No	
Steel/Concrete Balcony/Deck	BB03		S.F. Floor Area	1, 3, 5	No	
Floor Grating						
Steel Grating	FG01		S.F. Grating Ar.	1, 3, 5	No	
Aluminum Grating	FG02		S.F. Grating Ar.	1, 3, 5	No	
Plastic Grating	FG03		S.F. Grating Ar.	1, 3, 5	No	
Roof Adjustments						
Light Wood	RA01		S.F. Roof Area	1, 3, 5	No	
Heavy Timber	RA02		S.F. Roof Area	1, 3, 5	No	
Steel	RA03		S.F. Roof Area	1, 3, 5	No	
Concrete	RA04		S.F. Roof Area	1, 3, 5	No	
Galvanized Steel	RA05		S.F. Roof Area	1, 3, 5	No	
Enameled Steel	RA06		S.F. Roof Area	1, 3, 5	No	
Insulated Sandwich Panels	RA07		S.F. Roof Area	1, 3, 5	No	
Precast Concrete	RA08		S.F. Roof Area	1, 3, 5	No	
Canopies	RA09		S.F. Canopy Ar.	1, 3, 5	No	
Wide Span Roofing						
Wood Truss	WR01	Span Width	S.F. Roof Area	1, 3, 5	Yes	
Wood Glulam Beam	WR02	Span Width	S.F. Roof Area	1, 3, 5	Yes	
Steel Truss	WR03	Span Width	S.F. Roof Area	1, 3, 5	Yes	
Precast Concrete Beam	WR04	Span Width	S.F. Roof Area	1, 3, 5	Yes	
Bank Vaults and Door						
Cash Type Bank Vault	BV01		S.F. Floor Area	None	No	
Record Type Bank Vault	BV02		S.F. Floor Area	None	No	
Cash Type Vault Door	BV03	Door Thickness	S.F. Door Area	None	No	
Record Type Vault Door	BV04	Door Thickness	S.F. Door Area	None	No	
Bank Accessories						
Drive-In Windows	BA01	No. of Units		1, 3, 5	No	
Night Depositories	BA02	No. of Units		1, 3, 5	No	
Pneumatic Tube System	BA03	No. of Stations		1, 3, 5	No	
Cold Storage Rooms						
Cooler (350 - 600)	CS01		S.F. Floor Area	None	No	
Chiller (50 - 350)	CS02		S.F. Floor Area	None	No	
Freezer (-150 - 50)	CS03		S.F. Floor Area	None	No	
Quick Freezer (-450 - -150)	CS04		S.F. Floor Area	None	No	
Escalators						
10 Foot Height	EF01	No. of Flights	Unit Width	1, 3, 5	Yes	
12 Foot Height	EF02	No. of Flights	Unit Width	1, 3, 5	Yes	
14 Foot Height	EF03	No. of Flights	Unit Width	1, 3, 5	Yes	
16 Foot Height	EF04	No. of Flights	Unit Width	1, 3, 5	Yes	
18 Foot Height	EF05	No. of Flights	Unit Width	1, 3, 5	Yes	
20 Foot Height	EF06	No. of Flights	Unit Width	1, 3, 5	Yes	
Elevators						
Passenger - Auto. - Local	EV01	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	
Passenger - Auto. - Express	EV02	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	
Passenger - Manual - Local	EV03	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	
Passenger - Manual - Express	EV04	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	
Passenger - Hydraulic	EV05	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	
Freight - Electric	EV06	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	
Freight - Hydraulic	EV07	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	
Passenger Elevators - Total Stops	EV08	No. of Stops		1, 3, 5	Yes	
Freight Elevators - Total Stops	EV09	No. of Stops		1, 3, 5	Yes	
Sidewalk - Electric	EV10	No. of Units		None	No	
Sidewalk - Hydraulic	EV11	No. of Units		None	No	
Sidewalk - Manual	EV12	No. of Units		None	No	
Dumbwaiters - Electric	EV13	No. of Units		None	No	
Dumbwaiters - Manual	EV14	No. of Units		None	No	
Personal Lift - Vertical Belt Type	EV15	No. of Units		None	No	
Personal Lift - Total Floors Over 2	EV16	No. of Units		None	No	

EXTERIOR ACCESSORY CODES

Item	Code	Measure One	Measure Two	Codes	Quality	Adj.
Service Station Accessories						
Two Pump Island - Concrete	SS01	No. of Islands		None	No	
Three Pump Island - Concrete	SS02	No. of Islands		None	No	
Four Pump Island - Concrete	SS03	No. of Islands		None	No	
Canopies	SS04		S.F. Canopy Ar.	1 thru 5	No	
Paving						
Concrete - Light	PV01		S.F. Paved Area	None	No	
Concrete - Average	PV02		S.F. Paved Area	None	No	
Concrete - Heavy	PV03		S.F. Paved Area	None	No	
Asphalt - Light	PV04		S.F. Paved Area	None	No	
Asphalt - Average	PV05		S.F. Paved Area	None	No	
Asphalt - Heavy	PV06		S.F. Paved Area	None	No	
Curbing	PV07					
Swimming Pools						
Rectangular Shape	SP01		S.F. Surface Ar.	1, 3, 5	Yes	
Irregular Shape	SP02		S.F. Surface Ar.	1, 3, 5	Yes	
Pole-Mounted Floodlights						
Poles - Wood	FL01	No. of Poles		1, 3, 5	No	
Poles - Steel	FL02	No. of Poles		1, 3, 5	No	
Poles - Aluminum and Concrete	FL03	No. of Poles		1, 3, 5	No	
Light Fixtures - Incandescent	FL04	No. of Fixtures		1, 3, 5	No	
Light Fixtures - Fluorescent	FL05	No. of Fixtures		1, 3, 5	No	
Light Fixtures - Mercury Vapor	FL06	No. of Fixtures		1, 3, 5	No	
Mobile Home Parks/Drive-In Theatre						
Drive-In Theatre	MT01	No. of Spaces		1 thru 5	No	
Mobile Home Park	MT02	No. of Spaces		1 thru 5	No	
Theatre Screen	MT03		S.F. Screen Ar.	1 thru 5	No	
Utility Buildings						
Wood Frame	UB01		S.F. Floor Area	1, 3, 5	No	
Wood Frame with Metal Siding	UB02		S.F. Floor Area	1, 3, 5	No	
Concrete Block	UB03		S.F. Floor Area	1, 3, 5	No	
Shed Lean-to Addition	UB04		S.F. Floor Area	1, 3, 5	No	
Greenhouses						
Unheated	GH01		S.F. Floor Area	1, 3, 5	Yes	
Heated	GH02		S.F. Floor Area	1, 3, 5	Yes	
Utility Building/Greenhouse Flooring						
Wood Floor	FR01		S.F. Floor Area	1, 3, 5	No	
Concrete Floor	FR02		S.F. Floor Area	1, 3, 5	No	
Fencing and Gates						
Wood Fence	FC01	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes	
Concrete Block Fence	FC02	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes	
Brick/Stone Fence	FC03	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes	
Chain Link Fence	FC04	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes	
Chain Link Swing Gate	FC05	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes	
Wood Siding Gate	FC06	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes	
Extra Rail/Barbed Wire Top Bracket	FC07	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes	
Marine Docks						
Small Boat Moorage	MD01		S.F. Area	1 thru 5	No	
Enclosure Roof	MD02		S.F. Area	1 thru 5	No	
Enclosure Walls	MD03		S.F. Area	1 thru 5	No	
Ship Dock	MD04		S.F. Area	1 thru 5	No	
Marine Bulkhead - Wood	MD05		L.F. Perimeter	1 thru 5	No	
Marine Bulkhead - Steel	MD06		L.F. Perimeter	1 thru 5	No	
Marine Bulkhead - Concrete	MD07		L.F. Perimeter	1 thru 5	No	
Bulkhead - Residential Type	MD08		L.F. Perimeter	1 thru 5	No	
Grain Elevators						
50 Foot Height	GE01	Diameter (Ft.)	Perimeter (Ft.)	None	No	
70 Foot Height	GE02	Diameter (Ft.)	Perimeter (Ft.)	None	No	
90 Foot Height	GE03	Diameter (Ft.)	Perimeter (Ft.)	None	No	
110 Foot Height	GE04	Diameter (Ft.)	Perimeter (Ft.)	None	No	
130 Foot Height	GE05	Diameter (Ft.)	Perimeter (Ft.)	None	No	
Headhouse/Conveyor Gallery	GE06	Enter Yes or No		None	No	
Industrial Stacks/Chimneys						
Unlined Brick	IC01	Diameter (Ft.)	Height (Ft.)	None	No	
Lined Firebrick	IC02	Diameter (Ft.)	Height (Ft.)	None	No	
Concrete	IC03	Diameter (Ft.)	Height (Ft.)	None	No	
Craneways						
Indoor	CW01	Capacity (Tons)	Length (Ft.)	None	No	
Outdoor	CW02	Capacity (Tons)	Length (Ft.)	None	No	
Truck Scales	TS01	Capacity (Tons)		None	No	
Loading Docks						
Lightwood Dock	LD01		S.F. Surface Ar.	1 thru 5	No	
Heavy Timber Dock	LD02		S.F. Surface Ar.	1 thru 5	No	
Concrete Dock	LD03		S.F. Surface Ar.	1 thru 5	No	
Dock Ramp	LD04		S.F. Surface Ar.	1 thru 5	No	
Ramp Floor to Floor	LD05		S.F. Surface Ar.	1 thru 5	No	
Mechanical Leveler	LD06		S.F. Surface Ar.	None	No	
Hydraulic Leveler	LD07		S.F. Surface Ar.	None	No	
Railroad Spurs						
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 (Bu.)	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: 2
 QUAL:
 BLDG: M
 DATE: 06/03/14

OWNERS NAME: PAYTON ENTERPRISES, LLC
 STREET ADDR: 49 INLET DR
 CITY/STATE/ZIP: PT PLEASANT, NJ 08742
 PROPERTY LOC: 720 ASHLEY AVENUE

WALL RATIO: 12 BASEMENT WALL RATIO: 0 AVG# ROOMS: 0

CODE	HT	ST	Q	DESCRIPTION	AREA	RATE	CONST	QF	VALUE
101	12	1	3	STRCT SHELL:LIGHT-WOOD FRAM	3344	@ 7.53	+	0 x1.00=	25180
2.4			3	ADJ BSE CST:ALUM OR STUCCO	3384	@ 3.78	+	0 x1.00=	12792
3.9			3	INT FINISH :RETAIL OR RESTA	3344	@ 5.80	+	0 x1.00=	19395
4.2.6			3	HEAT & COOL:CENTRAL CMB	3344	@ 3.52	+	0 x1.00=	11771
5.2			3	PLUMBING :COMM. FIXT	12	@675.00	+	0 x1.00=	8100
6.2			3	ELECTRICAL :COMM. LIGHT -AD	3344	@ 2.25	+	0 x1.00=	7524
FP01			3	FIREPLACES :FIREPLACES	1	@ 2000	+	0 x1.00=	2000
CS01			3	COLD STORAG:COOLER (35 TO 6	100	@ 22.09	+	0 x1.00=	2209
CS01			3	COLD STORAG:COOLER (35 TO 6	81	@ 22.09	+	0 x1.00=	1789
CS03			3	COLD STORAG:FREEZER (-15 TO	20	@ 37.87	+	0 x1.00=	757
RA09			3	ROOF ADJUST:CANOPIES, ETC.	240	@ 5.67	+	0 x1.00=	1361
BD01			3	BALC & DECK:WOOD	1020	@ 4.54	+	0 x1.00=	4631

TOTAL BASE COST: 97,509
 COST CONVERSION: 4.45 433,915
 YEAR BUILT: 1975 EFF AGE: 35 (Y) COND:NORMAL
 EFF AGE DEPR: 39% Y PHYS DEPR: 0% NET: 0.61
 FUNC DEPR: 0% ECON DEPR: 0% NET: 1.00
 BUILDING APPRAISED VALUE 264,688

DETACHED ITEMS:
 PV05 PAVING : ASPHALT - AVG. 27650 @ 0.48 x1.00 @ 50%x4.45= 29530
 MD04 MARINE ITEMS : SHIP DOCK 1550 @ 32.02 x1.00 @ 50%x4.45= 110429
 MD05 MARINE BULKHE: BULK HEAD-WOOD 145 @ 160 x1.00 @ 50%x4.45= 51620
 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
 FR01 UTIL & GRHS F: WOOD 96 @ 1.89 x1.00 @ 50%x4.45= 404
 UB01 UTIL BLDGS : WOOD FRAME 180 @ 5.04 x1.00 @ 50%x4.45= 2019
 FR02 UTIL & GRHS F: CONCRETE 180 @ 1.12 x1.00 @ 50%x4.45= 449
 FC01.5 FNC & GATES : 5' WOOD FENCE 250 @ 6.05 x1.00 @ 50%x4.45= 3365
 TOTAL DETACHED ITEMS: 198,892

TOTAL BUILDING VALUE: 463,600

COST/SQ FT: (SHELL AREA: 3344) 129.76

REALTY APPRAISAL COMPANY

TOWN: BRIELLE

BLOCK: 85
LOT: 2
QUAL:
BLDG: M
DATE: 06/03/14

OWNERS NAME: PAYTON ENTERPRISES, LLC
STREET ADDR: 49 INLET DR
CITY/STATE/ZIP: PT PLEASANT, NJ
PROPERTY LOC: 720 ASHLEY AVENUE

08742

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3.9			3	INT FINISH :RETAIL OR RESTA	3344	@ 5.80	+	0 x1.00=	19395
4.2.6			3	HEAT & COOL:CENTRAL CMB	3344	@ 3.52	+	0 x1.00=	11771
5.2			3	PLUMBING :COMM. FIXT	12	@675.00	+	0 x1.00=	8100
6.2			3	ELECTRICAL :COMM. LIGHT -AD	3344	@ 2.25	+	0 x1.00=	7524
FP01			3	FIREPLACES :FIREPLACES	1	@ 2000	+	0 x1.00=	2000
CS01			3	COLD STORAG:COOLER (35 TO 6	100	@ 22.09	+	0 x1.00=	2209
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TOTAL DETACHED ITEMS: 198,892

TOTAL BUILDING VALUE: 463,600

COST/SQ FT: (SHELL AREA: 3344) 129.76

SUMMARY SHEET

BLOCK: 85 LOT: 2 QUAL: _____

PROPERTY LOCATION: 720 Ashley Ave

BUILDING NAME: Shipwreck Grill

COST APPROACH

LAND: 1,273,700

IMPV: 399,700

TOTAL: 1,673,400

INCOME APPROACH

LAND: _____

IMPV: _____

TOTAL: _____

FINAL VALUE

LAND: _____

IMPV: _____

TOTAL: _____

= _____ /SF

COMMENTS: Restaurant / 19 slips AND FF+E
NO Income info provided

REVIEWER: _____

BLK 85 720 ASHLEY AVENUE
 LOT 2 L2.01

PAYTON ENTERPRISES, LLC

SALE DATE 021006 PRICE 883000

CARD 01 OF 01 VCS= C2MR CLASS= 4A
 ZONE= MAP= 7

BLDG CLS= 10

INT COND= GOOD
 EXT COND= GOOD
 LAY COND= GOOD

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

REPLACEMENT COST (1975) 0

DRAWING NOT AVAILABLE

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

**** LAND CALCULATIONS

FRNT	AVER	DEPTH	NO OF	UNIT	---ADJUSTMENT---		VALUE
FOOT	DEPTH	FAC.	UNITS	RATE	INFL(+)	COND(-)	
47	458	1.23	57.81	10000			578100
3	458	1.23	3.69	10000	12	.70	11070
100	458	1.23	123.00	5000	12	.70	184500
BASE	SITE		1	500000	12		500000
* TOTAL LAND VALUE							1273670

--- FINAL VALUATION SUMMARY ---
 LAND IMPROVEMENT TOTAL
 1,273,700 0 1,273,700

** FIXED VALUE OVERRIDE ** LAND IMPROVE TOTAL
 1273700 399700 1673400

**** END OF PRINT ****

Estimate Number : 315
 Parcel Number : B-85 L-2
 Property Owner : PAYTON ENTERPRISES, LLC
 Property Address : 720 ASHLEY AVE
 BRIELLE
 New Jersey : NJ
 08730

Section 1

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Restaurant	Wood or steel framed exterior walls	12.00	2.0
Total Area	: 2,840		
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%	

Basement

	<u>Type</u>	<u>Area</u>	<u>Depth</u>	<u>Rank</u>
Restaurant	Unfinished	960	8.00	1.5
Number of Levels	: 1.00			
Shape	: 2.00			

Cost as of 04/2006

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	2,840	88.83	252,277
Exterior Walls	2,840	13.51	38,368
Heating & Cooling	2,840	12.05	34,222
WD	970	8.61	8,352
Basic Structure Cost	2,840	117.33	333,219
Basement			
Unfinished Basement	960	39.44	37,862
Building Cost New	2,840	130.66	371,081
Less Depreciation			
Physical	15.0%		55,662
Functional	5.0%		18,554
Depreciated Cost	2,840	104.53	296,865
Miscellaneous			
ASPH PAV	1	25,000.00	25,000
WALK IN BOX	1	8,600.00	8,600
DOCK	1	9,700.00	9,700
BULKHEAD	1	17,900.00	17,900

Estimate Number : 315
: 08730

SLIPS	1	30,600.00	30,600
SHED	1	1,500.00	1,500
C.L.F.	1	1,400.00	1,400
POLES	1	6,300.00	6,300
LIGHTS	1	1,800.00	1,800
Total Cost	2,840	140.73	399,665

Rounded to Nearest	100	399,700 ✓
Total Back Dated to 04/2006		399,665

Remarks for Section 1:
SHIPWRECK GRILL

Vital Appraisal Systems Commercial Field Document

BLOCK: 85 NAME: Shipwreck Grill
LOT: 2 QUAL: _____

SKETCH

NOTES/OTHER:

RANK: 2.5 BLDG. USE: Rest/Bart
YEAR BUILT: 1940 +/- EFF. YEAR BUILT: 1990 +/-

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

MATERIAL: 4/5

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

EXT. WALLS: brick

INT. WALLS: wood

INT. CEILING: wood

INT. FLOORS: wood

HEATING: gas F-H-H-WAC

COOLING: _____

PLUMBING: 7 # 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 over

FENCING 6'-235 L.F.

LOAD DOCK _____

LIGHTING: 4 POLES v. 25 HIGH
() POLES x _____ HIGH

() LIGHTS MERC. INDENT. FLOOR.
4 LIGHTS MERC. INDENT. FLOOR.

CZER

CURRENT	1ST PREV	2ND PREV	VAL	IVAL
---------	----------	----------	-----	------

PLANL	VAL	1,171,300
IMPR	VAL	208,000
TCTL	VAL	1,379,300

81.00	<u>FIELD CALLS</u>
-------	--------------------

	BY	DATE
#1		
#2		
#3		
#4		

85.00 COMMENTS

SHEPHERD GILL

--

INSPECTION SIGNATURE

DATE

WOLFE: DEB, 7/10 + RES/NTA CAPTIQUE

BLOCK

LOT

QUAL

CARD

OF

V.C.S.

BLDG. CLASS

PROP. CLASS

YEAR BUILT

BUILDING SKETCH

(1 SQUARE EQUALS)

45.00 ROOM CNT.

8

1

2

3

01 LIVING RM

02 DINING RM

03 KITCHEN

04 BATH

05 BEDROOM

06 REC. ROOM

07 DEMO/OFFICE

60.00 NET CONDITION

CODE

01 INTERIOR FINISH

02 EXTERIOR FINISH

03 LAYOUT

CODES

1 = EXCEL

2 = GOOD

3 = FAIR

4 = POOR

5 = D.L.A.

65.00 CAPITAL IMPROVEMENTS

CODE

DATE

COST

01

02

03

CAPITAL IMPROVE CODES:

01 = KITCHEN

02 = PLUMBING

03 = HEATING

04 = ATTIC

05 = BASEMENT

06 = ADDITION

11.00 ATTACHED ITEMS

CODE

SEG

AREA

01 = WOOD DECK

02 = CONC PATIO

03 = FLAG PATIO

04 = BRCK. P. TIO

05 = OPEN PORCH

06 = GLAZ PORCH

07 = ENCL PORCH

08 = BSMT GAR.

09 = ATT GAR

10 = ATT CARPRT

11 = ATT CANOPY

12 = BI GARAGE

13 = BI OPN PCH

14 = BI ENC PCH

01.00 FLOOR DIMENSIONS

SEG

STYS

DESC.

BSMT

FRST

UPPR

HALF

ATTIC

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

[illegible][illegible][illegible]

00009

2



Heat
C6H12O6, OIL, FATT & HUOL, ALCOHOL, GLYCERINE, A/C.

Notes: READBOOK TO BSMY. ISSUED.

50
228
229
65
77
8

125 0 447

Doc 2698

BULKHEAD 156'

Apphelt

INDUSTRIAL & COMMERCIAL PROPERTY RECORD CARD

1. STRUCTURAL SHELL

Seg.	Type	WR	Ht.	OF	Rate	Area	COST
1		101	12.6	12	AV	1.27	3111
							12679

2. EXTERIOR WALL FINISH

Type	W/D	OF	Rate	Area
2	1.00	AV	2.54	2912
				8384

3. INTERIOR FINISH

Type	OF	Rate	Area
9	Loc	3.48	3111
			10826

4. HEATING & COOLING

Type	Use	OF	Rate	Area
2.8		AV	3.47	1500
				1280

Industrial Unit Heaters

Type	OF	Rate	Number
1	Loc	435	1
			435

5. PLUMBING FIXTURES

Type	OF	Rate	Number
2	AV	672	9
			6024

6. ELECTRICAL/INSTALLATION

Type	OF	Rate	Area
2	42/6	1.50	3111
			4666

7. SPRINKLER SYSTEM

Type	OF	Rate	Area

8. BUILDING ACCESSORIES

Code	Meas. 1	Meas. 2	OF	Rate
F401	3111		AV	1.00
				- 4978
F402	3111		AV	2.50
				8835
RESMT	760		AV	3.85
				3711

A. Age

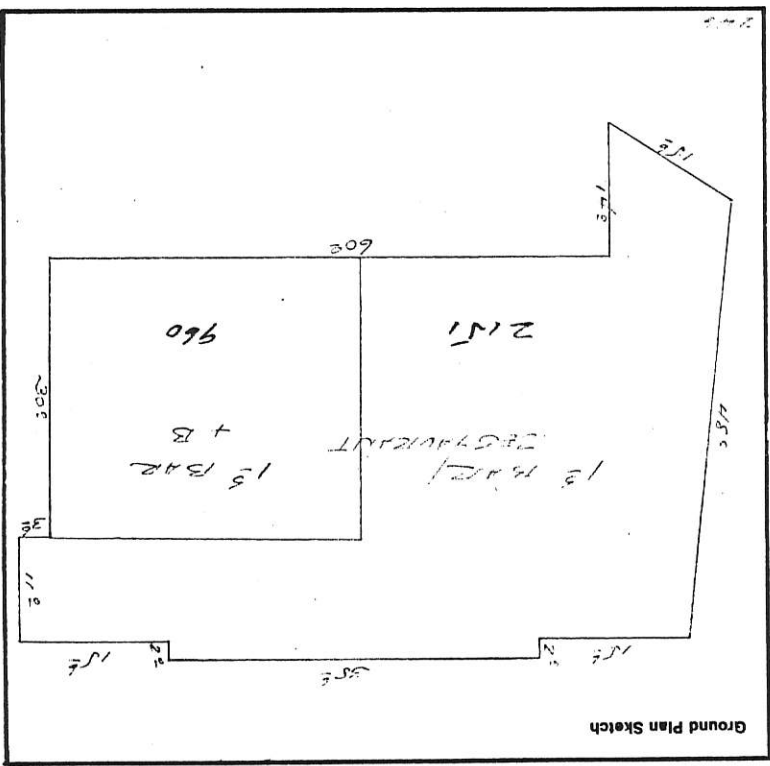
DEPRECIATION	Age	Condition	Functional	Economic
NET	40	5		10
	55			90

NET CONDITION, A X B =

X 495

65427
32634

Carry



Segment

Use: BARRACADE
Wall: 15' HAZEL
Roof: 15' HAZEL
Frame: 15' HAZEL
Floor: 15' HAZEL
Heat: 15' HAZEL

Carry 32634

Code	Meas. 1	Meas. 2	OF	Rate	Net
4001	12.5		AV	7.42	30
					1.37
					2/82

9. EXTERIOR ACCESSORIES

32634
33961
1.71
57400
59400
826100
315200
400700
398400

Depreciated 1975 Cost

Cost Conversion Factor:

BUILDING VALUE

LAND VALUE

TOTAL VALUE

Bldg. New / Φ : 37.09
Bldg. Depr. / Φ : 25.96
L & B Merged / Φ :
Gross Income Multiplier:
Property Value / Unit:

Notes: 7/24/82 TO 10/31/82, BLDG. B.

BLOCK/LOT: 85/2
Municipality: BRIELLE
Property Address: 720 ASHLEY
Property Owner : CAINE, S LAWRENCE
Address : 560 WESTWOOD AVENUE
City, State, ZIP: LONG BRANCH, N.J. 07740
Valuation Date: 10/1/89

Occupancy: 70% Restaurant, 30% Theater
Floor Area: 3,111 square feet
Class: Frame
Cost rank: Average
Cost as of: 4/89

Number of stories: 1.0
Average story height: 12.0 feet
Effective age: 25 years

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

	Units	Cost	Total
Base Cost.....	3,111	58.37 40.72	181,589 126,680
Heating & Cooling.....	3,111	3.21	9,986
Basic structure cost.....	3,111	61.58	191,575
Basement:			
Unfinished Basement.....	960	15.00 19.11	18,345 14,400
Building Cost New.....	3,111	67.48	209,920 151,066
Less Depreciation:			
Physical.....	<35.0%>		<73,471> (52,873)
Depreciated Cost.....			136,449 98,193
Miscellaneous:			
Land			
BULKHEAD.....	156	100.00	15,600
DOCK.....	2,698	31.25	84,312
Subtotal.....			
Total.....			
Cost data by MARSHALL and SWIFT			198,100

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

PROP CLASS: Commercial

LOCATION: 720 ASHLEY AVE

OWNER: CAINE, S LAWRENCE & JANICE
560 WESTWOOD AVE
LONG BRANCH, N J 07740

FRONTAGE: 46.00
DEPTH: 420.00
ACREAGE: 1.2500

DEED DATE:
PURCHASE PRICE:

ASSESSED VALUE Land: \$1,419,500
Improvements: \$100,000
Total: \$1,519,500

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

Data as of: 3/31/90.

NOTES:

1989 ASSESSED VALUE Land: \$315,200 (4.50)
Improvements: \$83,200 (1.20)
Total: \$398,400 (3.81)

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

93 T/A diminished by purchase
1989 T/A diminished

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) 0.0000	(A) 0.0000	
Depreciation - PHYSICAL	(M) + 0.0000	(A) 0.0000	
Obsolescence - 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	\$100,000	\$0	198100

1.00 Site(s)

4690 ft x 725

LAND VALUATION

187500

Net Land Value

200000 - 250000 = 200000

250000 x 1.5000

1420000

TOTAL VALUE LAND & IMPROVEMENTS

\$1,519,500

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

PROP CLASS: Commercial

LOCATION: 720 ASHLEY AVE

OWNER: CAINE, S LAWRENCE & JANICE
560 WESTWOOD AVE
LONG BRANCH, N J 07740

FRONTAGE: 46.00
DEPTH: 420.00
ACREAGE: 1.2500

DEED DATE:
PURCHASE PRICE:

ASSESSED VALUE Land: \$1,732,000
Improvements: \$236,400
Total: \$1,968,400

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/ 1/90.

NOTES:

1989 ASSESSED VALUE Land: \$315,200 (5.49)
Improvements: \$83,200 (2.04)
Total: \$398,400 (4.94)

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)		\$0	\$0	
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			
Obsolescence - ECONOMIC	(M) x 0.0000			
Obsolescence - FUNCTIONAL	(M) x 0.0000			
NET DEPRECIATION FACTOR		1.0000	1.0000	
NET DEPRECIATED VALUE		\$236,361	\$0	\$236,400

LAND VALUATION	
1.00 Site(s)	@ \$180,000
	Net Land Value \$1,732,000

TOTAL VALUE LAND & IMPROVEMENTS \$1,968,400